

CITY OF GRANBURY

ZONING ORDINANCE

**November 20, 2001
Ordinance #01-819**

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Article 1 - General Provisions

Section 1.1 Purpose

The zoning regulations and districts as herein established have been made in accordance with an adopted comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the City. They have been designed to lessen the congestion in the streets; to secure safety from fire, panic and other dangers; to insure adequate light and air; to prevent the overcrowding of land, to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. They have been made with reasonable consideration, among other things, for the character of the district, and its peculiar suitability for the particular uses specified; and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city consistent with the Comprehensive Plan.

Section 1.2 Zoning District Map

The boundaries of zoning districts set out herein are delineated upon a zoning district map of the city, adopted as part of this ordinance as fully as if the same were set forth herein in detail.

1.2.A. ORIGINAL ZONING DISTRICT MAP.....

One original of the Zoning District Map shall be filed in the office of the Director of Community Development. This copy shall be the official Zoning District Map and shall bear the signature of the Mayor and attestation of the City Secretary. This copy shall not be changed in any manner. In case of any question, this copy, together with amending ordinances, shall be controlling.

1.2.B. ADDITIONAL COPIES.....

An additional copy of the original Zoning District Map shall be placed in the office of the Chief Building Official. The copy shall be used for reference and shall be maintained up-to-date by posting thereon all subsequent amendments and shall be identified as the official zoning map. Reproductions for informational purposes may be made of the official Zoning District Map.

Section 1.3 Zoning District Boundaries

The district boundary lines shown on the Zoning District Map are usually along streets, alleys, property lines, or extensions thereof. Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerline of streets, highways or alleys shall be construed to follow such centerline.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following city limits shall be construed as following city limits.
4. Boundaries indicated as following railroad lines shall be construed to be midway between the right-of-way lines.
5. Boundaries indicated as following shorelines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the centerline of streams, lakes, or other bodies of water shall be construed to follow such centerline, and in the event of change in the centerline, shall be construed to move with such centerline.

6. Boundaries indicated as parallel to or extensions of features indicated in Subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the original zoning maps shall be determined by the scale of the map.

7. Whenever any street, alley, or other public way is vacated by official action of the City Council or whenever such area is franchised for building purposes, the zoning district line adjoining each side of such street, alley, or other public way shall be automatically extended to the centerline of such vacated street, alley, or way and all areas so involved shall then and henceforth be subject to all regulations of the extended districts.

8. The zoning classification applied to a tract of land adjacent to a street shall extend to the centerline of the street, unless as a condition of zoning approval, it is stated that the zoning classification shall not apply to the street.

9. Where physical features on the ground are at variance with information shown on the official zoning district map or when there arises a question as to how or whether a parcel of property is zoned and such question cannot be resolved by the application of Subsections 1 through 8, the property shall be considered as classified "IH", Interim Holding District, in the same manner as provided for newly annexed territory and the issuance of a building permit and the determination of permanent zoning shall be in accordance with the provisions provided in *Section 1.6, Zoning Upon Annexation* for temporarily zoned areas.

Section 1.4 Compliance Required

All land, buildings, structures or appurtenances thereon located within the City of Granbury, Texas which are hereafter occupied, used, erected, altered, removed, placed, demolished, or converted shall be occupied, used, erected, altered, removed, placed, demolished or converted in conformance with the zoning regulations prescribed for the zoning district in which such land or building is located as hereinafter provided or subject to penalties as per *Section 1.10, Penalties*, of this ordinance.

Section 1.5 Zoning Upon Annexation

All territory hereinafter annexed to the City of Granbury shall be classified as IH, Interim Holding District, until permanent zoning is established by the City Council of the City of Granbury. The procedure for establishing permanent zoning on annexed territory shall conform to the procedure set forth in Section 2.3 of this Ordinance. In an Area Classified as "IH, Interim Holding District", the following shall apply:

1. No person shall erect, construct, proceed or continue with the erection or construction of any building or structure or cause the same to be done in any newly annexed territory to the City of Granbury without first applying for and obtaining a Building Permit or Certificate of Occupancy from the Chief Building Official.
2. No permit for the construction of a building or use of land shall be issued by the Chief Building Official other than a permit which will allow the construction of a building or use permitted in the IH, Interim Holding District, unless and until such territory has been classified in a zoning district other than the IH, Interim Holding District, by the City Council in the manner prescribed by law except as provided as follows.
 - a. An application for a building permit for any proposed use other than those specified in paragraph 2 above must be made to the Chief Building Official of the City of Granbury within three (3) months after annexation and referred to the Planning and Zoning Commission for consideration and recommendation to the City Council. The applicant shall show that plans and other preparation for developing the property commenced prior to annexation by the City.
 - b. The action and recommendation of each body concerning any such permit shall take into consideration the appropriate land use for the area.

c. The City Council, after receiving and reviewing the recommendations of the Planning and Zoning Commission may, by majority vote, authorize the issuance of a Building Permit or Certificate of Occupancy or may disapprove the application pending permanent zoning.

Section 1.6 Platting Property Not Permanently Zoned

The Planning and Zoning Commission of the City of Granbury shall not approve any plat of any subdivision within the City Limits of the City of Granbury until the area covered by the proposed plat shall have been permanently zoned by the City Council of the City of Granbury. A plat may be approved on land with the IH, Interim Holding District designation if the proposed use of the property is determined to be the temporary use of the property.

1. The Planning and Zoning Commission of the City of Granbury shall not approve any plat or any subdivision within any area where a petition or ordinance for annexation or a recommendation for annexation to the City of Granbury is pending before the City Council unless and until such annexation shall have been approved by ordinance of City Council.
2. Refer to the Subdivision Ordinance for platting requirements within the city limits and its extraterritorial jurisdiction.

Section 1.7 Creation Of Building Site

1. No building hereafter erected, converted or structurally altered shall be used or occupied until a Certificate of Occupancy has been issued by the Chief Building Official which signifies compliance with the appropriate Zoning District.
2. No building permit for any new building, expansion of any building or Certificate of Occupancy shall be issued for the proposed new construction or use until the entire lot or tract is fully contained within the appropriate zoning district boundary (except as provided for in Section 3.1 of the Zoning Ordinance contained herein for the continuation of a legal non-conforming use).
3. No permit for the construction of a building or buildings upon any tract or plot shall be issued until a building site, building tract, or building lot has been created by compliance with one of the following conditions:
 - a. The lot or tract is part of a plat of record, properly approved by the Planning and Zoning Commission, and filed in the Plat Records of Hood County, Texas as may be applicable by location of property.
 - b. The plat, tract, or lot faces upon a dedicated street and was separately owned prior to annexation to the City of Granbury, in which event a building permit for only one main building conforming to all the requirements of this Ordinance may be issued on each such original separately owned parcel without first complying with paragraph 1. preceding.
 - c. The plat or tract is all or part of a site plan officially approved by the City Council, and compliance has been made with provisions and improvements approved on such site plan for all utility and drainage easements, dedication of streets, alleys and other public improvements required to meet the standards established for the platting of land.

Section 1.8 Classification of New & Unlisted Uses

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

1. The Community Development Director or his/her designee shall refer the question concerning any new or unlisted use to the Planning and Zoning Commission requesting an interpretation as to

the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated and the general requirements for public utilities such as water and sanitary sewer.

2. The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts, and after a public hearing, determine the zoning district or districts within which such use is most similar and should be permitted.

3. The Planning and Zoning Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use. The City Council shall follow the same procedures as outlined in *Section 2.3*, including public notice and hearing requirements, when considering any zoning classification for a new or unlisted use.

Section 1.9 Penalties

1.9.A. PENDING LITIGATION AND VIOLATIONS.....

It is further the intent and declared purpose of this Ordinance that no offense committed, and no liability, penalty, or forfeiture, either civil or criminal, incurred prior to the time the existing zoning ordinance was repealed and this Zoning Ordinance adopted, shall be discharged or affected by such repeal; but prosecutions and suits for such offenses, liabilities, penalties, or forfeitures may be instituted or causes presently pending proceeded with in all respects as if such prior ordinance had not been repealed.

1.9.B. PENALTY FOR VIOLATIONS.....

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined, upon conviction, not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

The City shall have and retain the right for injunctive relief against any person, firm or corporation who is in the process of or about to violate any section, paragraph or part of this Ordinance; such right for injunctive relief shall exist independent of the other penalty provision of this Ordinance and not in lieu thereof. The right for injunctive relief is essential to the City that it maintain an orderly and properly planned control over all land uses thus protecting the health, morals, safety and well-being of the citizens and halting any attempt on the part of any person, firm or corporation to inflict temporary or permanent injury on the general public by a failure to comply with the terms of this Ordinance.

1.9.C. SEVERABLE.....

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

1.9.D. PUBLICATION.....

The caption of this Ordinance shall be published in accordance with the City Charter of the City of Granbury, Texas and shall be effective immediately upon its passage and such publication.

Section 1.10 Certificates Of Occupancy & Compliance

1.10.A CERTIFICATE OF OCCUPANCY (C. O.)

A non-residential use, or change of use of a non-residential building or non-residential land shall not take place until a Certificate of Occupancy (C. O.) shall have been issued by the Chief Building Official. A fee of thirty dollars (\$30.00) shall be charged for a Certificate of Occupancy. Certificates of Occupancy shall be required for any of the following:

1. Occupancy and use of a building hereafter erected or structurally altered;
2. Change in use of an existing building to a use of a different classification;
3. Change in the use of land to a use of a different classification;
4. Change in occupancy within a building; or
5. Intensification of a use within a building.

1.10.B PROCEDURE FOR NEW OR ALTERED BUILDINGS.....

Written application for a Certificate of Occupancy for a new non-residential building or for an existing non-residential building which is to be altered shall be made at the same time as the application for the Building Permit for such building. Said Certificate shall be issued after the Chief Building Official orders the building or structure inspected and finds no violations of the provisions of this ordinance or other regulations. Said Certificate shall be issued by the Chief Building Official or his agent after the erection or alteration of such building or part thereof has been completed in conformity with the provisions of this Ordinance.

1.10.C PROCEDURE FOR VACANT LAND OR A CHANGE IN BUILDING USE.....

Written application for a Certificate of Occupancy for the use of vacant land, a change in the use of land or a change in the use of a building, or for a change from a nonconforming use to a conforming use, shall be made to said Chief Building Official or his agent. If the proposed use is a conforming use, as herein provided, written application shall be made to said Chief Building Official. If the proposed use is found to be in conformity with the provisions of this Ordinance, the Certificate of Occupancy shall be issued after the application for same has been made and all required inspections are completed and approved by the Chief Building Official.

1.10.D CONTENTS.....

Every Certificate of Occupancy shall contain the following:

1. building permit number;
2. the address of the building;
3. the name and address of the owner;
4. a description of that portion of the building for which the Certificate is issued;
5. a statement that the described portion of the building has been inspected for compliance with the requirements of the Uniform Building Code, group and division of occupancy; and
6. the name of the Chief Building Official.

1.10.E POSTING.....

The Certificate of Occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the Chief Building Official or his authorized agent.

1.10.F REVOCATION.....

The Chief Building Official may, in writing, suspend or revoke a Certificate of Occupancy issued under the provisions of this ordinance whenever the Certificate is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this ordinance or the most current adopted ordinances.

1.10.G ADDITIONAL TYPES OF CERTIFICATE OF OCCUPANCIES AND COMPLIANCE.....

1. **'Certificate of Occupancy – Temporary'** - If the Chief Building Official or his agents find that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, a temporary Certificate of Occupancy may be issued for a period not to exceed six (6) months, for the use of a portion or portions of a building or structure prior to the completion of the entire building or structure. Such temporary Certificate shall not be construed as in any way altering the respective rights, duties, or other obligations of the owners/tenants relating to the use or occupancy of the premises or any other provision of this Ordinance.
2. **'Certificate of Occupancy – Nonconforming'** - The owner or occupant of the nonconformity shall register the nonconformity with the Chief Building Official within three months after the time it becomes nonconforming. Registration shall be confirmed by the issuance of a "Certificate of Occupancy - Nonconforming," which shall state specifically how the nonconformity was created and how it does not comply with the provisions of this Ordinance or other applicable ordinances. Failure to make such application within three months after the nonconformity arises shall be presumptive evidence that the nonconformity is illegal and in violation of this Ordinance.
3. **'Certificate of Occupancy – Re-Occupancy'** - A change in party or parties occupying a building or a lease space, whereby a change of use or intensification of use is not occurring, and a Certificate of Occupancy is not required under Section 1.10.A. A re-occupancy of the land or building shall not take place until a 'Certificate of Occupancy - Re-Occupancy' has been issued by the Chief Building Official with the approval of the City Health Inspector and City Fire Inspector. A fee of thirty dollars (\$30.00) shall be charged for a Certificate of Occupancy - Re-Occupancy. Certificates of Occupancy - Re-Occupancy shall be required for any of the following:
 - a. Change in tenant;
 - b. Change in lessee/management;
 - c. Change in business;
 - d. Change in party or entity occupying a building or portion of a building;
 - e. Change in interior building layout whereby plumbing, mechanical, electrical or food related apparatuses are modified or relocated.

The Building Official shall determine if a Certificate of Occupancy – Re-Occupancy is required based on the proposed change. If a change occurred to warrant a Certificate of Occupancy – Re-Occupancy, the existing Certificate of Occupancy shall be deemed revoked until such time as necessary improvements or inspections have been made and a Certificate of Occupancy – Re-Occupancy has been issued.

Article 2 - Administration

Section 2.1 Board of Adjustment

2.1.A. CREATION.....

There is hereby created a Board of Adjustment to be composed of five (5) members and two (2) alternate members who shall be residents and qualified voters of the City of Granbury and shall serve without compensation.

2.1.B. MEMBERS & TERMS OF OFFICE.....

The Board of Adjustment shall consist of five (5) regular members and two (2) alternate members who shall be appointed by the City Council in accordance with the following:

1. The members shall serve for a period of two (2) years and until their successors are duly appointed and qualified. The regular members of the board shall be identified by place numbers 1 through 5. Places 1, 3 and 5 and the first alternate member shall be appointed to serve for two-year terms beginning on November 1 of odd numbered years. Places 2, 4 and the second alternate member shall be appointed to serve for two-year terms beginning on November 1 of even numbered years.
2. All members will be appointed by a majority vote of the City Council. Members may be removed by a majority vote of the members of the City Council, for cause on a written charge after a public hearing. Board members may be appointed to succeed themselves.
3. Vacancies shall be filled by an alternate member for the unexpired term of a member whose term becomes vacant. Any member absent for two (2) regular consecutive meetings shall be deemed to have vacated such office unless such absences were:
 1. due to sickness of the member or the member's family
 2. with leave being first obtained from the Chairman. Vacancies of an alternate member shall be filled by appointment of the City Council by majority vote.
4. Meetings of the Board shall be held at the call of the Chairman and at such other times as the Board may determine. All meetings of the Board shall be open to the public. Four (4) members of the Board shall constitute a quorum for the conduct of business. All cases to be heard by the Board of Adjustment will always be heard by a minimum number of four (4) members. The members of the Board shall regularly attend meetings and public hearings of the Board.

2.1.C. AUTHORITY OF BOARD.....

The Board of Adjustment shall have the authority, subject to the standards established in Section 211.009 of the Texas Local Government Code, as amended, and those established herein, to exercise the following powers and perform the following duties:

1. Hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this ordinance; and
2. Hear and decide special exceptions to the terms of this ordinance when it requires the Board to do so; and
3. Inquire into, on its own motion or upon cause presented by interested persons, the abatement, vacation, demolition, removal, expansion, extension, resumption, repair, reconstruction, of, other action permitted by Section 3.1, of a nonconformity.
4. Authorize in specific cases a variance from the terms of this ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of this ordinance is observed and substantial justice is done.

5. In exercising its authority under "1" above, the Board may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose the Board has the same authority as the administrative official.

6. The concurring vote of four (4) members of the Board is necessary to:

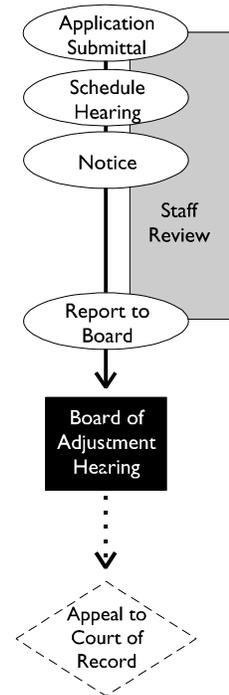
- a. Reverse an order, requirement, decision, or determination of an administrative official;
- b. Decide in favor of an applicant on a matter on which the Board is required to pass under a zoning ordinance; or
- c. Authorize a variation from the terms of this ordinance.

2.1.D. LIMITATIONS ON AUTHORITY OF BOARD.....

- 1. The Board may not grant a variance authorizing a use other than those permitted in the district for which the variance is sought.
- 2. The Board shall have no power to grant or modify specific use permits authorized under *Section 11.1, Specific Uses*, of these regulations.
- 3. The Board shall have no power to grant a zoning amendment. In the event that a request for a zoning amendment is pending before the Planning and Zoning Commission or the City Council, the Board shall neither hear nor grant any variances with respect to the subject property until final disposition of the zoning amendment.
- 4. Although action may be effected by the Board, a variance for any parcel of property or portion thereof upon which a Site Plan, Preliminary Plat, or Final Plat, where required, has not been finally acted upon by both the Planning and Zoning Commission and, where required, by the City Council, will not be deemed to be granted until said final action has been completed. All administrative remedies available to the applicant shall have been exhausted prior to a hearing by the Zoning Board of Adjustment.

2.1.E. VARIANCES.....

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



(90) days from the date of the favorable action on the part of the Board, unless said Board in its minutes shall, at the same time, grant a longer period.

5. If a building permit or a certificate of occupancy shall not have been applied for or issued within a ninety-day period or as the Board may specifically grant, the variance shall be deemed waived; and all rights thereunder terminated. The Board may grant one or more extensions to this time period upon the applicant's request and if due cause is shown.

2.1.F. SPECIAL EXCEPTIONS.....

1. The Zoning Board of Adjustment shall have the authority to hear and allow special exceptions for buildings and only when the use is conforming.

2. In granting a special exception, the Zoning Board of Adjustment shall not authorize uses that are not allowed under the terms of this ordinance for the respective district.

3. A proof of hardship is not required for granting a special exception.

4. The following may be permitted as Special Exceptions by the Board subject to full and complete compliance with any and all conditions listed, together with such other conditions as the Board may impose for protection of public health or safety.

5. Any special exception authorized by the Board, either under the provisions of the Zoning Ordinance, or under the authority granted to the Board under the Statutes of the State, shall authorize the issuance of a building permit, Certificate of Occupancy or other relief as the case may be for a period of ninety (90) days from the date of the favorable action on the part of the Board, unless said Board in its minutes shall, at the same time, grant a longer period.

6. If a building permit or a certificate of occupancy shall not have been applied for or issued within a ninety-day period or as the Board may specifically grant, the special exception shall be deemed waived; and all rights thereunder terminated. The Board may grant one or more extensions to this time period upon the applicant's request and if due cause is shown.

Description	Permitted District
Antenna Facilities: Relief from any regulation as provided in <i>Section 9.2.G, Wireless Special Exception.</i>	All districts, see <i>Article 9, Wireless Antenna Facilities Regulations.</i>
Illumination: The following illumination sources shall require a special exception: laser source lights, searchlights, floodlights, halogen lights, and up-lighting of displays	All non-residential districts and nonresidential uses located in residential districts, and including the MF district.
Parking Lot Poles: Additional height for parking lot poles	All districts, see <i>Section 10.1.E, Nonresidential Illumination.</i>
Exterior Building Materials, Roof and Articulation Standards: Relief from <i>Section 11.7.</i>	All districts, except inside of the HPO (Historic Preservation Overlay) and where a C. of A. has been issued by the Historic Commission.
Enclosed Off-Street Parking: Relief from <i>Section 11.2.A.4, Off-Street Parking.</i>	RE, R-12, R-10, R-8.4, R-7, MD-1, PH and TH

Description	Permitted District
Improved Hard Surface: Relief from <i>Section 11.2.A.11, Parking & Maneuvering Surface Material Requirements</i>	All districts
Accessory Buildings: Additional Size and Height	All residential districts: RE, R-12, R-10, R-8.4, R-7, MD-1, PH, TH, MF and MH
Scaffolding, Towers, Mechanical Equipment, and other structures used in the application of the industrial use: Additional Height	Industrial district only: I
Exterior Construction Materials for Refuse Facilities	All districts
Exterior Construction Materials for Monument Signs	All districts

2.1.G. PROCEDURES

1. Application and Fee - An application for granting a variance or special exception by the Board of Adjustment, other than an appeal, shall be in writing using forms provided by the City and shall be accompanied by a fee. The application for a special exception shall be the same as for a zoning variance.
2. Notice and Hearing - The Board of Adjustment shall hold a public hearing no later than 45 days after the date the application for action or an appeal from a zoning administration decision is filed on each such application or appeal. Notice of a public hearing shall be provided to all property owners within two hundred (200) feet of the affected property ten (10) days prior to the public hearing and also published in the official local newspaper.

2.1.H. APPEALS

1. An appeal may be taken from the decision of an administrative official by an applicant for the permit on which the decision is rendered, by any person or persons directly aggrieved by the decision or by any officer, department, board or bureau of the municipality affected by the decision.
2. The appellant must file with the Board and the official against whom the appeal is taken a written notice of appeal specifying the grounds for the appeal within fifteen (15) days after the decision has been rendered. The official against whom the appeal is taken shall immediately forthwith transmit to the Board all papers constituting the record of the action that is appealed.
3. An appeal stays all proceedings in furtherance of the action that is appealed unless the official from whom the appeal is taken certifies in writing to the Board facts supporting the official's opinion that a stay would cause imminent peril to life or property. In that case, the proceedings may be stayed only by a restraining order granted by the Board or a court of record on application, after notice to the official, if due cause is shown.
4. The Board shall set a reasonable time for the appeal hearing and shall give public notice of the hearing and due notice to the parties in interest. The appellant party may appear at the appeal hearing in person or by agent or attorney.

2.1.I JUDICIAL REVIEW

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

If a decision of denial has been rendered by the Board of Adjustment, there shall be a six (6) month holding period before any new application may be filed for consideration by the Board of Adjustment for the same request.

Section 2.2 Planning and Zoning Commission

2.2.A CREATION OF PLANNING AND ZONING COMMISSION

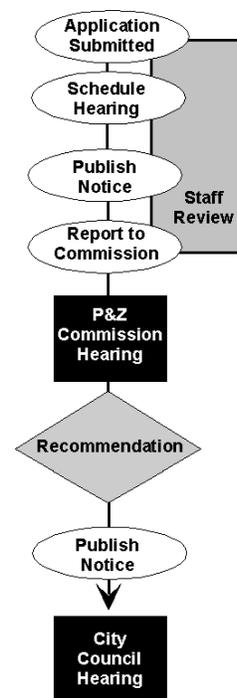
There shall be established a Planning and Zoning Commission which shall consist of eight (8) citizens from the City of Granbury and such alternate members as the City Council in its discretion shall determine to be appropriate. The members of said commission shall be appointed by the City Council for a term of two (2) years. The initial appointment of the Planning and Zoning Commission members by the Council shall designate which members shall serve two (2) years and which members shall serve one (1) year and on each succeeding year thereafter, the council shall select replacements for the Planning and Zoning Commission members whose terms have expired. The commission shall elect a chairman and a vice-chairman from among its members and shall meet not less than once each month. Said chairman shall not vote except in the case of a tie, or to allow for a quorum action. Vacancies and unexpired terms shall be appointed by the Council for the remainder of the term. A majority of the members shall constitute a quorum, and the affirmative majority vote of the quorum shall be necessary for the passage of any recommendation to the City Council. Members of the commission may be removed at the discretion of the Council at any time.

2.2.B ORGANIZATION

The commission shall keep minutes of its proceedings which shall be of public record. The commission shall serve without compensation. Each candidate for an appointment as a member of the Planning and Zoning Commission shall meet the following requirements:

1. Shall be a registered voter of the city;
2. Shall have resided for at least twelve (12) months preceding his appointment within the corporate limits of the city, including territory annexed prior to his appointment;
3. Shall not be in arrears in the payment of any taxes or other liabilities due the City. "In arrears" is defined herein to mean that payment has not been received within ninety (90) days from due date.

In addition to any other qualifications prescribed by law, each member of the Planning and Zoning Commission shall continue to meet the conditions of *Section 2.2, Planning and Zoning Commission*, while in office, and shall reside within the City while in office.



2.2.C. POWERS AND DUTIES.....

The Planning and Zoning Commission is hereby authorized to:

1. Inspect property and premises at reasonable hours where required in the discharge of its responsibilities under the laws of the State of Texas and of the City.
2. Recommend to the city council approval or disapproval of proposed changes in this Ordinance and the zoning map;
3. Formulate and recommend to the City Council for its adoption a city plan for the orderly growth and development of the city and its environs and from time-to-time recommend such changes in the plan as it finds will facilitate the movement of people and goods, and the health, recreation, safety, and general welfare of the citizens of the City.
4. Formulate a zoning plan as may be deemed best to carry out the goals of the city plan; hold public hearings and make recommendations to the City Council relating to the creation, amendment, and implementation of zoning regulations and districts as provided in *Title 7 of the Local Government Code*, as amended, authorizing cities and incorporated villages to pass regulations; all powers granted under said Act are specifically adopted and made a part hereof.
5. Recommend to the City Council approval or disapproval of plans, plats or replats. The final approval or disapproval of plans, plats or replats shall be made by the City Council. Exercise all other powers of a commission as to approval or disapproval of plans, plats or replats set out *in Title 7 of the Local Government Code*.
6. Study and recommend on the location, extension and planning of public rights-of-way, parks or other public places, and on the vacating or closing of same.
7. Study and recommend on the general design and location of public buildings, bridges, viaducts, street fixtures and other structures and appurtenances. Study and recommend on the design or alteration and on the location or relocation of works of art which are, or may become, the property of the city.
8. Initiate, in the name of the city, for consideration at public hearing all proposals: (a) for the opening, vacating or closing of public rights-of-way, parks or other public places; (b) for the change of zoning district boundaries on an area-wide basis. No fee shall be required for the filing of any such proposal in the name of the city.
9. Formulate and recommend to the City Council for its adoption policies and regulations consistent with the adopted city plan governing the location and/or operation of utilities, public facilities, and services owned or under the control of the city.
10. Recommend to the City Council approval or disapproval of special use permit requests.

2.2.D. PUBLIC HEARINGS.....

The Planning and Zoning Commission is authorized to conduct public hearings jointly with the City Council or separately as a Commission as deemed necessary.

Section 2.3 Amendments

2.3.A. AUTHORITY TO AMEND ORDINANCE.....

The City Council may from time to time, after receiving a final report thereon by the Planning and Zoning Commission and after public hearings required by law, amend, supplement, or change the regulations herein provided or the boundaries of the zoning districts specified on the Zoning Map. Any Zoning Ordinance or Zoning District boundary amendment may be ordered for consideration by the City Council, be initiated by the Planning and Zoning Commission, or be requested by the owner of real property, or the authorized representative of an owner of real property. In no case shall the City Council act upon any zoning request prior to recommendation by the Planning and Zoning Commission.

Consideration for a change in any district boundary line or special zoning regulation may be initiated only with written consent of the property owner, or by the Planning and Zoning Commission or City Council on its own motion when it finds that public benefit will be derived from consideration of such matter. In the event the ownership stated on an application and that shown on the City records are different, the applicant shall submit written proof of ownership.

Each application for zoning or for an amendment or change to the existing provisions of this Zoning Ordinance or the Zoning Map shall be made in writing and filed on a form suitable to the Director of Community Development and shall be accompanied by payment of the appropriate fee as established by the City of Granbury, Texas.

2.3.B. PUBLIC HEARING & NOTICE.....

Prior to making its report to the City Council, the Planning and Zoning Commission shall hold at least one public hearing on each application. Before the tenth day before the hearing date before the Planning and Zoning Commission, written notice of each public hearing before the Planning and Zoning Commission on a proposed change in a zoning classification shall be sent to each owner, as indicated by the most recently approved Municipal Tax Roll, of real property within two hundred feet (200') of the property on which the change in classification is proposed. The notice may be served by its deposit in the municipality, property addressed with postage paid, in the United States mail. Notice of hearings on proposed changes in the text of the Zoning Ordinance shall be accomplished by one publication not less than fifteen (15) days prior to the public hearing in the official newspaper of the City. Changes in the ordinance text which do not change zoning regulations and/or zoning district boundaries do not require written notification to individual property owners.

2.3.C. FAILURE TO APPEAR.....

The Planning and Zoning Commission or City Council may recommend denial of a zoning application if the applicant or representative fails to appear at one (1) or more hearings before the Planning and Zoning Commission.

2.3.D. COMMISSION CONSIDERATION & REPORT.....

The Planning and Zoning Commission, after the public hearing is closed, shall prepare its report and recommendations on the proposed change stating its findings, its evaluation of the request and of the relationship of the request to the Comprehensive Plan. The Planning and Zoning Commission may defer its report for not more than ninety (90) days from the time it is posted on the agenda until it has had opportunity to consider other proposed changes which may have a direct bearing thereon. In making its determination, the Planning and Zoning Commission shall consider the following factors:

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and the relationship of the uses to the general area and the City as a whole.
2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.
4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
5. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.
6. Any other factors which will substantially affect the health, safety, morals, or general welfare.

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

2.3.E. CITY COUNCIL CONSIDERATION.....

1. Proposal Recommended for Approval by the Commission: Every proposal which is recommended favorably by the Planning and Zoning Commission shall be automatically forwarded to the City Council for setting and holding of public hearing thereon. No change, however, shall become effective until after the adoption of an ordinance for it and its publication as required by law.
2. Proposal Recommended for Denial by the Commission: When the Planning and Zoning Commission determines that a proposal should be denied, it shall so report and recommend to the City Council that the proposal be denied and notify the applicant.
3. Proposals Recommended for Denial by Council: When a proposed zoning request is heard by the City Council that has been recommended for denial by the Planning and Zoning Commission, a three-fourths (3/4) majority vote by the City Council shall be required for approval.
4. A proposed zoning request 'denied' by the City Council shall be automatically deemed denied 'with prejudice' and shall not be filed or resubmitted to the City for six (6) months from the original date of denial.
5. The City Council may elect, in its motion, to deny a proposed zoning request 'without prejudice'. The same or similar request may be resubmitted at any time for reconsideration by the City (a new filing Fee must accompany the request).

2.3.F. THREE-FOURTHS VOTE REQUIRED.....

If a protest against a proposed amendment, supplement or change to a zoning regulation or boundary has been filed with the City Secretary, duly signed and acknowledged by the owners of twenty percent (20%) or more, either of the area of the lots or land included in such a proposed change to a zoning regulation or boundary or the area of the lots or land adjoining the area covered by the proposed change and extending two hundred feet (200') there from, such amendments shall not become effective except by the affirmative vote of three fourths (3/4) of all members of the City Council. In computing the land area above, the area of streets and alleys shall be included.

2.3.G. FINAL APPROVAL & ORDINANCE ADOPTION.....

Upon submittal of the zoning request by the City Council, the applicant shall submit a metes and bounds description of the boundaries of the zoning request and a metes and bounds description of any zone contained therein, to the City for the preparation of the amending ordinance. The amending ordinance shall be approved at the time the City Council approves the request as submitted or as modified. The amending ordinance will not be approved until a correct property description has been prepared for the amending ordinance.

Article 3 - Nonconformities

Section 3.1 Nonconforming Uses & Structures

3.1.A. PURPOSE AND INTENT

A building, lot of record, use of land or a building, method or requirement for development, or other such use or structure that was lawful when commenced but which are contrary to the regulations set forth in the Zoning Ordinance because of future amendments to the Zoning Ordinance, annexation into the City, or eminent domain. Such nonconformities are deemed to be incompatible with permitted uses and structures in the applicable zoning district and are contrary to the stated purposes of this Ordinance. With due regard for the property rights of the persons affected when considered in light of the public welfare and in view of protecting the use and enjoyment of adjacent conforming properties, it is the declared purpose of this section that nonconformities be eliminated and be required to conform to the regulations in this Ordinance. Notwithstanding the above, such nonconformities may be continued subject to the conditions and limitations set forth in this Ordinance.

3.1.B. NONCONFORMING LOTS OF RECORD

Buildings or other structures may be erected on a nonconforming single lot of record, provided such lot has access from a street in accordance with the subdivision ordinance or other applicable ordinances. This provision shall apply even though such lot fails to meet the minimum requirements for area, width, depth, or other requirements for lots set forth in the applicable zoning district regulations; however, all other provisions of the applicable zoning district regulations shall apply. Any building or structure constructed on a nonconforming lot of record shall meet all development regulations in the zoning district unless the Zoning Board of Adjustment grants a variance(s). No building or structure shall be constructed on multiple lots. Whenever construction is desired on multiple lots, the property owner or the property owner's agent shall replat the property into a single lot.

3.1.C. NONCONFORMING USES OF LAND

A nonconforming use of land may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. *Alteration in Size of Nonconforming Use.* No nonconforming use of land shall be enlarged, increased, or extended to occupy a greater area of land than was occupied at the time it became nonconforming.
2. *Moving a Nonconforming Use.* No such nonconforming use shall be moved, in whole or in part, to any portion of the same lot or parcel other than that occupied by such use at the time it became nonconforming.
3. *Exceptions.* A nonconforming use of land may be expanded or extended to provide off street loading or off street parking space facilities.
4. *Intensification of Nonconforming Use.* A nonconforming use of land may not be intensified from the date at which it became nonconforming. Evidence of the intensification of the use of the land includes, but is not limited to:
 - a. Adding new building or structures or expanding existing buildings or structures on the land;
 - b. Adding any equipment on the land;
 - c. Adding impervious cover on the land;
 - d. Adding any physical or tangible improvement to the land;
 - e. Adding additional merchandise, vehicles or equipment for display on the land, or;
 - f. Adding additional merchandise, vehicles or equipment for operation from, on or off of the land.

3.1.D. NONCONFORMING BUILDINGS.....

A nonconforming building may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. *Alteration in Size of Building.* No such nonconforming building may be enlarged, extended, reconstructed, repaired, or altered in a way that increases its nonconformity, but any building or portion thereof may be repaired or altered to decrease its nonconformity or to comply with city building codes;
2. *Moving a Nonconforming Building.* Should a nonconforming building be moved for any reason for any distance whatever, it shall thereafter conform to the regulations of the zoning district in which it is located after it is moved.

3.1.E. NONCONFORMING USES OF BUILDINGS.....

A nonconforming use of a building may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. *Alteration in Size of Nonconforming Use of Building.* A nonconforming use of a building shall not be enlarged, extended, or altered and no occupancy of additional buildings or land by a nonconforming use shall be permitted.
2. *Moving a Nonconforming Use.* No such nonconforming use of a building shall be moved, in whole or in part, to any portion of the same lot or parcel other than that occupied by such use at the time it became nonconforming.
3. *Exceptions.* A nonconforming use of a building may be extended throughout any parts of the building that were manifestly arranged or designed for such use at the time it became nonconforming, but only if:
 - a. No structural alterations, except those required by law or ordinance, are made;
 - b. No nonconforming use of the building is extended to occupy any land outside the building as it existed at the time it became nonconforming; and
 - c. No additional dwelling units are added when the nonconforming use results from there being more dwelling units on the lot than is permissible in the district in which the building is located.

3.1.F. ADDITIONAL LIMITATIONS AND PROVISIONS.....

1. *Change to a Conforming Structure or Use.* Any nonconformity may be changed to a conforming structure or use, and once such change is made, the structure or use shall not thereafter be changed back to a nonconforming structure or use.
2. *Accessory Structure or Use.* No nonconforming accessory structure or use shall continue after the principal structure or use shall have ceased or terminated unless the accessory structure or use shall thereafter conform to the provisions of the zoning district in which it is located.
3. *Structure or Use Already Permitted.* Nothing contained in this section shall require any change in the plans, construction, or designated use of a structure or use for which a building permit was lawfully issued no more than six months prior to the date the structure or use became nonconforming, provided, that such construction shall have been started at the time such structure or use became nonconforming and shall have been diligently prosecuted to completion.
4. *Expansion of Nonconforming Use upon Approval of ZBA.* The Zoning Board of Adjustment may permit an expansion of a nonconforming use not to exceed 25 percent of the existing area of the use or structure actually being occupied by the nonconformity, subject to the development regulations applicable in the zoning district, provided that no structures are constructed that are not allowed in the existing zoning district and provided the Board finds that the proposed use will be compatible with the surrounding area, will comport with the intent of the Comprehensive Plan, will not have a harmful effect on surrounding land uses, will not adversely affect the health, safety, and welfare of

the citizens, and will not damage surrounding property values or the character of surrounding neighborhoods.

5. *Change to Other Nonconforming Use upon Approval of ZBA.* The Zoning Board of Adjustment may permit a nonconforming use to be changed to another nonconforming use permitted in the same zoning district as the existing nonconforming use, or in a more restricted zoning district, provided that no structures are constructed that are not allowed in the existing zoning district and provided the Board finds that the proposed use will be compatible with the surrounding area, will comport with the intent of the Comprehensive Plan, will not have a harmful effect on surrounding land uses, will not adversely affect the health, safety, and welfare of the citizens, and will not damage surrounding property values or the character of surrounding neighborhoods. If a nonconforming use is changed upon approval of the Board, it shall not thereafter be changed back to the previous nonconforming use or another nonconforming use except upon approval of the Board.

6. *Special Exception Structure or Use.* Any structure or use that is permitted as a special exception by the Zoning Board of Adjustment shall, upon its establishment, be considered a conforming structure or use in that district, provided that this regulation shall not be so interpreted as to waive any conditions placed on the special exception by the Zoning Board of Adjustment.

3.1.G. DESTRUCTION OF NONCONFORMITY.....

1. If a nonconformity is destroyed, damaged or deteriorated to the extent that the cost to reconstruct or rebuild such nonconformity exceeds 50 percent of its replacement cost, the nonconformity may not be reconstructed or rebuilt except to conform with the provisions of this Ordinance.

2. Notwithstanding Subsection 1, above, the Zoning Board of Adjustment may, after a public hearing, authorize reconstruction or rebuilding when the destruction, damage, or deterioration amounts to fifty percent or more of the replacement cost of the structure at the time of destruction, damage, or deterioration. The Board shall consider, among other factors, the owner's property rights and the effect of such nonconformity on surrounding properties.

3. If the owner of a nonconformity fails to begin reconstruction of the damaged, destroyed, or deteriorated structure (when permitted to do so by the terms of this section) within six months of the date of destruction, damage, or deterioration, or approval by the Zoning Board of Adjustment, the nonconformity shall be deemed to be discontinued or abandoned as provided in Section 3.1.H, below.

4. Notwithstanding anything herein to the contrary, a nonconforming single-family residence which is damaged, destroyed, or deteriorated shall be permitted to be reconstructed without the approval of the Zoning Board of Adjustment regardless of the extent of damage, destruction, or deterioration, provided that the construction complies with all current building codes and is commenced within six-months after the date of damage, destruction, or deterioration. The failure of the owner to start such reconstruction within six months shall forfeit the owner's right to restore or reconstruct the dwelling except in conformance with this Ordinance.

3.1.H. DISCONTINUANCE OR ABANDONMENT.....

A nonconformity, when discontinued or abandoned, shall not be resumed and any further use shall be in conformity with the provisions of this Section. Discontinuance or abandonment shall be defined when:

1. The owner or occupant ceases to use the nonconformity in the same bona fide manner as previously used for six consecutive months, regardless of whether the owner intended or consented to the cessation of such nonconformity. Evidence that a nonconformity is not used in the same bona fide manner may include, without limitation, the following:

- a. The structure becomes vacant;
- b. The use changes, is temporarily prohibited, or is moved from the premises;
- c. The equipment and furnishings are removed from the premises;

- d. Utility service to the premises is terminated;
- e. The ownership or occupancy changes;
- f. The owner or occupant expresses an intent, through actions or statements, to discontinue or change the use; or
- g. The premises are dilapidated, substandard or not maintained in a suitable condition for occupancy.
 - 2. The owner or occupant of a nonconformity that is only on a seasonal basis ceases to use the nonconformity in the same bona fide manner as previously used during the season in which it is customarily used.
 - 3. A nonconformity is replaced with or reconstructed to become a conforming use or structure.

Upon evidence of hardship, the Zoning Board of Adjustment shall have the power to extend the time limits in subsection 1, above.

When a nonconformity is abandoned or discontinued, all nonconforming rights shall cease and the nonconformity shall thereafter conform to this Ordinance.

3.1.I REGISTRATION OF NONCONFORMITY.....

Registration of a nonconformity shall be required in strict accordance with Section 1.10.G.2 of this Ordinance.

3.1.J AMORTIZATION.....

The City Council may request that the Zoning Board of Adjustment establish a compliance date for discontinuance of a nonconformity in accordance with this Section.

In determining whether to initiate an amortization proceeding, the Zoning Board of Adjustment may consider the character of the surrounding area, the degree of incompatibility of the nonconformity to the zoning district in which it is located, the effect of the nonconformity on the surrounding area, the effect of cessation of the nonconformity on the area, any other danger or nuisance to the public caused by the nonconformity, and any other factors the Board considers relevant. If the Board determines that there is no public necessity for establishing a compliance date, the Board shall request that the City Council initiate rezoning of the property to bring the nonconformity into compliance with applicable zoning regulations.

Written notice of the hearing shall be mailed to the owner of the use and the owner of the property at least 30 days before the hearing.

The compliance date for discontinuance of a nonconformity shall be prescribed by the Board at a public hearing, after hearing testimony from the owner, the operator, neighboring property owners, community organizations and other interested parties. In prescribing a reasonable amortization period for the nonconformity to give the property owner an opportunity to recover his investment from the time the nonconformity commenced, as allowed by law, the Board shall consider the following factors:

- 1. The owner’s capital investment in structures, fixed equipment and other assets (excluding the land and any inventory and other assets that may be feasibly transferred to another site) on the property before the time the nonconformity commenced. Any such investment made after the nonconformity commenced shall not be included;
- 2. Any costs that are directly attributable to the establishment of a compliance date, including demolition expenses, relocation expenses, termination of leases, and discharge of mortgages;
- 3. Any return on investment since inception of the nonconformity, including net income and depreciation;
- 4. The anticipated annual recovery of investment, including net income and depreciation; and
- 5. Any other factors allowed by law.

Article 4 - Permitted Uses

Section 4.1 Use of Buildings

4.1.A. USES PERMITTED BY DISTRICT

Land and buildings in each of the zoning districts may be used for any of the uses indicated in the City of Granbury use table. No land shall hereafter be used, and no building or structure shall hereafter be erected, altered, or converted, which is arranged or designed or used for other than those uses as specified herein.

P	-	-	Permitted Use
S	-	-	Specific Use Permit
X	-	-	Prohibited Use

ZONING ORDINANCE

City of Granbury Use Table																	
"P" Permitted Use, "S" Specific Use Permit Required "X" Prohibited																	
DISTRICTS	RESIDENTIAL											NON-RESIDENTIAL				SUPPLEMENTAL	
USES	IH	RE	R12	R10	R8.4	R-7	MD1	PH	TH	MF	MH	BC	LC	HC	I	CBD	STANDARDS
Residential Uses																	
Caretaker/Guard Residence	P	S	S	S	S	S	S	S	S	S	x	S	x	S	S	x	1
Convalescent, Rest, Nursing Home	x	x	x	x	x	x	x	x	x	P	P	P	P	x	x	x	8
Dwelling, Apartments (Multifamily)	x	x	x	x	x	x	x	x	x	P	x	x	x	x	x	S	1, 8
Dwelling, Duplex	x	x	x	x	x	x	P	x	x	x	x	x	x	x	x	S	1, 25
Dwellings, Garage Apartment	P	P	P	x	x	x	x	x	x	x	x	x	x	x	x	P	
Dwellings, Single Family, Attached	x	x	x	x	x	x	P	x	P	x	x	x	x	x	x	S	1, 25
Dwellings, Single Family, Detached	P	P	P	P	P	P	x	x	x	x	x	x	x	x	x	P	
Dwellings, Single Family, Zero Lot Line	x	x	x	x	x	x	x	P	P	x	x	x	x	x	x	S	1
Dwelling, Single Family or Multi-Family Use with a CBD permitted Commercial use	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	P	
Community Care Facility	x	P	P	P	P	P	P	P	P	P	P	P	P	P	x	x	1
Manufactured Housing Subdivision (HUD Code)	x	x	x	x	x	x	x	x	x	x	S	x	x	x	x	x	
Manufactured Home (HUD Code)	S	x	x	x	x	x	x	x	x	x	P	x	x	x	x	x	1
Manufactured Housing Park (HUD Code)	x	x	x	x	x	x	x	x	x	x	S	x	x	x	x	x	1
Recreational Vehicle Park	x	x	x	x	x	x	x	x	x	S	x	x	x	x	x	x	1
Retirement Home	x	x	x	x	x	x	P	P	x	P	x	x	x	P	x	x	
Travel Trailer Park	x	x	x	x	x	x	x	x	x	S	x	x	x	x	x	x	1
Townhome	x	x	x	x	x	x	x	x	P	x	x	x	x	x	x	x	25
Institutional and Public Uses																	
Airport Landing Field, Public	P	x	x	x	x	x	x	x	x	x	x	x	x	S	S	x	1
Athletic Stadium or Field, Public	P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	x	1
Cemetery	S	x	x	x	x	x	x	x	x	x	x	S	P	P	P	x	1
Church	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	2, 8

ZONING ORDINANCE

City of Granbury Use Table																	
"P" Permitted Use, "S" Specific Use Permit Required "X" Prohibited																	
DISTRICTS	RESIDENTIAL											NON-RESIDENTIAL				SUPPLEMENTAL	
USES	IH	RE	R12	R10	R8.4	R-7	MD1	PH	TH	MF	MH	BC	LC	HC	I	CBD	STANDARDS
Civic Center	x	P	P	P	P	P	P	P	P	P	P	P	P	P	P	x	2, 8
Community Center	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	x	1, 8
Day Care or Child Care Center	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	x	1
Day Care or Child Care Center, In Home	S	S	S	S	S	S	S	S	S	P	S	x	x	x	x	x	3, 8, 11
Fairgrounds	x	x	x	x	x	x	x	x	x	S	x	x	P	P	P	x	1
Halfway House	x	x	x	x	x	x	x	x	x	S	x	x	P	P	P	x	2, 3
Library, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	x	
Mausoleum	S	x	x	x	x	x	x	x	x	x	x	S	P	P	P	x	2
Public or Municipally Owned Facility or Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Park or Playground, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities, Public and Private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Educational																	
College or University	P	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	
School, Private Boarding	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	
School, Business or Trade	x	x	x	x	x	x	x	x	x	x	x	x	S	P	P	P	
School, Home	x	P	P	P	P	P	P	P	P	P	P	P	x	x	x	x	
School, Home Day	x	S	S	S	S	S	S	S	S	S	S	S	x	x	x	x	3
School, Institutional, Rehabilitation Training	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	
School, Nursery	x	x	x	x	x	P	P	P	P	x	x	P	P	P	P	P	
School, Parochial or Private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
School, Public, Primary or Secondary	P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	1
Automotive, Communication and Transportation																	
Airport Landing Field, Private	S	x	x	x	x	x	x	x	x	x	x	x	x	S	S	x	1

ZONING ORDINANCE

City of Granbury Use Table																	
"P" Permitted Use, "S" Specific Use Permit Required "X" Prohibited																	
DISTRICTS	RESIDENTIAL											NON-RESIDENTIAL					SUPPLEMENTAL
USES	IH	RE	R12	R10	R8.4	R-7	MD1	PH	TH	MF	MH	BC	LC	HC	I	CBD	STANDARDS
Auto Leasing or Rental	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	8
ATV Sales, New	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	8
ATV Sales and /or service, Used	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	1, 8, 14
Auto Parts Sales, Enclosed	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	x	12
Auto Parking Lot	x	x	x	x	x	x	x	x	x	x	x	x	x	P	S	S	8
Auto Repair, Major	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	8, 12, 13
Auto Repair, Minor	x	x	x	x	x	x	x	x	x	x	x	x	S	P	P	x	1, 8, 12, 13
Auto Sales, New	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	8, 13, 14
Auto Sales, Used	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	8, 12, 14
Auto Sales, Vintage	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	8, 13, 14
Auto Service Station	x	x	x	x	x	x	x	x	x	x	x	x	S	P	P	x	1, 5, 8, 13
Auto, Boat, Trailer, RV and or Truck Storage	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	1, 8, 12, 14
Boat Sales, New	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	
Boat Sales, Used and Repair	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	1, 8, 13
Fuel/Natural Resource Dispensing Station	S	x	x	x	x	x	x	x	x	x	x	S	S	P	P	S	2, 5, 8
Heliprot	S	x	x	x	x	x	x	x	x	x	x	x	x	S	S/P	x	2, 32
Helistop	S	x	x	x	x	x	x	x	x	x	x	x	x	S	S/P	x	2,32
Motorcycle Sales and Service, New	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	8, 13
Motorcycle Sales and Service, Used	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	1, 8, 13
Parking Lot, Truck	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	8
Recreation Vehicle Sales, New	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	1, 8, 14
Recreation Vehicle Sales and /or service, Used	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	1, 8, 14
Terminal, Bus	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	8

ZONING ORDINANCE

City of Granbury Use Table																	
"P" Permitted Use, "S" Specific Use Permit Required "X" Prohibited																	
DISTRICTS	RESIDENTIAL											NON-RESIDENTIAL				SUPPLEMENTAL	
USES	IH	RE	R12	R10	R8.4	R-7	MD1	PH	TH	MF	MH	BC	LC	HC	I	CBD	STANDARDS
Terminal, Freight or Truck	x	x	x	x	x	x	x	x	x	x	x	x	x	x	P	x	8
Terminal, Railroad or Train	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	1, 8
Trailer Sales or Rental	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	8
Transportation Utility Structures and Facilities	x	P	P	P	P	P	P	P	P	P	P	P	P	P	P	x	
Travel Trailer Sales, New	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	1, 8, 14
Travel Trailer Sales and/or Service, Used	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	1, 8, 14
Towing Company Office w/ Towed Vehicle Storage Yard	x	x	x	x	x	x	x	x	x	x	x	x	x	x	S	x	1, 6, 8
Towing Company Office w/out Towed Vehicle Storage Yard	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	1, 8
Truck and Bus Rental or Leasing	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	8
Truck and Bus Repair and Overhaul	x	x	x	x	x	x	x	x	x	x	x	x	x	x	P	x	8, 12, 13
Truck Sales, Heavy	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	1, 8, 14
Truck Stop	x	x	x	x	x	x	x	x	x	x	x	x	x	x	P	x	5, 8
Wrecking Yard (Junkyard)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	S	x	1, 6, 8
Wireless Antenna Facilities	SEE WIRELESS ANTENNAS, ARTICLE 9															15	
Office and Professional																	
Armed Services Recruitment Center	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	
Bank, Savings & Loan/Credit Union	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	P	
Office Center	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	P	
Office, Professional, General	S	S	S	S	S	S	x	x	x	x	x	P	P	P	P	P	3, 19
Studios, Professional	S	S	S	S	S	S	x	x	x	x	x	P	P	P	P	P	3, 19
Retail, Services and Commercial																	
Animal Grooming	S	S	S	S	S	S	x	x	x	x	x	x	S	P	P	x	19
Animal Processing	x	x	x	x	x	x	x	x	x	x	x	x	S	S	S	x	2, 8

ZONING ORDINANCE

City of Granbury Use Table																	
"P" Permitted Use, "S" Specific Use Permit Required "X" Prohibited																	
DISTRICTS	RESIDENTIAL										NON-RESIDENTIAL					SUPPLEMENTAL	
USES	IH	RE	R12	R10	R8.4	R-7	MD1	PH	TH	MF	MH	BC	LC	HC	I	CBD	STANDARDS
Beauty, Barber or Other Personal Care Shop	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	x	
Bed and Breakfast , Hosted	S	S	S	S	S	S	x	x	x	S	x	P	P	P	P	P	1, 17
Bed and Breakfast, Un-hosted (Commercial)	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	P	1, 18
Bed and Breakfast, Un-hosted (Residential)	S	S	S	S	S	S	x	x	x	S	x	P	P	P	P	P	1, 18
Brew-Pub	x	x	x	x	x	x	x	x	x	x	x	S	S	S	S	S	1, 8
Building Materials and Hardware Sales, Enclosed	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	x	
Building Materials and Hardware Sales, Outside Storage	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	8, 14
Carwash, Self-Serve	x	x	x	x	x	x	x	x	x	x	x	x	S	P	P	x	1, 8
Const. Equipment Rental and /or Sales	x	x	x	x	x	x	x	x	x	x	x	x	S	S	P	x	1, 8, 12, 13
Carwash, Full-Serve	x	x	x	x	x	x	x	x	x	x	x	x	S	P	P	x	1, 8
Const. Field Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	x	7
Consignment/Used Merchandise Store, Indoor	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	1
Consignment Store/Used Merchandise, Outdoor Activity	x	x	x	x	x	x	x	x	x	x	x	x	S	P	P	P	1
Convenience Store w/Gas Pumps	x	x	x	x	x	x	x	x	x	x	x	S	S	P	P	S	1, 5
Convenience Store w/out Gas Pumps	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	x	8
Daily Outdoor Display	x	x	x	x	x	x	x	x	x	x	x	x	S	P	P	S	21
Dry Cleaning, Pick-up/Drop-off	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	P	
Dry Cleaning, Small Shop	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	x	
Farm, Ranch, Garden or Orchard	S	P	P	x	x	x	x	x	x	x	x	x	X	x	x	x	3
Feed Store	x	x	x	x	x	x	x	x	x	x	x	x	S	P	P	x	
Fraternal Organization, Lodge or Civic Club	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	P	

ZONING ORDINANCE

City of Granbury Use Table																	
"P" Permitted Use, "S" Specific Use Permit Required "X" Prohibited																	
DISTRICTS	RESIDENTIAL											NON-RESIDENTIAL					SUPPLEMENTAL
USES	IH	RE	R12	R10	R8.4	R-7	MD1	PH	TH	MF	MH	BC	LC	HC	I	CBD	STANDARDS
Hotel, Motel	x	x	x	x	x	x	x	x	x	x	x	x	S	S	S	S	1, 8
Kennel, w/out Outside pens	x	x	x	x	x	x	x	x	x	x	x	x	X	P	P	x	
Kennel, w/outside pens	x	x	x	x	x	x	x	x	x	x	x	x	X	S	P	x	2, 8, 9, 10
Key/Locksmith Shop	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	
Kiosk	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	P	
Laundromat, Self Serve	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	
Machine Sales and Storage, Heavy	x	x	x	x	x	x	x	x	x	x	x	x	x	x	P	x	14
Massage Establishment	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	S	2
Mortuary or Funeral Parlor	x	S	S	S	x	x	x	x	x	S	S	S	S	S	S	S	1
Park and Ride	x	x	x	x	x	x	x	x	x	x	x	S	S	P	P	x	1, 8
Nursery, Retail w/Outside Storage	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	x	8
Paint Shop	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	
Pawn Shop	x	x	x	x	x	x	x	x	x	x	x	x	S	P	P	x	1
Pet Shop	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	x	
Produce Stand	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	
Produce Sales (Inside)	x	x	x	x	x	x	x	x	x	x	x	x	S	P	P	S	
Recycling Collection Center	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	
Restaurant, Café or Cafeteria	x	x	x	x	x	x	x	x	x	x	x	S	P	P	P	P	8, 33
Restaurant, Drive-In	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	x	8
Restaurants, Incidental to Main Use	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	8
Retail or Service, Incidental	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	P	8
Retail Sales, General	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	8
Service and Repair Shops, General	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	P	

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City of Granbury Use Table																	
"P" Permitted Use, "S" Specific Use Permit Required "X" Prohibited																	
DISTRICTS	RESIDENTIAL											NON-RESIDENTIAL					SUPPLEMENTAL
USES	IH	RE	R12	R10	R8.4	R-7	MD1	PH	TH	MF	MH	BC	LC	HC	I	CBD	STANDARDS
Shopping Center	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	8
Small Engine & Appliance Repair	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	2, 8
Tattoo Parlor/Body Piercing Studio	x	x	x	x	x	x	x	x	x	x	x	x	S	S	P	x	1, 6
Tattoo Parlor, Cosmetic	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	
Taxidermy Shop	x	x	x	x	x	x	x	x	x	x	x	x	S	S	S	x	2, 8
Veterinarian Clinic, w/out outside pens	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	
Veterinarian Clinic, w/outside pens	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	1, 8, 10
Wine Tasting Facility (Winery)	x	x	x	x	x	x	x	x	x	x	x	S	S	S	S	S	1, 8
Health Club, Weight and Aerobic Center	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	8
Amusement and Entertainment Uses																	
Adult Entertainment Enterprise	x	x	x	x	x	x	x	x	x	x	x	x	x	x	S	x	6, 8
Amusement (Video) Arcade	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	1, 8
Amusement Center, Commercial, Enclosed	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	
Amusement Center, Commercial, Outdoors	x	x	x	x	x	x	x	x	x	x	x	x	x	S	S	x	1, 6, 8, 16
Athletic Stadium or Field, Private	S	x	x	x	x	x	x	x	x	x	x	x	x	S	S	x	1, 8
Banquet Hall, Private	x	x	x	x	x	x	x	x	x	x	x	x	S	S	P	x	1, 8
Club, Private w/Alcoholic Beverage Sales	x	x	x	x	x	x	x	x	x	x	x	x	S	S	P	x	1, 8
Dance Hall	x	x	x	x	x	x	x	x	x	x	x	x	S	S	P	x	1, 8
Golf Course/Country Club, Private	x	S	S	S	S	S	S	S	S	S	S	x	x	x	P	x	1
Golf Course/Country Club, Public	S	S	S	S	S	S	P	P	P	P	S	x	x	x	x	x	1
Park and Recreation Facility, Private	x	S	S	S	S	S	S	S	S	S	S	S	S	S	S	x	1
Race Track, Horse	S	x	x	x	x	x	x	x	x	x	x	x	x	x	S	x	1, 8
Raceway, Motor	x	x	x	x	x	x	x	x	x	x	x	x	x	S	S	x	1, 8

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City of Granbury Use Table																	
"P" Permitted Use, "S" Specific Use Permit Required "X" Prohibited																	
DISTRICTS	RESIDENTIAL											NON-RESIDENTIAL				SUPPLEMENTAL	
USES	IH	RE	R12	R10	R8.4	R-7	MD1	PH	TH	MF	MH	BC	LC	HC	I	CBD	STANDARDS
Recreation Center, Private	x	x	x	x	x	x	x	x	x	x	x	x	S	P	P	x	1, 8
Stable, Commercial	x	x	x	x	x	x	x	x	x	x	x	x	x	x	S	x	1, 9
Stable, Private	P	P	S	x	x	x	x	x	x	x	x	x	x	P	P	x	9
Theater, Indoor	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	
Theater, Outdoor	x	x	x	x	x	x	x	x	x	x	x	x	x	S	S	S	1, 6, 8
Medical Uses																	
Clinic or Office, Medical	x	x	x	x	x	x	x	x	x	P	x	P	P	P	P	P	
Equipment Sales, Medical Aid	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	P	
Hospital	P	x	x	x	x	x	x	x	x	x	x	P	P	P	P	x	
Hospital for Insane/Narcotic Related Illnesses	S	x	x	x	x	x	x	x	x	x	x	S	S	P	P	x	2, 6
Medical Offices, Professional	x	x	x	x	x	x	x	x	x	x	x	P	P	x	x	x	
Sanitarium	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	x	
Laboratory, Medical	x	x	x	x	x	x	x	x	x	x	x	P	P	P	P	P	
Industrial and Heavy Commercial																	
Bakery and Confectionery Works, Commercial	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	x	
Batching Plant, Concrete or Asphalt, Permanent	x	x	x	x	x	x	x	x	x	x	x	x	x	S	S	x	1, 6
Book bindery	x	x	x	x	x	x	x	x	x	x	x	x	x	x	P	x	
Bottling works	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	1
Brick/Stone Company, Sales, Enclosed	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	1
Brick/Stone Company, Sales, Outside Storage	x	x	x	x	x	x	x	x	x	x	x	x	x	x	S	x	1
Building materials and lumber storage yards & sales	x	x	x	x	x	x	x	x	x	x	x	x	x	S	S	x	1, 8
Commercial engraving	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	1

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City of Granbury Use Table																	
"P" Permitted Use, "S" Specific Use Permit Required "X" Prohibited																	
DISTRICTS	RESIDENTIAL											NON-RESIDENTIAL					SUPPLEMENTAL
USES	IH	RE	R12	R10	R8.4	R-7	MD1	PH	TH	MF	MH	BC	LC	HC	I	CBD	STANDARDS
Commercial Plant, General	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	1, 8
Compressor Station (Gas Pipelines)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	1, 23
Contractors shop or storage yard	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	1, 8
Dairy products	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	
Distribution Center	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	2, 8
Industrial Manufacturing/ Fabrication/Assembly Enclosed, Light	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	
Feed Lot	x	x	x	x	x	x	x	x	x	x	x	x	x	x	S	x	1, 6, 8
Frozen Foods Locker	x	x	x	x	x	x	x	x	x	x	x	x	x	x	P	x	
Furniture Restoration	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	
Industrial Manufacturing/ Fabrication/Assembly Light, Outside Storage	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	1, 8
Industrial Manufacturing/ Fabrication/Assembly Enclosed, Heavy	x	x	x	x	x	x	x	x	x	x	x	x	x	x	P	x	
Industrial Manufacturing/ Fabrication/Assembly Outside Storage, Heavy	x	x	x	x	x	x	x	x	x	x	x	x	x	x	P	x	8
Industrial Manufacturing/ Fabrication/Assembly High Risk	x	x	x	x	x	x	x	x	x	x	x	x	x	x	S	x	1, 8
Ice Company Sales-Wholesale	x	x	x	x	x	x	x	x	x	x	x	x	x	x	P	x	
Landfill (commercial)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	S	x	1, 6
Landscaping Service	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	1
Machine Shop	x	x	x	x	x	x	x	x	x	x	x	x	x	x	P	x	
Manufactured Home (HUD Code) Display, Sales and Service	x	x	x	x	x	x	x	x	x	x	x	x	x	x	P	x	8
Monuments & Headstones Sales	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	

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City of Granbury Use Table																	
"P" Permitted Use, "S" Specific Use Permit Required "X" Prohibited																	
DISTRICTS	RESIDENTIAL											NON-RESIDENTIAL					SUPPLEMENTAL
USES	IH	RE	R12	R10	R8.4	R-7	MD1	PH	TH	MF	MH	BC	LC	HC	I	CBD	STANDARDS
Moving Company	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	
Overnight Delivery & Service Center	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	
Paper & Chemical Supply	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	
Petroleum Extraction (Oil & Gas Mining)	S	x	x	x	x	x	x	x	x	x	x	S	S	S	S	x	1, 23
Plaster Shop	x	x	x	x	x	x	x	x	x	x	x	x	x	x	P	x	
Plumbing Shop & Related Services	x	x	x	x	x	x	x	x	x	x	x	x	x	x	P	x	
Portable Building Sales	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	1, 8
Correctional/Detention Facility (Private)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	S	x	1, 8
Correctional//Detention Facility (Public)	x	x	x	x	x	x	x	x	x	x	x	x	x	x	S	x	1, 8
Private Utility Service Yard	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	
Recycling Center	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	1
Recycling Plant	x	x	x	x	x	x	x	x	x	x	x	x	x	x	P	x	
Refinery or Plant	x	x	x	x	x	x	x	x	x	x	x	x	x	x	S	x	1
Laboratories, Research and Scientific	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	
Rock Quarries, Sand, Gravel or Earth Excavation	S	x	x	x	x	x	x	x	x	x	x	x	x	x	S	x	1, 6, 24
Roofing & Siding Supply	x	x	x	x	x	x	x	x	x	x	x	x	x	S	P	x	1
Self Service or Mini-Warehouse	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	
Shooting Range, Indoor	x	x	x	x	x	x	x	x	x	x	x	x	x	S	S	x	31
Tank Farm	x	x	x	x	x	x	x	x	x	x	x	x	x	x	S	x	1
Terminal, Transfer Storage and Baggage	x	x	x	x	x	x	x	x	x	x	x	x	x	x	P	x	
Tire Retreading	x	x	x	x	x	x	x	x	x	x	x	x	x	x	P	X	
Warehouse/ Showroom w/Office	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	
Warehouse, Wholesale, Enclosed	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	

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City of Granbury Use Table																	
"P" Permitted Use, "S" Specific Use Permit Required "X" Prohibited																	
DISTRICTS	RESIDENTIAL											NON-RESIDENTIAL					SUPPLEMENTAL
USES	IH	RE	R12	R10	R8.4	R-7	MD1	PH	TH	MF	MH	BC	LC	HC	I	CBD	STANDARDS
Warehouse, Wholesale, Outside Storage	x	x	x	x	x	x	x	x	x	x	x	x	x	x	P	x	8
Warehouse, Chemical & Toxic Materials Storage	x	x	x	x	x	x	x	x	x	x	x	x	x	S	S	x	2, 6, 8
Welding Shop or Company	x	x	x	x	x	x	x	x	x	x	x	x	x	x	P	x	
Wholesale Sales, Enclosed	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	
Wholesale Distribution Centers	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	P	
Wrecking, Salvage, or Reclamation, Outside	x	x	x	x	x	x	x	x	x	x	x	x	x	x	S	x	1, 6, 8
Accessory and Temporary Uses																	
Accessory Dwelling Unit	P	P	P	S	S	S	S	S	S	S	S	x	x	x	x	x	1
Amusement Center, Commercial, Outdoors, Temporary	x	x	x	x	x	x	x	x	x	x	x	x	S	S	S	x	1, 8, 28, 34, 35
Batching Plant, concrete or asphalt, Temporary	x	x	x	x	x	x	x	x	x	x	x	x	x	x	S	x	1
Cargo Containers	x	x	x	x	x	x	x	x	x	x	x	x	S	S	S	x	20
Construction Field Office, Temporary	x	x	x	x	x	x	x	x	x	P	x	P	P	P	P	x	26
Farmer's Market	x	x	x	x	x	x	x	x	x	x	x	x	S	S	P	S	1, 8, 29
General Market	x	x	x	x	x	x	x	x	x	x	x	x	X	S	S	S	1, 8, 30
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	x	x	x	x	x	
Model Home Sales Office	x	P	P	P	P	P	P	P	P	x	P	x	x	x	x	x	27
Street Vending	x	x	x	x	x	x	x	x	x	x	x	x	x	P	P	x	Section 11.9

Section 4.2 Supplemental Standards For Land Uses

The following describe conditions and special regulations for uses listed in the Permitted Use Table. Additional requirements may be added, to these listed herein, by the Planning and Zoning Commission and City Council as deemed necessary to protect the health, safety, and general welfare of the citizens of Granbury. No construction or occupancy shall commence for any permitted use until the conditions herein stated or required by the Planning and Zoning Commission have been met.

1. A site plan will be required with Specific Use Permits in accordance with *Section 11.1, SUP or "S"- Specific Use Permits*.
2. A site plan in accordance with *Section 11.1C* will be required for either "S" or "P" designation.
3. A site plan is not required with S.U.P.
4. A minimum site area of 1 acre is required unless approved by a Specific Use Permit.
5. Gasoline, or other hydrocarbon fuel, service station pump islands may not be located nearer than eighteen feet (18') to the property line adjacent to a public street. An unenclosed canopy for a gasoline filling station may extend beyond the front building line but shall never be closer than ten feet (10') to the property line.
6. May not be located within 300 feet of any property zoned for a residential use or any property which is occupied by a church, public school, day care or nursing home. The measurement of distance shall be measured as a radius from the edge of the property line.
7. Permitted on a temporary basis only, in accordance with the conditions and stipulations set for with Section 30 Temporary Uses and Special Events.
8. All outdoor lighting, including parking lot lighting, shall be directed away from any property zoned or developed for residential uses.
9. Any proposed stable or barn must be set back 150 feet from the property line. Only animals permitted within the corporate limits by the City Code will be permitted on site.
10. Pens, outdoor kennels, or animal runs must be located 150 feet from any residentially zoned or used property.
11. A copy of the State Certification of licensing or registration as described in Section 42.052 of Chapter 42 - Texas Human Resources Code must be provided to the City.
12. Shall not be used for the storage of wrecked vehicles or the dismantling of vehicles or the storage of vehicle parts.
13. All vehicles being stored for repair shall be screened from all public rights-of-way.
14. All equipment shall be stored and displayed on an improved hard surface, as defined in Article 12 – Definitions.
15. Antenna and towers shall be permitted and regulated in accordance with *Article 9 – Wireless Antenna Facilities Regulations*.
16. Any business which uses the operation of motor vehicles on site, such as go cart tracks, shall not be located within 500 feet from any residentially zoned or used property.
17. Bed and Breakfast, hosted, are subject to the following conditions:
 - a. Additional parking of one space per guest bedroom will be required. Parking must be screened from view of adjacent residentially zoned property.
 - b. Food service will be limited to overnight guests of the bed and breakfast establishment and shall be prepared on site, with the exception of receptions, retreats, teas and luncheons that may be catered.

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- c. Receptions, retreats, teas and luncheons in the RE, R-12, R-10, R-8.4, R-7, PH and TH residential districts are limited to no more than 50 guests.
- d. The architecture of the structure and the grounds of the bed and breakfast must maintain the character of the neighborhood. If alternations are made, the exterior of the structure and the grounds must remain typical of the neighborhood and give no appearance of the business establishment within.
- e. A permanent, wired, smoke alarm system meeting all city codes must be installed.
- f. Signage is limited to one sign per bed and breakfast, shall not exceed 7' in overall height, shall not exceed 18 square feet of advertising area per side, shall not be internally illuminated and shall not be located within any visibility triangle. Signs must be discreet and unobtrusive, must be architecturally compatible with the character of the neighborhood and must be approved by the Community Development Director. Signs consistent with commercial districts are not permitted. Signs may only contain the name of the bed and breakfast, owner's name and/or contact information. Sign requirements contained within this Section shall supersede requirements of Article 7 for a Bed & Breakfast operating in compliance with an active Specific Use Permit or Certificate of Occupancy except for those B&Bs operating in the HPO. All signs within the HPO must obtain a Certificate of Appropriateness from the Historic Preservation Commission.

18. Bed and Breakfast, Un-Hosted

- a. One parking space per bedroom unit shall be required; however, a minimum of two (2) parking spaces are required in any case. Parking must be screened from the view of adjacent residentially zoned properties.
- b. Food service will be limited to overnight guests of the bed and breakfast establishment and may or may not be prepared on-site.
- c. The architecture of the structure and the grounds of the bed and breakfast must maintain the character of the neighborhood. If alternations are made, the exterior of the structure and the grounds must remain typical of the neighborhood and give no appearance of the business establishment within.
- d. A permanent, wired, smoke alarm system meeting all city codes must be installed.
- e. Signage is limited to one sign per bed and breakfast, shall not exceed 7' in overall height, shall not exceed 18 square feet of advertising area per side, shall not be internally illuminated and shall not be located within any visibility triangle. Signs must be discreet and unobtrusive, must be architecturally compatible with the character of the neighborhood and must be approved by the Community Development Director. Signs consistent with commercial districts are not permitted. Signs may only contain the name of the bed and breakfast, owner's name and/or contact information. Sign requirements contained within this Section shall supersede requirements of Article 7 for a Bed & Breakfast operating in compliance with an active Specific Use Permit or Certificate of Occupancy except for those B&Bs operating in the HPO. All signs within the HPO must obtain a Certificate of Appropriateness from the Historic Preservation Commission.

19. Must be secondary use to a residential dwelling in residentially zoned districts.

20. The number of cargo containers, the location(s) and the time period the containers are allowed will be determined by the City Council based upon recommendations from the Planning and Zoning Commission. The time period approved may not exceed twelve (12) months, however, the approval may be renewed for additional time periods of up to twelve (12) months each.

21. Daily Outdoor Display is allowed in the front yard during the hours of 7:00 a.m. to 7:00 p.m. During all other hours the items must be moved inside an enclosed building or moved to an area completely screened from public view.

22. Permitted on a temporary basis only, in accordance with the conditions and stipulations set forth in these regulations for the use and any additional condition as established by Planning & Zoning and Council in the issuance of the SUP.
23. Oil & Gas Mining shall comply with Article 14 of these regulations.
24. A topographical survey delineating pre-excavation conditions and a proposed grading plan shall be submitted.
25. Private covenants, conditions or restrictions may be filed for the property. Please refer to any filed documents, including the plat, for the development of the site.
26. Facilities shall not be constructed with sleeping facilities or allow residential use and must be removed from site upon abandonment, completion, or lack of activity of the project at the Chief Building Official's discretion.
27. Only one model home sales office may be permitted within any subdivision or development at a time. A Certificate of Occupancy must be issued by the Chief Building Official prior to operation of the sales office. A demolition permit must be issued by the Chief Building Official prior to the office being converted to a residence.
28. Shall not exceed 14 consecutive days; 14 days within a 30 day period; and 30 days within one year at any one location. Applicant shall provide a Certificate of Liability insurance in the amount of \$1,000,000. The City of Granbury shall be named as "Additional Insured". Additional insured certificate must be received by the City at least (30) days prior to the event date.
29. All vendor facilities shall be located on an improved hard surface. The applicant shall be responsible for drafting a site plan depicting the orderly layout of the sales and parking area. Sale of any type of meat, fish, poultry, eggs, refrigerated dairy products and home canned or packaged items shall be prohibited. Dates of operation shall be provided by the applicant. Signage for the market shall be limited to a single freestanding sign per street frontage consisting of 50 square feet or less and a sign attached to each vendor stall not to exceed 6 square feet. Signage shall not be located within a visibility triangle. Sign requirements contained within this Section and approvals granted under the SUP shall supersede requirements of Article 6 and 7. A Special Event Permit shall be submitted and approved if required by Ordinance. No SUP shall be required for Farmer's Market vending proposed under an approved Event Permit when the applicant is a community organization or a governmental entity (such as: Chamber of Commerce, City, County, etc.) and solely for public events such as: Harvest Moon, General Granbury's Birthday, the 4th of July Celebration, etc, located on public property. Each vendor shall be responsible for obtaining a Health Permit at least 3 days prior to the event when selling potentially hazardous food as defined within local or State regulations (cut produce, oil & garlic, etc.) and any operation or sales shall be in accordance with the Texas Food Establishment Rules.
30. All vendor facilities shall be located on an improved hard surface within a covered lease space in accordance with Article 12- Definitions. The applicant shall be responsible for drafting a site plan depicting the orderly layout of the sales and parking area. Sale of any type of meat, fish, poultry, eggs and refrigerated dairy products shall be prohibited. Signage shall be delineated on the site plan submitted with the SUP, shall be approved by City Council and shall supersede other sign requirements contained within this Ordinance. No SUP shall be required for General Market vending proposed under an approved Event Permit when the applicant is a community organization or a governmental entity (such as: Chamber of Commerce, City, County, etc.) and solely for public events such as: Harvest Moon, General Granbury's Birthday, the 4th of July Celebration, etc., located on public property. All vendors shall provide a State Sales Tax Id. and shall be responsible for reporting sales tax to the State Comptroller as required by law. A Special Event Permit shall be submitted and approved if required by Ordinance. Each vendor shall be responsible for obtaining a Health Permit at least 3 days prior to the event when selling potentially hazardous food as defined

within local or State regulations (cut produce, packaged, prepared or canned food, oil & garlic, etc.) and any operation or sales shall be in accordance with the Texas Food Establishment Rules (TFER).

31. Indoor Shooting Range

- a. No person shall engage in the operation or be employed within an indoor shooting range unless such person has passed a criminal background check administered by the Chief of Police. This shall also be a requirement prior to any transfer or assignment to a new operator, or any time a Certificate of Occupancy is required within Section 1.10.G.
- b. Indoor shooting ranges shall have walls, ceilings, and floors that are impenetrable to the ammunition discharged by firearms being used within it or have internal baffling built so that the ammunition discharged cannot hit the walls or ceiling. Doors and windows which are in front of the firing points must be bolted from the inside and must comply with this subsection as part of the building walls at all times the facility is in use. Gas projectiles and incendiary devices shall not be used in such facilities. Protective stalls shall be built between each firing point used for the discharge of a pistol.
- c. Indoor shooting ranges shall be constructed and insulated in such a manner that prevents sound from the discharge of firearms within the facility to escape outside the premises or disturb the peace of other persons outside the premises. Hearing protectors, which fully cover the shooter's ears, shall be provided by the indoor shooting range, made available for all shooters or other persons in the firing area, and are required to be worn at all times in the firing area.
- d. Nothing in this ordinance shall be construed to exempt any indoor shooting range, its construction, remodeling, or operation from any applicable city, state, or federal law, rule, or regulation.
- e. All indoor shooting range instructors shall be certified by the National Rifle Association or by the State of Texas.
- f. All operators of indoor shooting ranges shall keep and maintain any legally required records regarding the use of the range and the sale of firearms and ammunition by the operator. All such records shall be open for inspection during all hours of operation by the Chief of Police or his/her designee. The Chief of Police or his/her designee shall also have the right to inspect the operation of the indoor shooting range during all hours of operation to verify the safe operation of the facility. Should the Chief of Police determine that a violation exists which may compromise public health or safety, the Chief of Police may at any time, suspend or revoke the SUP ceasing the operation of the indoor shooting range. If the Chief of Police suspends the SUP for minor infractions or violations, such operation may be continued once the outstanding issues have been remedied to his/her satisfaction. If the Chief of Police revokes the SUP major infractions violations or safety concerns, a new SUP application shall be submitted by the City within 60 days of revocation by the Chief of Police. The previous SUP holder shall be responsible for providing any and all documentation necessary for a complete SUP application submittal and any supporting information addressing the reason(s) for revocation. The SUP application shall be considered a new application under Article 11 of this Ordinance allowing the Planning and Zoning Commission and City Council full discretionary review.
- g. It shall be unlawful and an offense for any owner, manager, operator, or employee of an indoor shooting range to permit any person or persons to bring any intoxicating liquor, intoxicating substance, low point beer, controlled dangerous substance or other intoxicating compound or dangerous substance on the premises of any indoor shooting range; to permit the consumption of the same on the premises; or to permit them to be left at any place on the premises. It shall be unlawful and an offense for any person operating a range to permit any intoxicated or chemically impaired person to be or remain on the premises.
- h. It shall be unlawful and an offense for any person to discharge any firearm within an indoor shooting range in a manner that violates any provision of this article or so that the shot, projectile, bullet, or fragments avoid the backstop and other safety precautions and escape

the confines of any indoor shooting range causing bodily injury to a person on the premises. An owner, manager, operator, employee, or agent of an indoor shooting range shall supervise the users of the facility and shall remove and bar from the premises any person who refuses to comply with generally accepted safety practices, within the provisions of this ordinance or comply with the rules and regulations concerning safety imposed by the operator.

- i. All shooting shall be supervised by an adult at all times.
- j. Any safety precautions recommended by the Chief of Police shall be complied with.

32. Heliports and Helistops located at a designated governmental owned airport regulated by the Federal Aviation Administration and within an Industrial 'I' zoned district shall be considered a "Permitted Use" (P) [by-right' activity]. A Specific Use Permit (SUP) or 'S' shall be required for all other Heliports and Helistops which fall outside of this definition and which are located within the appropriate zoned district.

33. A canopy or awning covering an order board or order menu structure for a drive-through restaurant may encroach into the side or rear commercial building setback as established for the particular zoning district of the property. The entire structure, including the support column, must maintain a minimum 5' setback from all property lines. The canopy or awning may not cantilever beyond the 5' setback. The canopy or awning may not exceed 64 sq. ft. and must be constructed with a single support column. Any canopies or awnings greater than 64 sq. ft. or constructed with multiple support columns must adhere to the building setbacks for the primary structure. One canopy or awning is permitted for each order board or menu structure.

34. May not be located within 300 feet of any property zoned for a residential use or any property which is occupied by a church, public school, day care or nursing home. Notwithstanding the foregoing, the distance set forth may be encroached into if persons within 300 feet owning the adjacent property zoned for a residential use or any property which is occupied by a church, public school, day care or nursing home agree in writing. In the event that 100% of the adjacent property owners within 300 feet do not agree in writing then P&Z may recommend and City Council may approve the encroachment by an affirmative three-fourths (3/4) vote if no adverse impact is determined. The measurement of distance shall be measured as a radius from the edge of the property line.

35. Any business which uses the operation of motor vehicles on site, such as go cart tracks, or utilizes a public address (PA) system shall not be located within 500 feet from any residentially zoned or used property. Notwithstanding the foregoing, the distance set forth may be encroached into if persons within 500 feet owning the adjacent residentially zoned or used property agree in writing. In the event that 100% of the adjacent property owners within 500 feet do not agree in writing then P&Z may recommend and City Council may approve the encroachment by an affirmative three-fourths (3/4) vote if no adverse impact is determined. The measurement of distance shall be measured as a radius from the edge of the property line.

Article 5 - Districts

Section 5.1 Zoning Districts Established

The City of Granbury, Texas is hereby divided into the following zoning districts. The use, height and area regulations as set out herein apply to each district. The districts established herein shall be known as:

Abbreviated Designation	Zoning District Name
IH	Interim Holding District
RE	Residential Estate District
R-12	Single Family Residential District - 12,000 Sq. Ft.
R-10	Single Family Residential District - 10,000 Sq. Ft.
R-8.4	Single Family Residential District - 8,400 Sq. Ft.
R-7	Single Family Residential District - 7,000 Sq. Ft.
PH	Patio Home District
TH	Townhome District
MD-1	Duplex Residential District
MF	Multiple Family District
MH	HUD Code Manufactured Housing District
BC	Business Commercial District
LC	Light Commercial District
HC	Heavy Commercial District
I	Industrial District
CBD	Central Business District

Section 5.2 IH - Interim Holding District

5.2.A. GENERAL PURPOSE & DESCRIPTION

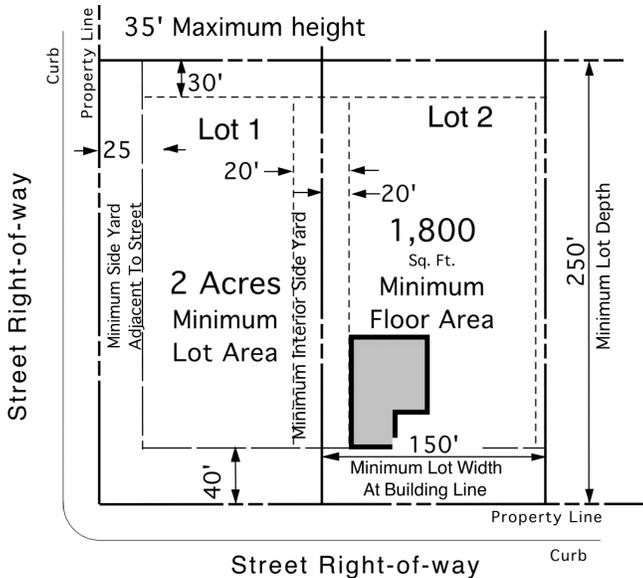
This District is intended to provide a location principally for newly annexed land prior to receiving final zoning or for undeveloped or vacant land situated on the fringe of the urban area and used for agricultural purposes, but which may become an urban area in the future. Generally “IH” Interim Holding District, will be near development; therefore, the land use activities conducted in the “IH” Interim Holding District will be rural uses similar to those found in the “RE” Residential Estate District that are compatible with nearby urban land uses. The types of uses and the area and intensity of uses permitted in this District shall encourage and protect rural uses until urbanization is warranted and the appropriate change in district classification is made. The “IH” Interim Holding District is also intended to protect areas that may be unsuitable for development because of physical problems, lack of infrastructure, constraints, or potential health or safety hazards such as flooding, as well as providing for preservation of natural open space areas.

5.2.B. PERMITTED USES

Uses permitted in the “IH” Interim Holding District are outlined in *Article 4, Permitted Uses*.

5.2.C. HEIGHT, AREA, YARD, AND LOT COVERAGE REQUIREMENTS

The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet) and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions provided in the Height and Area Regulations

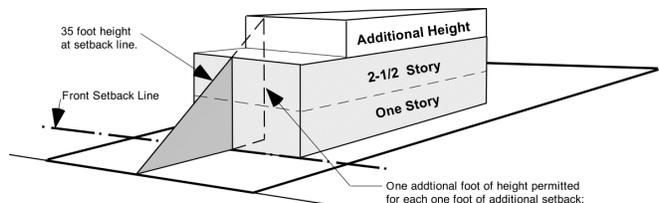


Height and Area Regulations IH District	
Max. Height	Not to exceed 35 ft.
Side Yard	
Interior Lot	20 ft. minimum
Street Side	25 ft. minimum
Rear Yard	30 ft. minimum
Front Yard	40 ft. minimum
Lot Size	2 acres (87,120 sq. ft.) min.
Lot Depth	250 ft. minimum
Lot Width	150 ft. minimum
Dwelling Area	1,800 sq. ft. minimum
Building Coverage	40% of lot area max.
Impervious Coverage	60% of lot area max.

table for the IH Zoning District.

5.2.D. ADDITIONAL HEIGHT

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty feet (40') above the



average grade line of the building. Water stand pipes and tanks, church steeples, domes, and spires, school buildings, and institutional buildings may be erected to exceed two and a half (2-1/2) stories in height, provided that one (1) additional foot shall be added to the front yards for each foot that such structures exceed two and a half (2-1/2) stories.

5.2.E. PARKING REGULATIONS.....

1. Single Family Dwelling Unit – Two enclosed (2) spaces (garage) on the same lot as the main structure
2. See Section 11.2, *Off-Street Parking and Loading Requirements*.

Section 5.3 RE - Residential Estate District

5.3.A. GENERAL PURPOSE & DESCRIPTION

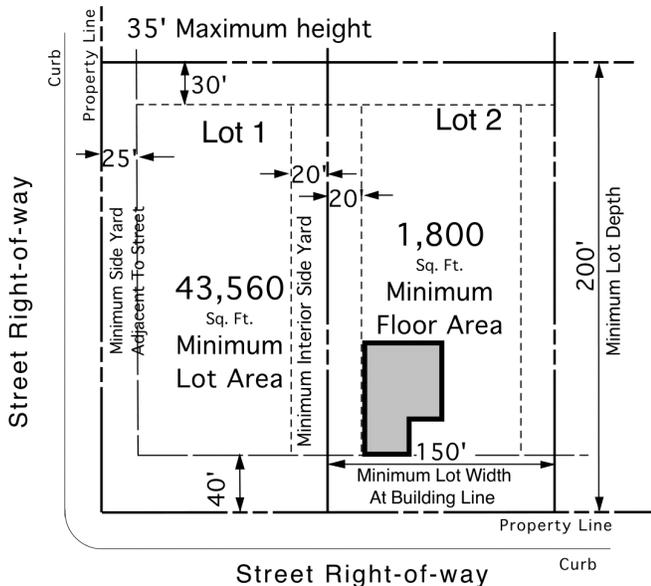
The RE District is designed to promote and encourage a suitable environment for family life on large parcels of land used only for suburban style single-family homes and their community services and facilities. This District is intended to encourage more open space, permeable surfaces, and greater setbacks with characteristics of semi-rural areas.

5.3.B. PERMITTED USES

Uses permitted in the RE District are outlined in *Article 4, Permitted Uses*.

5.3.C. HEIGHT, AREA, YARD, AND LOT COVERAGE REQUIREMENTS

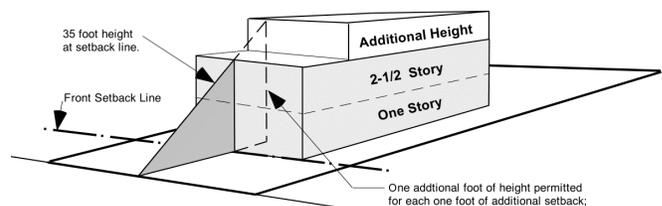
The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet) and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions provided in the Height and Area Regulations table for the RE Zoning District.



Height and Area Regulations RE District	
Max. Height	Not to exceed 35 ft.
Side Yard Interior Lot Street Side	20 ft. minimum 25 ft. minimum
Rear Yard	30 ft. minimum
Front Yard	40 ft. minimum
Lot Size	1 acre (43,560 sq. ft.) min.
Lot Depth	200 ft. minimum
Lot Width	150 ft. minimum
Dwelling Area	1,800 sq. ft. minimum
Building Coverage	40% of lot area max.
Impervious Coverage	60% of lot area max.

5.3.D. ADDITIONAL HEIGHT

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty feet (40') above the average grade line of the building. Water stand pipes and tanks, church steeples, domes, and spires, school buildings, and institutional buildings may be erected to exceed two and a half (2-1/2) stories in



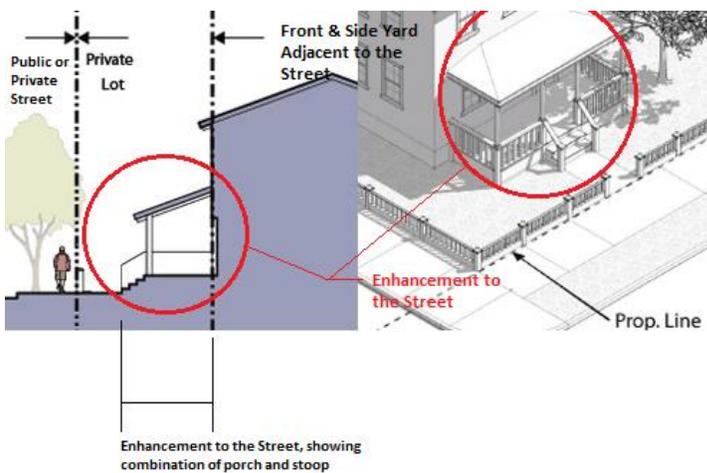
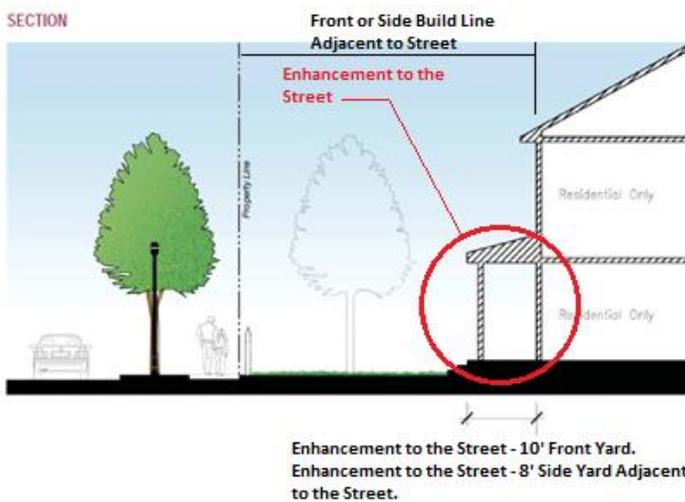
height, provided that one (1) additional foot shall be added to the front yards for each foot that such structures exceed two and a half (2-1/2) stories.

5.3.E. PARKING REGULATIONS

1. Single Family Dwelling Unit - Two (2) enclosed spaces (garage) on the same lot as the main structure
2. See Section 11.2, *Off-Street Parking and Loading Regulations*.

5.3.F. ENHANCEMENT TO THE STREET

Building enhancements that improve the feel and experience of the street and which shall include the following: porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas and colonnades. Enhancements to the street may encroach ten feet (10') into the front build-to line and eight feet (8') into the street side build line which is as depicted in Section 5.3.C.



Section 5.4 R-12 - Single Family Residential District

5.4.A. GENERAL PURPOSE & DESCRIPTION

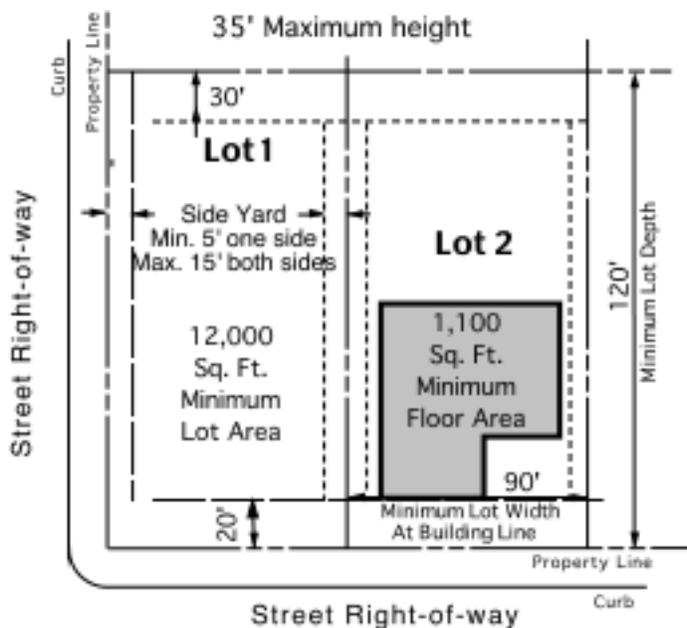
The R-12, Single Family Residential District will provide for development of single-family detached dwelling units on lots of not less than twelve thousand (12,000) square feet. Other uses, such as religious and educational facilities, and open spaces, may be provided to maintain a balanced, orderly, convenient and attractive residential area.

5.4.B. PERMITTED USES

Uses permitted in R-12 District are outlined in *Article 4, Permitted Uses*.

5.4.C. HEIGHT, AREA, YARD, AND LOT COVERAGE REQUIREMENTS

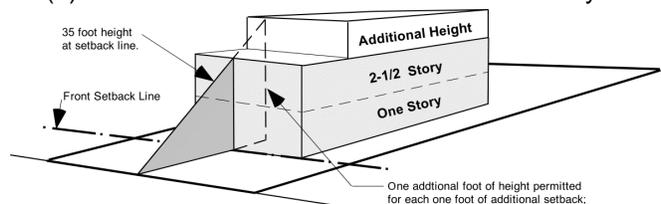
The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet) and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions provided in the Height and Area Regulations table for the R-12 Zoning District.



Height and Area Regulations R-12 District	
Max. Height	Not to exceed 35 ft.
Side Yard Interior Lot	5 ft. min. one side & 15 ft. min. total both sides
Street Side	15 ft. minimum
Rear Yard	30 ft. minimum
Front Yard	20 ft. minimum
Lot Size	12,000 sq. ft. minimum
Lot Depth	120 ft. minimum
Lot Width	90 ft. minimum
Dwelling Area	1,100 sq. ft. minimum
Building Coverage	40% of lot area max.
Impervious Coverage	60% of lot area max.

5.4.D. ADDITIONAL HEIGHT

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty feet (40') above the average grade line of the building. Water stand pipes and tanks, church steeples, domes, and spires, school buildings, and institutional buildings may be erected to exceed two and a half (2-1/2) stories in height, provided that one (1) additional foot shall be added to the front yards for each foot that such structures exceed two and a half (2-1/2) stories.

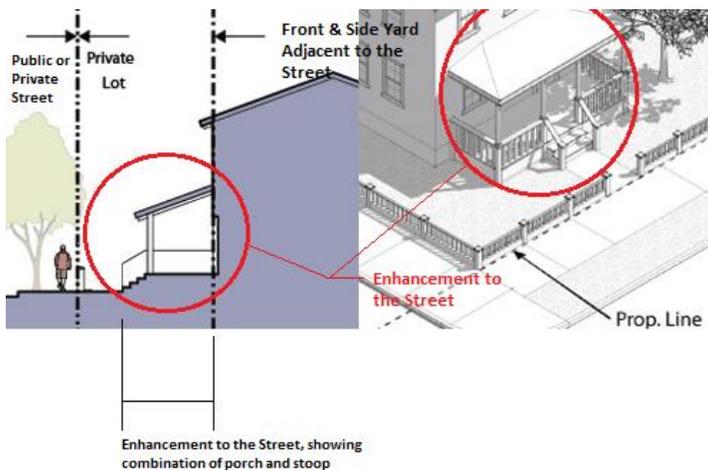
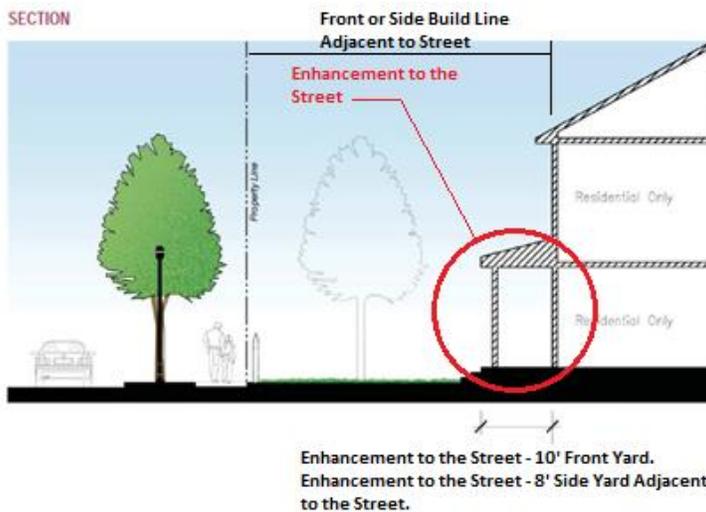


5.4.E. PARKING REGULATIONS.....

1. Single Family Dwelling Unit - Two (2) enclosed spaces (garage) on the same lot as the main structure
2. See Section 11.2, *Off-Street Parking and Loading Requirements*.

5.4.F. ENHANCEMENT TO THE STREET.....

Building enhancements that improve the feel and experience of the street and which shall include the following: porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas and colonnades. Enhancements to the street may encroach ten feet (10') into the front build-to line and eight feet (8') into the street side build line which is as depicted in Section 5.4.C.



Section 5.5 R-10 - Single Family Residential District

5.5.A. GENERAL PURPOSE & DESCRIPTION

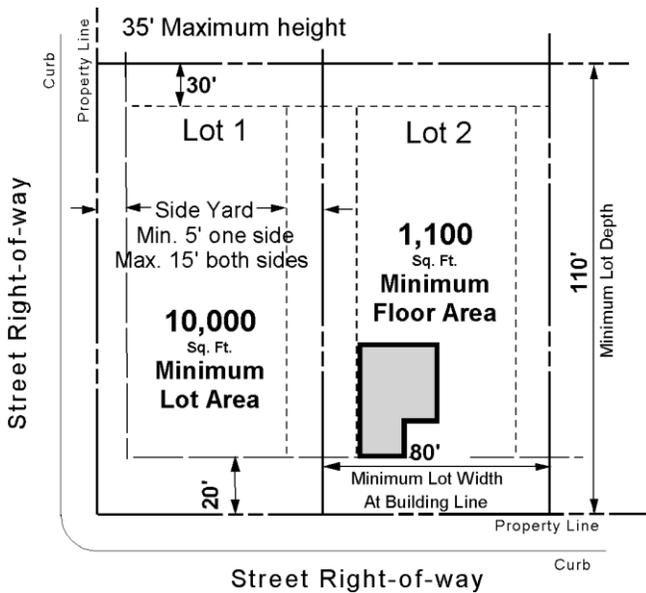
The R-10, Single Family Residential District is intended to provide for development of single family detached dwelling units on lots of not less than ten thousand (10,000) square feet.

5.5.B. PERMITTED USES

Uses permitted in R-10 District are outlined in *Article 4, Permitted Uses*.

5.5.C. HEIGHT, AREA, YARD, AND LOT COVERAGE REQUIREMENTS

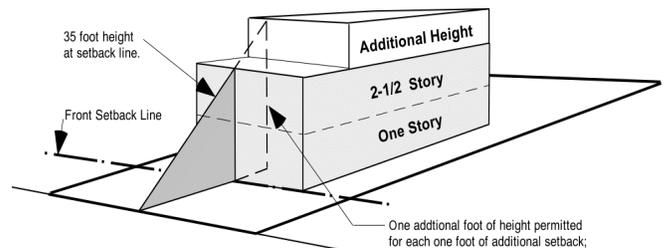
The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet) and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions provided in the Height and Area Regulations table for the R-10 Zoning District.



Height and Area Regulations R-10 District	
Max. Height	Not to exceed 35 ft.
Side Yard Interior Lot	5 ft. min. one side & 15 ft. min. total both sides
Street Side	15 ft. minimum
Rear Yard	30 ft. minimum
Front Yard	20 ft. minimum
Lot Size	10,000 sq. ft. minimum
Lot Depth	110 ft. minimum
Lot Width	80 ft. minimum
Dwelling Area	1,100 sq. ft. minimum
Building Coverage	40% of lot area max.
Impervious Coverage	60% of lot area max.

5.5.D. ADDITIONAL HEIGHT

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty feet (40') above the average grade line of the building. Water stand pipes and tanks, church steeples, domes, and spires, school buildings, and institutional buildings may be erected to exceed two and a half (2-1/2) stories in height, provided that one (1) additional foot shall be added to the front yards for each foot that such structures exceed two and a half (2-1/2) stories.

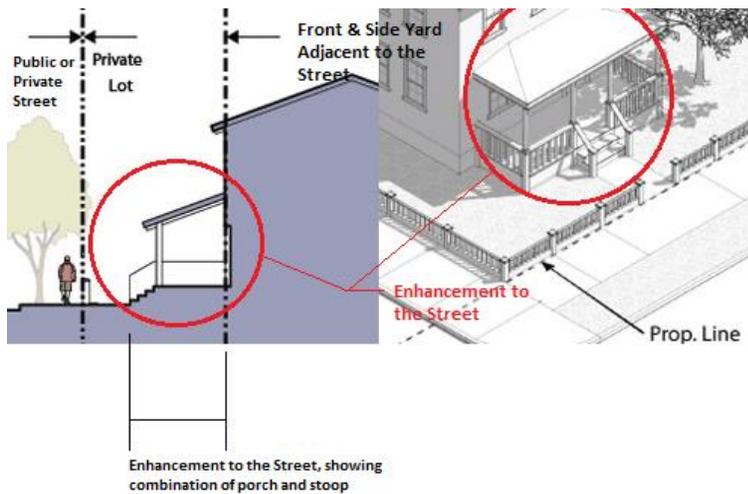
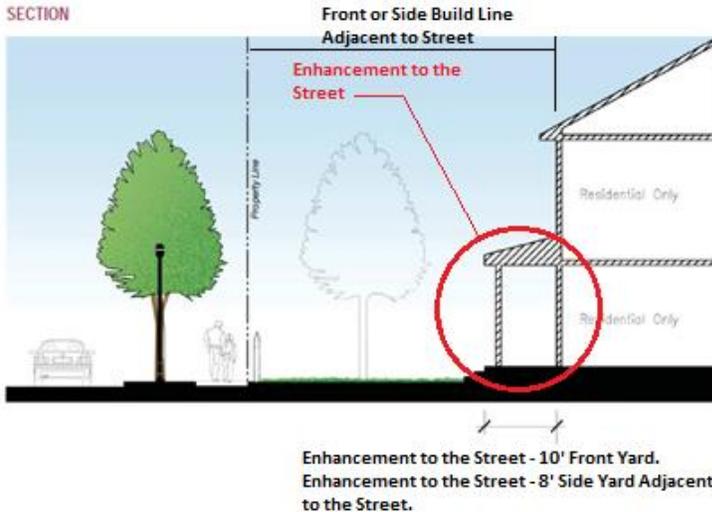


5.5.E. PARKING REGULATIONS.....

1. Single Family Dwelling Unit - Two (2) enclosed spaces (garage) on the same lot as the main structure.
2. See Section 11.2, *Off-Street Parking and Loading Requirements*.

5.5.F. ENHANCEMENT TO THE STREET.....

Building enhancements that improve the feel and experience of the street and which shall include the following: porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas and colonnades. Enhancements to the street may encroach ten feet (10') into the front build-to line and eight feet (8') into the street side build line which is as depicted in Section 5.5.C.



Section 5.6 R-8.4 - Single Family Residential District

5.6.A. GENERAL PURPOSE & DESCRIPTION

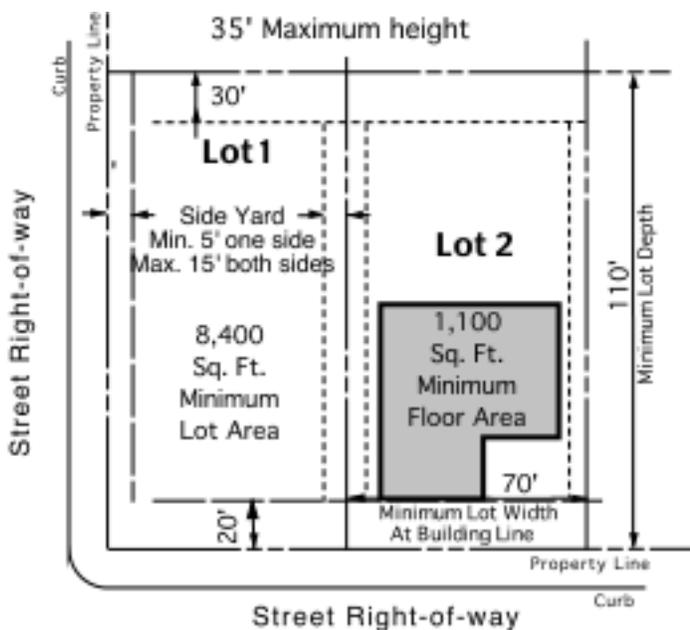
The R-8.4, Single Family Residential District is intended to be similar to the R-10 except composed of detached, single family residences on lots of not less than eight thousand, four hundred (8,400) square feet.

5.6.B. PERMITTED USES

Uses permitted in the R-8.4 District are outlined in *Article 4, Permitted Uses*.

5.6.C. HEIGHT, AREA, YARD, AND LOT COVERAGE REQUIREMENTS

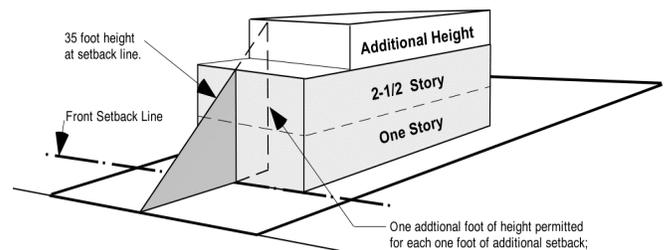
The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet) and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions provided in the Height and Area Regulations table for the R-8.4 Zoning District.



Height and Area Regulations R-8.4 District	
Max. Height	Not to exceed 35 ft.
Side Yard Interior Lot	5 ft. min. one side & 15 ft. min. total both sides
Street Side	15 ft. minimum
Rear Yard	30 ft. minimum
Front Yard	20 ft. minimum
Lot Size	8,400 sq. ft. minimum
Lot Depth	110 ft. minimum
Lot Width	70 ft. minimum
Dwelling Area	1,100 sq. ft. minimum
Building Coverage	40% of lot area max.
Impervious Coverage	60% of lot area max.

5.6.D. ADDITIONAL HEIGHT

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty feet (40') above the average grade line of the building. Water stand pipes and tanks, church steeples, domes, and spires, school buildings, and institutional buildings may be erected to exceed two and a half (2-1/2) stories in height, provided that one (1) additional foot shall be added to the front yards for each foot that such structures exceed two and a half (2-1/2) stories.

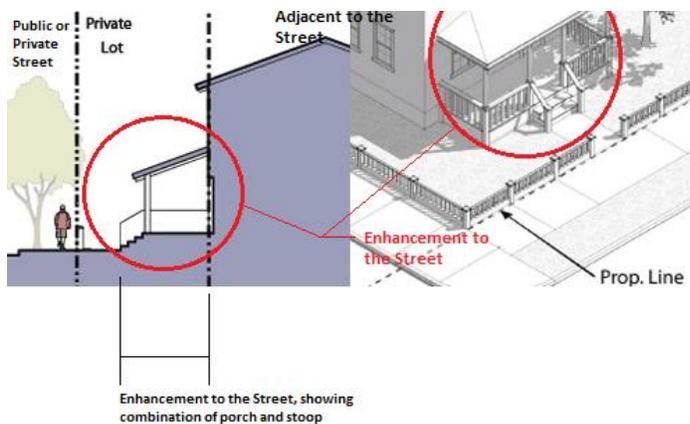
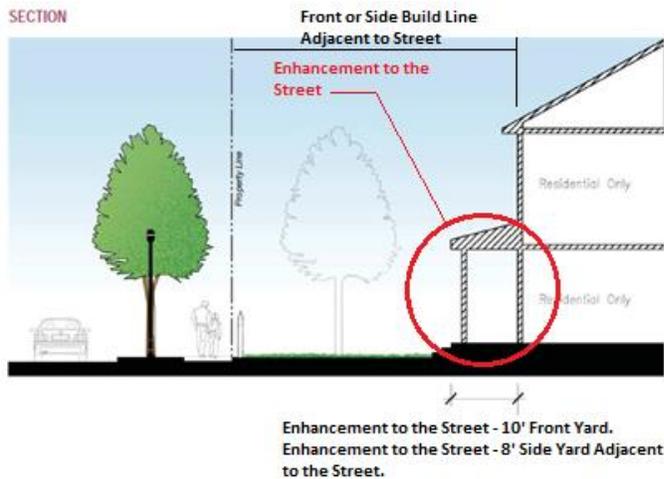


5.6.E. PARKING REGULATIONS

1. Single Family Dwelling Unit - Two (2) enclosed spaces (garage) on the same lot as the main structure.
2. See Section 11.2, Off-Street and Loading Requirements.

5.6.F. ENHANCEMENT TO THE STREET

Building enhancements that improve the feel and experience of the street and which shall include the following: porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas and colonnades. Enhancements to the street may encroach ten feet (10') into the front build-to line and eight feet (8') into the street side build line which is as depicted in Section 5.6.C.



Section 5.7 R-7 - Single Family Residential District

5.7.A. GENERAL PURPOSE & DESCRIPTION

The R-7, Single Family Residential District is intended to be similar to the R-10 and R-8.4 Districts except composed of detached, single family residences on lots of not less than seven thousand (7,000) square feet.

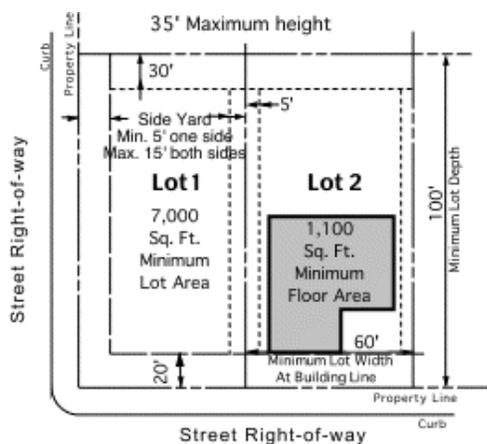
5.7.B. PERMITTED USES

Uses permitted in the R-7 District are outlined in *Article 4, Permitted Uses*.

5.7.C. HEIGHT ; AREA, YARD, AND LOT COVERAGE REQUIREMENTS

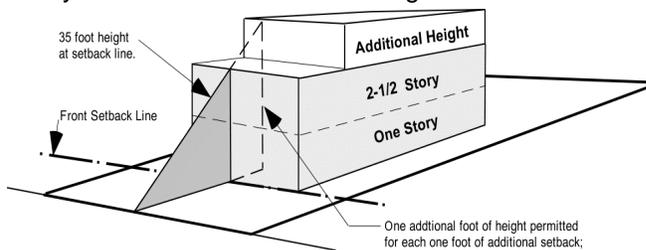
The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet) and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions provided in the Height and Area Regulations table for the R-7 Zoning District.

Height and Area Regulations R-7 District	
Max. Height	Not to exceed 35 ft.
Side Yard Interior Lot	5 ft. min. one side & 15 ft. min. total both sides
Street Side	15 ft. minimum
Rear Yard	30 ft. minimum
Front Yard	20 ft. minimum
Lot Size	7,000 sq. ft. minimum
Lot Depth	100 ft. minimum
Lot Width	60 ft. minimum
Dwelling Area	1,100 sq. ft. minimum
Building Coverage	40% of lot area max.
Impervious Coverage	60% of lot area max.



5.7.D. ADDITIONAL HEIGHT

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty feet (40') above the average grade line of the building. Water stand pipes and tanks, church steeples, domes, and spires, school buildings, and institutional buildings may be erected to exceed two and a half (2-1/2) stories in height, provided that one (1) additional foot shall be added to the front yards for each foot that such structures exceed two and a half (2-1/2) stories.

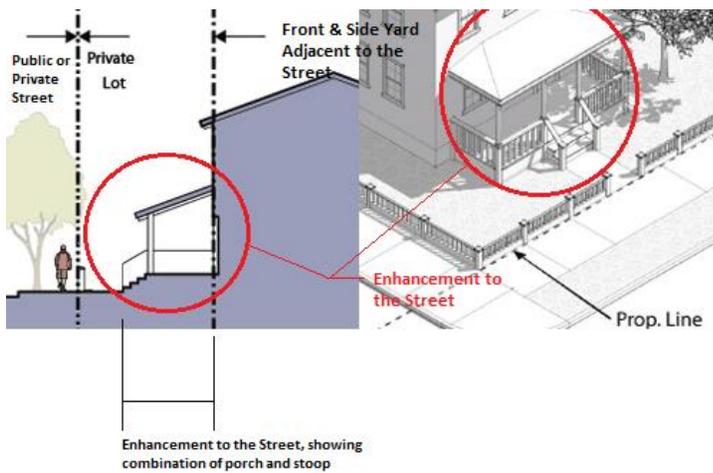
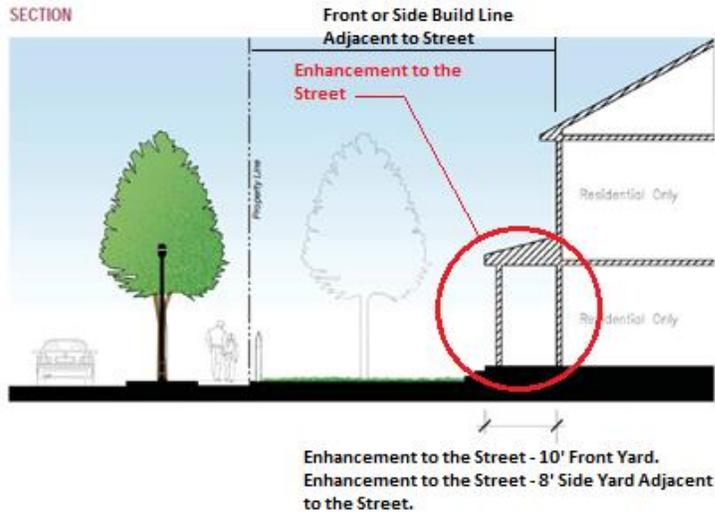


5.7.E. PARKING REGULATIONS

1. Single Family Dwelling Unit - Two (2) enclosed spaces (garage) on the same lot as the main structure.
2. See *Section 11.2, Off-Street and Loading Requirements*.

5.7.F. ENHANCEMENT TO THE STREET.....

Building enhancements that improve the feel and experience of the street and which shall include the following: porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas and colonnades. Enhancements to the street may encroach ten feet (10') into the front build-to line and eight feet (8') into the street side build line which is as depicted in Section 5.7.C.



Section 5.8 MD-1 - Two Family Residential District (Duplex)

5.8.A. GENERAL PURPOSE & DESCRIPTION

The MD-1, Two Family Residential District is intended to promote stable, quality multiple-occupancy residential development at slightly increased densities. Individual ownership of the two family or duplex units is encouraged. This District may be used as a "buffer" or transition district between lower density residential areas and higher or non-residential areas, or major streets.

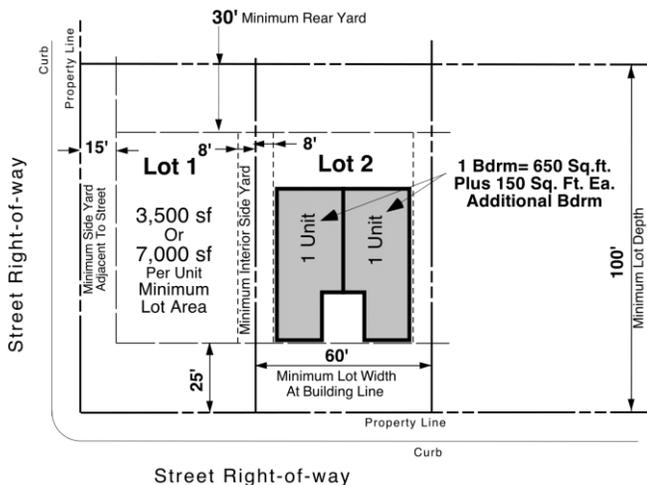
5.8.B. PERMITTED USES

Uses permitted in the MD-1 District are outlined in *Article 4, Permitted Uses*.

5.8.C. HEIGHT; AREA; YARD; AND LOT COVERAGE REQUIREMENTS

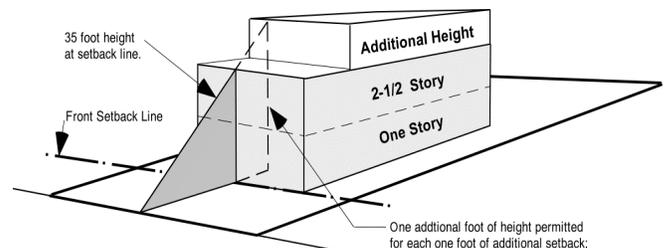
The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions provided in the Height and Area Regulations table for the MD-1 Zoning District.

Height and Area Regulations MD-1 District	
Max. Height	Not to exceed 35 ft.
Side Yard Interior Lot Street Side	8 ft. minimum 15 ft. minimum
Rear Yard	30 ft. minimum
Front Yard	25 ft. minimum
Lot Size Per unit (or) Per building	3,500 sq. ft. minimum 7,000 sq. ft. minimum
Lot Depth	100 ft. minimum
Lot Width	60 ft. minimum
Dwelling Area One Bedroom Ea. Add. Bedroom	650 sq. ft. minimum 150 sq. ft. minimum
Building Coverage	50% of lot area max.
Impervious Coverage	70% of lot area max.



5.8.D. ADDITIONAL HEIGHT

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty feet (40') above the average grade line of the building. Water stand pipes and tanks, church steeples, domes, and spires, school buildings, and institutional buildings may be erected to exceed two and a half (2-1/2) stories in height, provided that one (1) additional foot shall be added to the front yards for each foot that such structures exceed two and a half (2-1/2) stories.



5.8.E. PARKING REGULATIONS.....

1. Residential Units - Two (2) spaces per dwelling unit on the same lot as the dwelling unit, with at least one of the parking spaces enclosed (garage) per unit.
2. See *Section 11.2, Off-Street Parking and Loading Requirements*.

5.8.F. SPECIAL DISTRICT REQUIREMENTS.....

1. A lot in the MD-1 District may be platted into individual pairs such that a unit may be placed on each of the individual pairs of the lot. The subdivision plat shall designate the pairs for each lot and which lot lines are to be outside lot lines of each pair. There shall be only one dwelling unit per lot, and no dwelling unit shall cross a designated outside lot line. No single-family dwelling may be constructed on one of the designated pair of lots.
2. All utilities shall be provided to each separate unit of each duplex in a MD-1 District such that each unit is individually metered.
3. Special provisions shall be made when land is platted in a District into lots consisting of individual pairs permitting a separately owned dwelling unit to be placed on each of the individual pairs of a lot.
 - a. Plats shall be submitted and approved subject to a legal instrument(s) setting forth the manner in which common facilities or shared elements of a structure on a lot are to be maintained, or repaired, and shall include facades, roofs, and fencing.
 - b. Building permits will be issued for a structure comprised of two dwelling units to be built on lot pairs but not for a single dwelling unit.

Section 5.9 PH - Patio Home District

5.9.A. GENERAL PURPOSE & DESCRIPTION

The PH, Patio Home District is provided to allow for development of "zero lot line" homes in a modified residential district which encourages greater use of the side yard areas. Clustered lot patterns with a common usable open space system can be incorporated as an integral part of the development. The minimum lot area shall be five thousand (5,000) square feet. The District is appropriate as a buffer between higher intensity uses and heavily traveled thoroughfares, and lower density residential uses.

5.9.B. PERMITTED USES

Uses permitted in the PH District are outlined in *Article 4, Permitted Uses*.

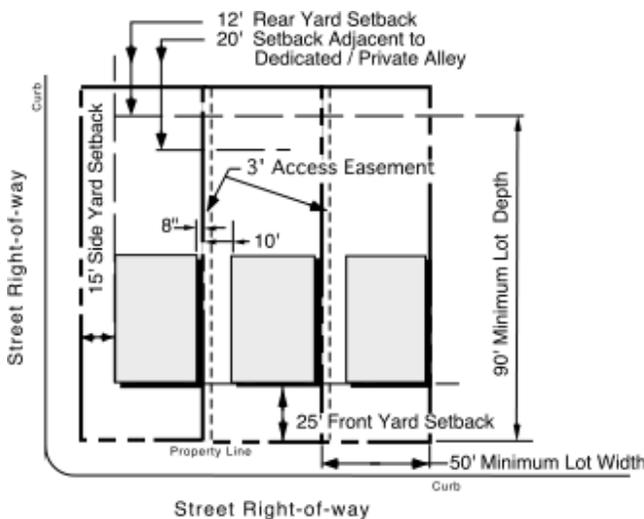
Zero-lot line, or patio home, residential detached dwellings in a platted subdivision.

Common open space, community center, recreational building and facilities provided they are incidental to the above described residential uses and are approved on a final plat.

5.9.C. HEIGHT; AREA; YARD; AND LOT COVERAGE REQUIREMENTS

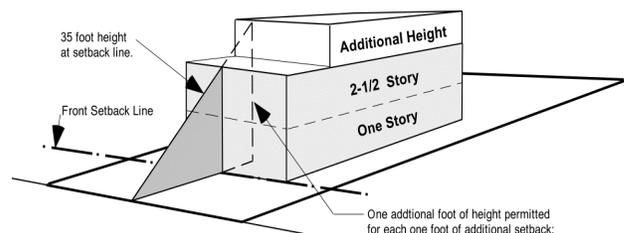
The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions provided in the Height and Area Regulations table for the PH Zoning District.

Height and Area Regulations PH District	
Max. Height	Not to exceed 35 ft.
Side Yard One Side	(See Sec. 5.9.F) 8 in. minimum
Other Side	10 ft. minimum
Street Side	15 ft minimum
Rear Yard	12 ft. minimum
Adjacent to alley	20 ft. minimum
Front Yard	25 ft. minimum
Lot Size	5,000 sq. ft. minimum
Lot Depth	90 ft. minimum
Lot Width	50 ft. minimum
Dwelling Area	1,100 sq. ft. minimum
Building Coverage	55% of lot area max.
Impervious Coverage	75% of lot area max.



5.9.D. ADDITIONAL HEIGHT

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty feet (40') above the average grade line of the building. Water stand pipes and tanks, church steeples, domes, and spires, school buildings, and institutional buildings may be erected to exceed two



and a half (2-1/2) stories in height, provided that one (1) additional foot shall be added to the front yards for each foot that such structures exceed two and a half (2-1/2) stories.

5.9.E. PARKING REGULATIONS.....

Two (2) enclosed spaces (garage) per dwelling unit on the lot with the dwelling unit. See *Section 11.2, Off-Street Parking and Loading Requirements*.

5.9.F. SIDE YARD REGULATIONS.....

1. Side setback shall be as no less 10' on one side and 8" on the other, as shown in Section 5.9.C. Dwellings shall be no closer than ten feet, eight inches (10'8") between the faces of exterior walls of neighboring dwelling units.
2. No roof overhang, gutter or extension from a wall will be allowed to extend into a neighboring property.
3. The closest exterior roofline to an adjacent property shall be storm guttered if the general slope of the roof falls toward the neighboring property.
4. Each lot shall provide a minimum of three feet (3') to the adjacent lot as an access or use easement. This easement shall be designated in the side yard adjacent to the adjoining lot's zero side yard. The purpose of this easement is to give the adjoining owner access for maintenance of his dwelling.
5. The building wall(s) which are located adjacent to the "zero" side of the lot shall not have any doors, windows, ducts, grills, vents, or other openings and shall not have exterior walls forming enclosures for courts, patios, or similar indentations to the "zero" wall.

5.9.G. REAR YARD REGULATIONS.....

Twenty feet (20') for structures accommodating required off-street parking if provided access from a dedicated or private alley.

5.9.H. SITE PLAN REQUIREMENT.....

An application for change in zoning to the "PH" Patio Home district shall be accompanied with a site plan that clearly illustrates the development concept of the land being rezoned. In addition, any property zoned "PH" that has had a site plan at the time of zoning shall have a site plan approved by the City, upon recommendation of the Planning and Zoning Commission, prior to issuing any building permit for new construction.

Section 5.10 TH - Townhome District

5.10.A GENERAL PURPOSE & DESCRIPTION

The TH, Townhome District provides for the development of attached residential dwelling units in structures built to accommodate two to eight units per structure. Residential density in the TH District allows a medium-range density not to exceed twelve (12) units per gross acre. Open space is encouraged in this District.

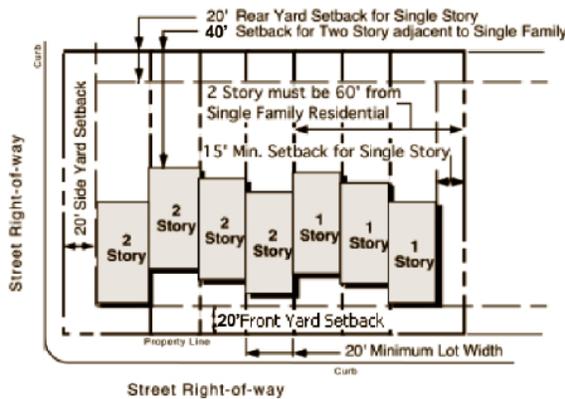
5.10.B PERMITTED USES

Uses permitted in the TH District are outlined in *Article 4, Permitted Uses*.

5.10.C HEIGHT, AREA, YARD, AND LOT COVERAGE REQUIREMENTS

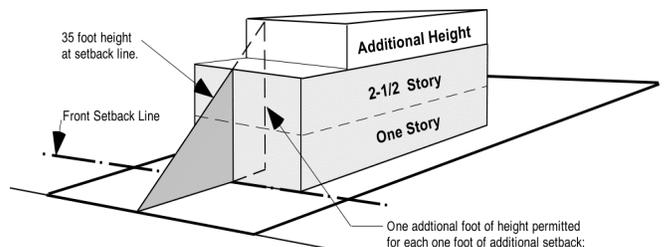
The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions provided in the Height and Area Regulations table for the TH Zoning District.

Height and Area Regulations TH District	
Max. Height	Not to exceed 35 ft..
Side Yard Interior Lot Street Side	15 ft. minimum 20 ft. minimum
Rear Yard If more than one story & adjacent to SF district	20 ft. minimum 40 ft. minimum
Front Yard	20 ft. min.
Lot Size	2,500 sq. ft. minimum
Lot Depth	100 ft. minimum
Lot Width	20 ft. minimum
Dwelling Area Two Bedroom Ea. Add. Bedroom	650 sq. ft. minimum 150 sq. ft. minimum
Maximum Density	12 D.U./ gross acre
Building Coverage	55% of lot area max.
Impervious Coverage	70% of lot area max.



5.10.D ADDITIONAL HEIGHT

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty feet (40') above the average grade line of the building. Water stand pipes and tanks, church steeples, domes, and spires, school buildings, and institutional buildings may be erected to exceed two and a half (2-1/2) stories in height, provided that one (1) additional foot shall be added to the front yards for each foot that such structures exceed two and a half (2-1/2) stories.



5.10.E PARKING REGULATIONS.....

Two (2) enclosed spaces (garage) per dwelling unit. See *Section 11.2, Off-Street Parking and Loading Requirements*.

5.10.F SITE PLAN REQUIREMENT.....

An application for change in zoning to the TH Townhome district shall be accompanied with a site plan that clearly illustrates the development concept of the land being rezoned. In addition, 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, upon recommendation of the Planning and Zoning Commission, prior to issuing any building permit for new construction.

Section 5.11 MF - Multiple Family Residential District

5.11.A GENERAL PURPOSE & DESCRIPTION

The MF, Multiple Family Residential District is an attached residential district intended to provide a residential density of eighteen (18) dwelling units per gross acre. The principal permitted land uses will include multiple family dwellings and garden apartments. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this District. This District should be located adjacent to a major street and serve as a buffer between retail/commercial development or heavy automobile traffic, and medium or low density residential development.

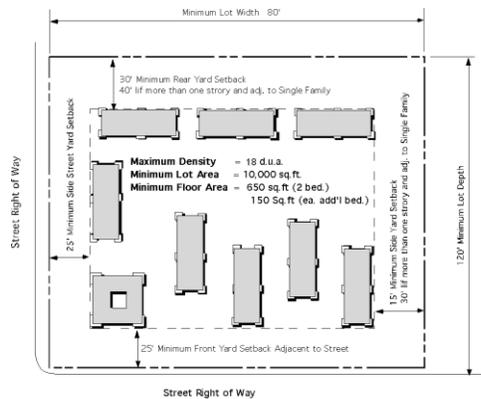
5.11.B PERMITTED USES

Uses permitted in the MF District are outlined in *Article 4, Permitted Uses*.

5.11.C HEIGHT, AREA, YARD, AND LOT COVERAGE REQUIREMENTS

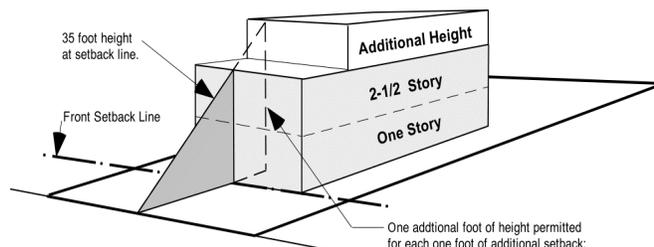
The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions provided in the Height and Area Regulations table for the MF Zoning District.

Height and Area Regulations MF District	
Max. Height	Not to exceed 35 ft.
Side Yard	
Interior Lot	15 ft. minimum
Street Side	25 ft. minimum
2 stories adjacent to SF district	30 ft. min. (See Sec. 5.11.D)
Rear Yard	30 ft. minimum
2 stories adjacent to SF district	40 ft. minimum (See Sec. 5.11.D)
Front Yard	25 ft. minimum
Lot Size	10,000 sq. ft. minimum
Lot Depth	120 ft. minimum
Lot Width	80 ft. minimum
Dwelling Area	
Two Bedroom	650 sq. ft. minimum
Ea. Add. Bedroom	150 sq. ft. minimum
Maximum Density	18 D.U./ gross acre
Building Coverage	50% of lot area maximum
Impervious Coverage	70% of lot area maximum



5.11.D ADDITIONAL HEIGHT

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty feet (40') above the average grade line of the building. Water stand pipes and tanks, church steeples, domes, and spires, school buildings, and institutional buildings may be erected to exceed two and a half (2-1/2) stories in height, provided that one (1) additional foot shall be added to the front yards for each foot that such structures exceed two and a half (2-1/2) stories.

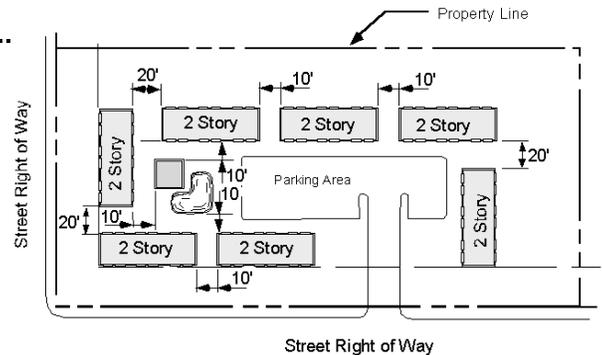


5.11.E PARKING REGULATIONS

1. Two and one-half (2 1/2) spaces per unit. See Section 11.2, *Off-Street Parking and Loading Requirements*.

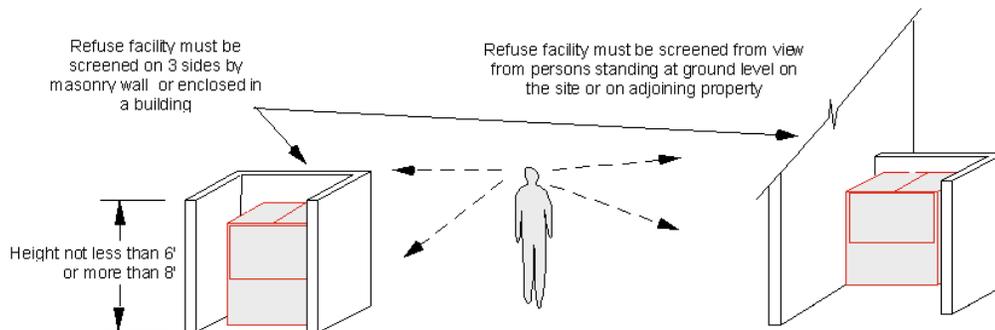
5.11.F STRUCTURE SEPARATION

1. From main structure to main structure with openings for doors or windows on facing facades, twenty feet (20')
2. From main structure to main structure without openings, ten feet (10').
3. From main structure to accessory buildings or pools, ten feet (10').



5.11.G REFUSE FACILITIES

4. Every dwelling unit shall be located within two hundred fifty feet (250') of a refuse facility, measured along the designated pedestrian and vehicular travel way. A refuse facility shall be a dumpster or other similar receptacle designed for receiving garbage in bulk or for more than one dwelling.
5. All refuse facilities shall be screened from view on three (3) sides from persons standing at ground level on the site or immediately adjoining property, by a masonry wall not less than six (6) feet, nor more than eight (8) feet in height or by an enclosure within a building. Refuse containers shall have solid latching gates and shall be provided and maintained in a manner to satisfy local public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies. Repair to damaged walls and gates shall be effected within 30 days of notification of such damage.



5.11.H SITE PLAN REQUIREMENT

An application for change in zoning to the “MF” Multi-family district shall be accompanied with a site plan that clearly illustrates the development concept of the land being rezoned. In addition, any property zoned “MF” that has not had a site plan approved at the time of zoning shall have a site plan approved by the City, upon recommendation of the Planning and Zoning Commission, prior to issuing any building permit for new construction.

Section 5.12 MH - HUD-Code Manufactured Housing District

5.12.A GENERAL PURPOSE AND DESCRIPTION

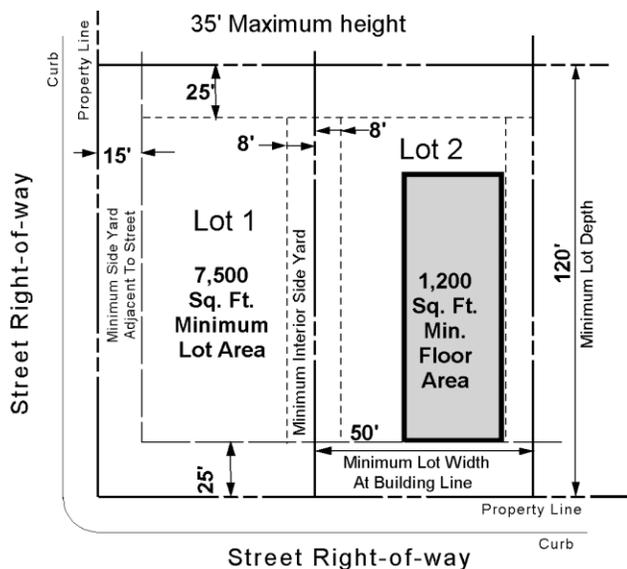
The purpose of this district is to provide adequate space and restrictions for the placement of HUD-Code manufactured homes in the City within designated subdivisions. This does not include mobile homes as defined in this ordinance. The MH District is also established to provide housing densities compatible with existing and proposed neighborhoods by providing alternative housing types both in construction and economy within the MH District. No HUD-Code manufactured home shall be allowed on any parcel or lot except on parcels or lots within the MH District.

5.12.B PERMITTED USES

Uses permitted in the MH HUD Code Manufactured Home district shall be in accordance with the listed uses in Article 4, Permitted Use Table.

5.12.C HEIGHT, AREA, YARD, AND LOT COVERAGE REQUIREMENTS

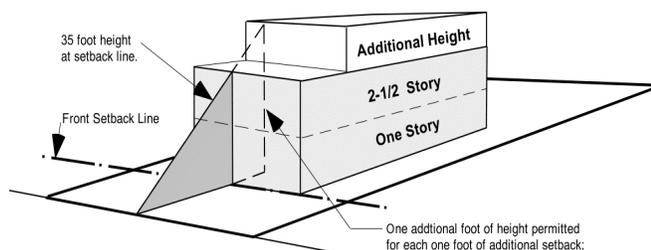
The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions provided in the Height and Area Regulations for the MH Zoning District.



Height and Area Regulations MH District	
Maximum Height	Not to exceed 35 ft.
Side Yard Interior Lot Street Side	8 ft. minimum 15 ft. minimum
Rear Yard	25 ft. minimum
Front Yard	25 ft. minimum
Lot Size	7,500 sq. ft. minimum
Lot Depth	120 ft. minimum
Lot Width	50 ft. minimum
Unit Size	1,200 sq. ft. minimum
Building Coverage	50% of lot area max.
Impervious Coverage	70% of lot area max.

5.12.D ADDITIONAL HEIGHT

Cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty feet (40') above the average grade line of the building. Water stand pipes and tanks, church steeples, domes, and spires, school buildings, and institutional buildings may be erected to



exceed two and a half (2-1/2) stories in height, provided that one (1) additional foot shall be added to the front yards for each foot that such structures exceed two and a half (2-1/2) stories.

5.12.E YARD REQUIREMENTS FOR SECONDARY NON-RESIDENTIAL STRUCTURES

In the MH District, no carport, garage, storage building, office, or caretaker's dwelling, laundry house, or other permitted structure may be located closer than ten feet (10') from any side or rear property line. Such structures shall also be subject to front yard requirements above.

5.12.F PARKING REQUIREMENTS.....

Each Manufactured Home constructed after the effective date of this Ordinance shall contain and maintain either a detached or an attached fully enclosed garage. In no case shall such garage consist of less than four hundred and sixty two (462) square feet of floor space with minimum interior measurements of at least 21 feet by 22 feet. The number of required parking spaces shall be in accordance with *Section 11.2., Off-Street Parking and Loading Regulations*.

5.12.G DEVELOPMENT AND INSTALLATION REGULATIONS.....

Any property developed within the MH district as a HUD Code Manufactured Home or as a manufactured housing subdivision shall meet the following requirements:

1. HUD Code Manufactured Homes shall have the axles, wheels, and tow bar or tongue removed and shall be secured to a permanent foundation or footing and piers, all in accordance with manufacturer's specifications.
2. HUD Code Manufactured Homes must have a minimum of an eighteen-inch crawl space under all homes.
3. A concrete or asphalt surface with good drainage shall cover the area where a home is to be sited.
4. Each HUD Code manufactured home site shall have a slab or patio not less than twenty feet in length and six feet in width, comprised of concrete, flagstone, or similar substance installed adjacent to each site.
5. HUD Code Manufactured Homes shall have permanent steps installed at all exits.
6. Skirting shall be securely attached between the HUD Code Manufactured home and the ground on all sides within thirty days of home installation. Skirting materials shall consist of materials which are compatible with the design of the home and enhance its appearance. Unpainted or untreated corrugated metal, screen or wire, or lattice-type skirting is prohibited.
7. Construction, placement, and installation of the homes shall be in conformance with applicable federal, state, and local codes and standards, and each manufactured home shall have affixed a seal of the appropriate federal or state department.
8. Sanitation, fire protection, and underground utility services shall be provided to each lot in accordance with City ordinances and regulations.
9. Ingress and egress to the property shall be provided in accordance with City ordinances and regulations.
10. Drainage and garbage collection rights-of-way, fire lanes, and utility easements shall be provided as required by the City. Such can be accomplished by designating all private interior drives within the project as easements for vehicular access and service.
11. Soil conditions, ground water level, drainage, flooding, and topography shall not create hazards to the developed portion of the property or the health and safety of the residents.
12. HUD-Code Manufactured Home subdivisions shall be developed at densities comparable to adjacent residential uses, or have adequate landscape buffering or open space to provide transition of uses. Adequate landscape buffering or open space for transition purposes shall be determined on

an individual site basis and shall be subject to the approval of the City Council upon recommendation of the Planning and Zoning Commission.

13. Any structural alteration or modification of a HUD-Code Manufactured Home after it is placed on the site must be approved by the Chief Building Official of the City of Granbury. All structural additions shall comply with the City's building codes and ordinances.

5.12.H. SITE-BUILT ADDITIONS.....

The addition of peaked roof facades, atrium entrances, garages, porches, and patios are encouraged in order to increase the compatibility with conventional single family housing in the City.

5.12.I. ACCESSORY BUILDING AND STRUCTURE REGULATIONS

Area regulations for accessory buildings or accessory structures shall be in compliance *with Section 11.10, Accessory Building & Use Regulations*.

5.12.J. INTERIOR DRIVES.....

1. The use of private interior drives must be approved by the City Council upon recommendation of the Planning and Zoning Commission.
2. Such interior drives shall have a minimum easement width of fifty (50) feet and shall have a minimum paved roadway width of twenty-eight (28) feet.
3. Public interior streets shall be located within dedicated rights-of-way, and shall have a minimum paved roadway width provided in accordance with the applicable standards in the City of Granbury Subdivision Regulations.
4. All private interior drives, entrances, and service drives shall be constructed in accordance with City design standards and shall have a six (6) inch rolled curb and gutter of concrete meeting the street standards of the City of Granbury. The developer shall bear the total cost of construction and maintenance of all such improvements, including curb and drainage structures that may be needed.
5. All parking areas and public streets shall be of concrete or asphalt construction, as approved by the City Engineer.

5.12.K. UNDERGROUND UTILITIES.....

All utility lateral and service lines located within the MH District shall be installed underground.

5.12.L. OPEN SPACE AREA.....

Open space designated for the use and enjoyment of all residents shall be provided within a HUD Code Manufactured Home subdivision at the ratio of five hundred (500) square feet for each of the first twenty (20) units, and two hundred (200) square feet for each additional unit in excess of twenty (20). Designated open space shall be developed and maintained for recreational and leisure activities and shall be located within the subdivision being developed.

5.12.M. SCREENING.....

A solid opaque screening wall or fence of not less than six (6) feet in height, measured at the highest finished grade, shall be provided along all perimeter property lines of a HUD-Code Manufactured Home subdivision which do not abut a dedicated street. Said screening wall or fence shall be of a decorative construction. This requirement can be waived or modified if natural or man-made physical features create an adequate separation or buffer from adjacent uses, as determined by the City Council upon recommendation of the Planning and Zoning Commission. However, any request to waive this requirement shall be presented as an element of the site plan and shall be subject to approval at that time only.

5.12.N PRESERVATION OF SITE ASSETS

1. When developing a HUD-Code Manufactured Home Subdivision, the following steps shall be taken to preserve on-site assets:
2. Suitable available topsoil and desirable existing trees, shrubs, and ground cover shall be preserved and protected where practicable.
3. Topsoil which is suitable and needed for later use in finished grading shall be stripped from areas to be occupied by structures, parking areas, streets and driveways, and from areas to be re-graded or disturbed. This topsoil shall be collected and stored on the site in convenient places for future use and shall be free of debris during construction.
4. Drainage engineering plans for drainage shall be submitted for review by the City at the time of site plan approval. All applicable requirements of the City shall be met.
5. HUD-Code Manufactured Home Sales: HUD-Code Manufactured Home subdivisions shall be for residential purposes only. Sales of these homes shall be limited to those which become available on the market on an individual basis. Commercial sales and promotion are not permitted.

Section 5.13 BC - Business Commercial District

5.13.A GENERAL PURPOSE & DESCRIPTION

The “BC” Business Commercial District is established to create a District for office and professional uses and for limited retail uses intended for use by residents of nearby neighborhood areas to supply day-to-day needs and personal services. Neighborhood services should be located on a major street and generally utilize a site adjacent to one or more logical neighborhood service areas. The District can be used as a transition district between more intense uses and residential uses. Permitted uses should be compatible with adjacent residential areas.

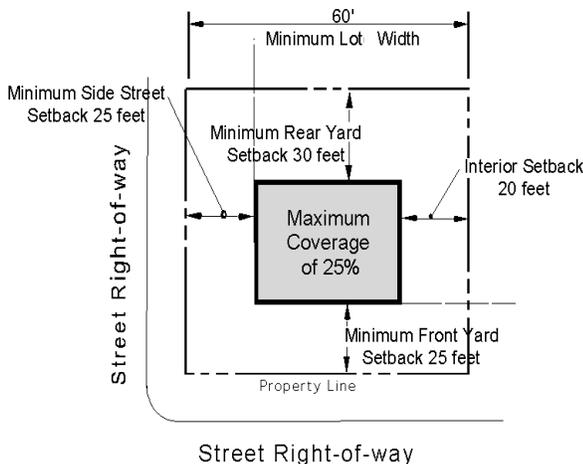
5.13.B USES PERMITTED

Uses permitted in the “BC” District as outlined in *Article 4, Permitted Use Table*.

5.13.C HEIGHT, AREA, YARD, AND LOT COVERAGE REQUIREMENTS

The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear) maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions provided in the Height and Area Regulations table for the BC Zoning District.

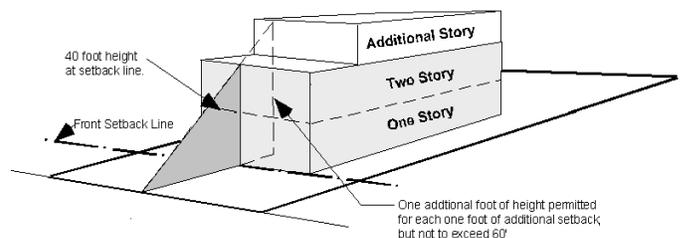
Cooling towers, roof gables, chimneys, vent stacks, or mechanical equipment rooms may project, not to exceed twelve feet (12’) beyond maximum building height.



Height and Area Regulations BC District	
Maximum Height	40' at front setback line. Additional height permitted according to Sec. 5.13.D
Side Yard	(See 5.13.E)
Interior Side	20 ft. minimum
Street Side	25 ft. minimum
Rear Yard	30 feet minimum
Front Yard	25 feet minimum
Lot Size	7,000 sq. ft. minimum
Lot Depth	N/A
Lot Width	60 ft. minimum
Building Coverage	25% maximum

5.13.D ADDITIONAL HEIGHT

Additional height will be permitted in the “BC” Business Commercial District for each additional foot that a structure sets back beyond the required front setback. For each one foot of additional setback the structure will be permitted one additional foot of height; but shall not exceed a total height of sixty (60) feet.



5.13.E. REDUCED YARD.....

If the front of the building is dedicated totally to landscaping, the front or side yard adjacent to the street may be reduced by ten (10) feet.

5.13.F. OFF STREET PARKING AND LOADING REQUIREMENTS.....

Off street parking and loading requirements shall be provided as required by *Section 11.2, Off-Street Parking and Loading Requirements*.

5.13.G. LANDSCAPING REQUIREMENTS.....

Landscaping requirements shall be provided as required by *Article 8, Landscaping Requirements*.

5.13.H. SIGN REQUIREMENTS.....

Sign requirements shall be provided as required by *Article 7, Sign Requirements*.

5.13.I. OUTDOOR LIGHTING REQUIREMENTS.....

Outdoor lighting requirements shall be provided as required by *Article 10, Outdoor Lighting Requirements*.

5.13.J. OPEN STORAGE.....

Open storage is prohibited.

5.13.K. REFUSE FACILITIES.....

All refuse facilities shall be screened from view on three (3) sides from persons standing at ground level on the site or immediately adjoining property, by a masonry wall not less than six (6) feet, nor more than eight (8) feet in height or by an enclosure within a building. Refuse containers shall have solid latching gates and shall be provided and maintained in a manner to satisfy local public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies. Repair to damaged walls and gates shall be completed within 30 days of notification of such damage. (also see illustration provided in *Section 5.11.G, Refuse Facilities*.)

Section 5.14 LC - Light Commercial District

5.14.A GENERAL PURPOSE & DESCRIPTION

The LC - Light Commercial District is established to provide locations for various types of general retail trade, business and service uses to one or more residential neighborhoods. The shopping areas developed within a LC - Light Commercial District should utilize a shopping center concept and be limited to two stories in height. The LC - Light Commercial District and shopping areas should be located generally at the intersection of major thoroughfares and convenient to their residential trade area, with signage compatible with surrounding land use. No open storage is permitted in the LC - Light Commercial District.

5.14.B PERMITTED USES

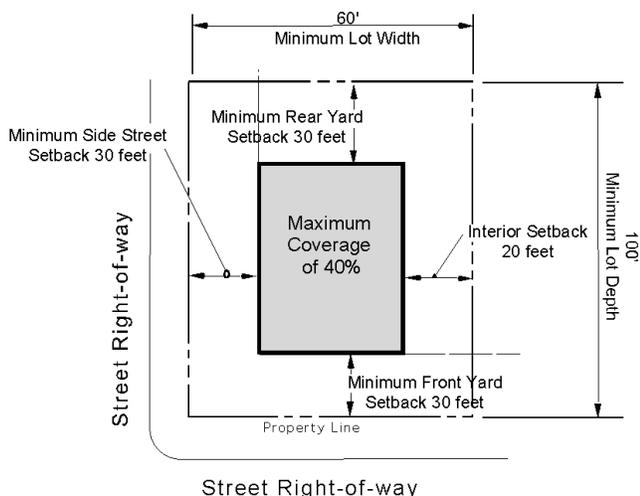
Uses permitted in the LC District are outlined in *Article 4, Permitted Uses*.

5.14.C HEIGHT, AREA, YARD, AND LOT COVERAGE REQUIREMENTS

The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions provided in the Height and Area Regulations table for the LC Zoning District.

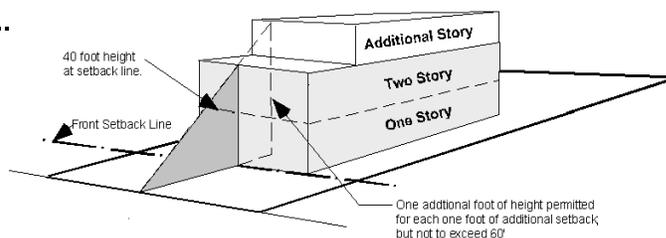
Cooling towers, roof gables, chimneys, vent stacks, or mechanical equipment rooms may project, not to exceed twelve feet (12') beyond maximum building height.

Height and Area Regulations LC District	
Maximum Height	40' at front setback line. Additional height permitted according to Sec. 5.14.D
Side Yard	
Interior Side	20 ft. minimum
Street Side	30 ft. minimum
Rear Yard	30 feet minimum
Front Yard	30 feet minimum
Lot Size	7,000 sq. ft. minimum
Lot Depth	100 ft. minimum
Lot Width	60 ft. minimum
Building Coverage	40% maximum



5.14.D ADDITIONAL HEIGHT

Additional height will be permitted in the "LC" Light Commercial District for each additional foot that a structure sets back beyond the required front setback. For each one foot of additional setback the structure will be permitted one additional foot of height; but shall not exceed a total height of sixty (60)



feet.

5.14.E. OFF STREET PARKING AND LOADING REQUIREMENTS.....

Off street parking and loading requirements shall be provided as required by *Section 11.2, Off-Street Parking and Loading Requirements*.

5.14.F. LANDSCAPING REQUIREMENTS.....

Landscaping requirements shall be provided as required by *Article 8, Landscaping Requirements*.

5.14.G. SIGN REQUIREMENTS.....

Sign requirements shall be provided as required by *Article 7, Sign Requirements*.

5.14.H. OUTDOOR LIGHTING REQUIREMENTS.....

Outdoor lighting requirements shall be provided as required by *Article 10, Outdoor Lighting Requirements*.

5.14.I. OPEN STORAGE.....

Facilities requiring outdoor display of equipment for rent or sale, open storage of materials, commodities, or equipment the following requirements shall apply:

1. Material being stored shall be located behind the front building line, except where required by SUP.
2. Observe all yard requirements.
3. A screening fence being a minimum of six (6) feet and not exceeding eight (8) feet in height shall be provided.
4. In all districts where screening of open storage is required, such screening shall be required only for those areas used for open storage. Screening of open storage areas must be solid opaque but may be of materials as approved by the City.

5.14.J. REFUSE FACILITIES.....

1. All refuse facilities shall be screened from view on three (3) sides from persons standing at ground level on the site or immediately adjoining property, by a masonry wall not less than six (6) feet, nor more than eight (8) feet in height or by an enclosure within a building.
2. Refuse containers shall have solid latching gates and shall be provided and maintained in a manner to satisfy local public health and sanitary regulations.
3. The width of the front gate opening of the refuse container enclosure shall provide at least two feet (2') of clearance on both sides of the refuse container.
4. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies.
5. Repair to damaged walls and gates shall be effected within 30 days of notification of such damage. (also see illustration provided in *Section 5.11.G, Refuse Facilities*.)

Section 5.15 HC - Heavy Commercial District

5.15.A GENERAL PURPOSE & DESCRIPTION

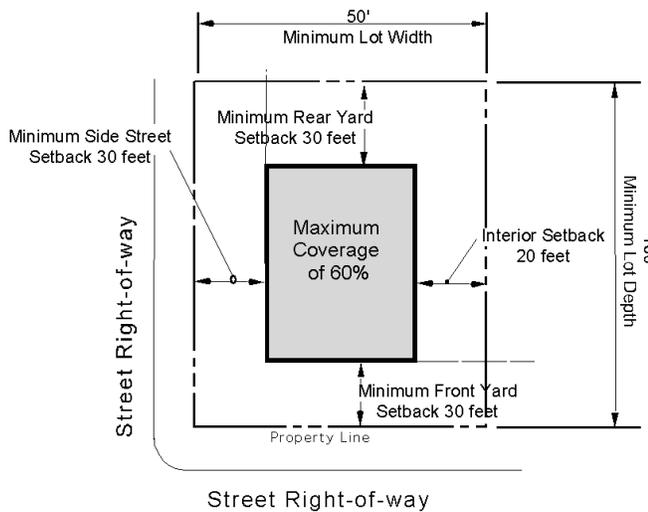
The HC, Heavy Commercial District is intended to provide a centrally located and convenient location for small scale service and commercial related establishments, such as wholesale products, welding shops, flea markets, major automotive repair, upholstery shops, and other heavy commercial uses. Uses in this district may require open, but screened, storage areas for materials. The uses envisioned for the district will typically utilize smaller sites and have operation characteristics which are not compatible with residential uses and some nonresidential uses. Convenient access to major and minor streets is also a primary consideration. The HC-Heavy Commercial District is to be suitable for properties along and adjacent to major streets.

5.15.B PERMITTED USES

Uses permitted in the HC District are outlined in *Article 4, Permitted Uses*.

5.15.C HEIGHT, AREA, YARD, AND LOT COVERAGE REQUIREMENTS

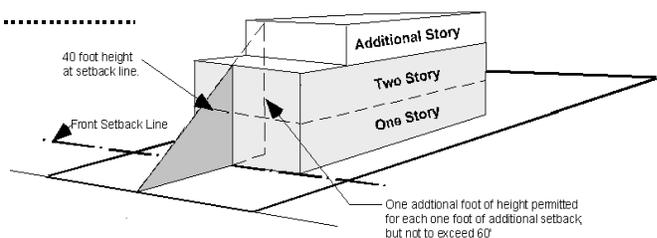
1. The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions provided in the Height and Area Regulations table for the HC Zoning District.
2. Cooling towers, roof gables, chimneys, vent stacks, or mechanical equipment rooms may project, not to exceed twelve feet (12') beyond maximum building height.



Height and Area Regulations HC District	
Maximum Height	40' at front setback line. Additional height permitted according to Sec. 5.15.D
Side Yard	
Interior Side	20 ft. minimum
Street Side	30 ft. minimum
Rear Yard	30 feet minimum
Front Yard	30 feet minimum
Lot Size	6,000 sq. ft. minimum
Lot Depth	100 ft. minimum
Lot Width	50 ft. minimum
Building Coverage	60% maximum

5.15.D ADDITIONAL HEIGHT

Additional height will be permitted in the "HC" Heavy Commercial District for each additional foot that a structure sets back beyond the required front setback. For each one foot of additional setback the



structure will be permitted one additional foot of height; but shall not exceed a total height of sixty (60) feet.

5.15.E OFF STREET PARKING AND LOADING REQUIREMENTS

Off street parking and loading requirements shall be provided as required by *Section 11.2, Off-Street Parking and Loading Requirements*.

5.15.F LANDSCAPING REQUIREMENTS

Landscaping requirements shall be provided as required by *Article 8, Landscaping Requirements*.

5.15.G SIGN REQUIREMENTS

Sign requirements shall be provided as required by *Article 7, Sign Requirements*.

5.15.H OUTDOOR LIGHTING REQUIREMENTS

Outdoor lighting requirements shall be provided as required by *Article 10, Outdoor Lighting Requirements*.

5.15.I OPEN STORAGE AND OUTSIDE DISPLAY

Except for new and used automobile dealers and similar facilities requiring outdoor display of vehicles or equipment for rent or sale, open storage of materials, commodities, or equipment the following requirements shall apply:

1. Material being stored shall be located behind the front building line.
2. Observe all yard requirements.
3. A screening fence being a minimum of six (6) feet and not exceeding a maximum of eight (8) feet in height shall be provided.
4. In all districts where screening of open storage is required, such screening shall be required only for those areas used for open storage. Screening of open storage areas must be solid opaque but may be of materials as approved by the City.

5.15.J REFUSE FACILITIES

5. All refuse facilities shall be screened from view on three (3) sides from persons standing at ground level on the site or immediately adjoining property, by a masonry wall not less than six (6) feet, nor more than eight (8) feet in height or by an enclosure within a building.
6. Refuse containers shall have solid latching gates and shall be provided and maintained in a manner to satisfy local public health and sanitary regulations.
7. The width of the front gate opening of the refuse container enclosure shall provide at least two feet (2') of clearance on both sides of the refuse container.
8. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies.
9. Repair to damaged walls and gates shall be effected within 30 days of notification of such damage. (also see illustration provided in *Section 5.11.G, Refuse Facilities*.)

Section 5.16 I - Industrial District

5.16.A GENERAL PURPOSE & DESCRIPTION

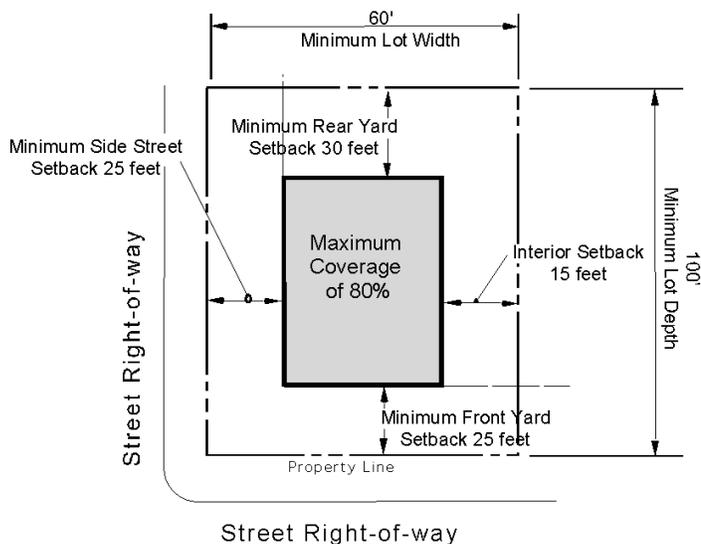
The I-Industrial District is intended primarily for uses in the conduct of manufacturing, assembling and fabrication, and for warehousing, wholesaling and service operations that do not depend upon frequent customer or client visits. Such uses do require accessibility to major highways, rail lines or other means of transportation.

5.16.B PERMITTED USES

Those uses specified in *Article 4, Permitted Uses*. However, no permanent use of temporary dwellings, such as travel trailers or mobile homes may be used for on-site dwelling purposes in any industrial district.

5.16.C HEIGHT, AREA, YARD, AND LOT COVERAGE REQUIREMENTS

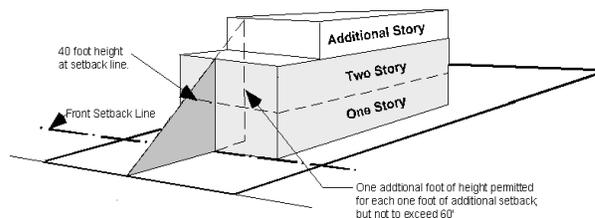
1. The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions provided in the Height and Area Regulations table for the I Zoning District.
2. Cooling towers, roof gables, chimneys, vent stacks, or mechanical equipment rooms may project, not to exceed twelve feet (12') beyond maximum building height.



Height and Area Regulations I DISTRICT	
Maximum Height	45' at front setback line. Additional height permitted according to Sec. 5.16.D
Side Yard	
Interior Side	15 ft. minimum
Street Side	25 ft. minimum
Rear Yard	30 feet minimum
Front Yard	25 feet minimum
Lot Size	7,000 sq. ft. minimum
Lot Depth	100 ft. minimum
Lot Width	60 ft. minimum
Building Coverage	80% maximum

5.16.D ADDITIONAL HEIGHT

1. Additional height will be permitted in the "I" Industrial Use District for each additional foot that a structure sets back beyond the required front setback. For each one foot of additional setback the structure will be permitted one additional foot of height; but shall not exceed a total height of sixty (60) feet.
2. Additional height required for scaffolding, towers mechanical equipment, and other structures used in the application of the industrial use, which exceed the height requirement of 60 feet shall be permitted by Special Exception as granted by the Zoning Board of Adjustment.



5.16.E. SPECIAL SETBACK.....

Structures requiring railroad access will require a setback from the centerline of the railroad right-of-way that shall be in accordance with applicable State law.

5.16.F. OFF STREET PARKING AND LOADING REQUIREMENTS.....

Off street parking and loading requirements shall be provided as required by *Section 11.2, Off-Street Parking and Loading Requirements*.

5.16.G. LANDSCAPING REQUIREMENTS.....

Landscaping requirements shall be provided as required by *Article 8, Landscaping Requirements*.

5.16.H. SIGN REQUIREMENTS.....

Sign requirements shall be provided as required by *Article 7, Sign Requirements*.

5.16.I. OUTDOOR LIGHTING REQUIREMENTS.....

Outdoor lighting requirements shall be provided as required by *Article 10, Outdoor Lighting Requirements*.

5.16.J. OPEN STORAGE AND OUTSIDE DISPLAY.....

Except for new and used automobile dealers and similar facilities requiring outdoor display of vehicles or equipment for rent or sale, open storage of materials, commodities, or equipment the following requirements shall apply:

1. Material being stored shall be located behind the front building line.
2. Observe all yard requirements.
3. A screening fence being a minimum of six (6) feet and a maximum of eight (8) feet in height shall be provided.
4. In all districts where screening of open storage is required, such screening shall be required only for those areas used for open storage. Screening of open storage areas must be solid opaque but may be of materials as approved by the City.

5.16.K. REFUSE FACILITIES.....

1. All refuse facilities shall be screened from view on three (3) sides from persons standing at ground level on the site or immediately adjoining property, by a masonry wall not less than six (6) feet, nor more than eight (8) feet in height or by an enclosure within a building.
2. Refuse containers shall have solid latching gates and shall be provided and maintained in a manner to satisfy local public health and sanitary regulations.
3. The width of the front gate opening of the refuse container enclosure shall provide at least two feet (2') of clearance on both sides of the refuse container.
4. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies.
5. Repair to damaged walls and gates shall be effected within 30 days of notification of such damage. (also see illustration provided in *Section 5.11.G, Refuse Facilities*.)

5.16.L. COMPLIANCE WITH STATE LAW & FEDERAL LAWS.....

No uses shall be allowed which are prohibited by State law or which operate in excess of State or National environment or pollution standards as determined by the U.S. Environmental Protection Agency, Texas Department of Health, the Texas Natural Resource Conservation Commission, the Texas

Commission on Environmental Quality, or any other federal or state regulatory body governing environmental issues or pollution standards.

Section 5.17 CBD - Central Business District

5.17.A GENERAL PURPOSE & DESCRIPTION

The development standards in the CBD District are designed to maintain and encourage development within the central section of the City. Standards for vehicle parking, building setbacks, and building height are similar to those existing on developed properties in this section of the City. Single, two, or multi-family uses are permitted within the same structure as the commercial use.

5.17.B PERMITTED USES

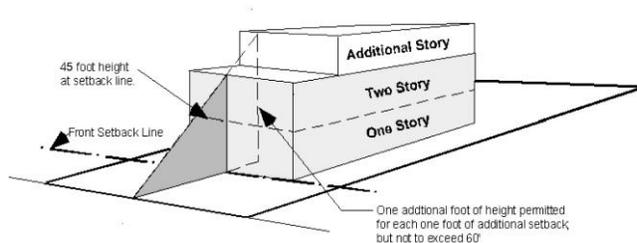
Uses permitted in the CBD District are outlined in *Article 4, Permitted Uses*.

5.17.C HEIGHT, AREA, YARD, AND LOT COVERAGE REQUIREMENTS

The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions provided in the Height and Area Regulations table for the CBD District.

5.17.D ADDITIONAL HEIGHT

Additional height will be permitted in the “CBD” Central Business District for each additional foot that a structure sets back beyond the required front setback. For each one foot of additional setback the structure will be permitted one additional foot of height; but shall not exceed a total height of sixty (60) feet. Additional height exceeding 60 feet may be permitted by Special Exception as granted by the Zoning Board of Adjustment.



Height and Area Regulations CBD District	
Maximum Height	45' at front setback line. Additional height permitted according to Sec. 5.17.D
Side Yard	No minimum
Rear Yard	No minimum
Front Yard	No minimum
Lot Size	No minimum
Lot Depth	No minimum
Lot Width	No minimum
Building Coverage	No minimum or maximum

5.17.E OFF STREET PARKING AND LOADING REQUIREMENTS

Off street parking and loading requirements shall not be required. However, when provided, the parking spaces must meet the sizes as provided for parking and drive spaces in *Section 11.2, Off-Street Parking and Loading Requirements*.

5.17.F LANDSCAPING REQUIREMENTS

Landscaping requirements shall not be required. However, when provided, the landscaping must meet the applicable regulations as provided by *Article 8, Landscaping Requirements*.

5.17.G SIGN REQUIREMENTS

Sign requirements shall be provided as required by *Article 7, Sign Requirements*.

5.17.H OUTDOOR LIGHTING REQUIREMENTS.....

Outdoor lighting requirements shall be provided as required by *Article 10, Outdoor Lighting Requirements*.

5.17.I OPEN STORAGE.....

Open storage is prohibited.

5.17.J REFUSE FACILITIES.....

1. All refuse facilities shall be screened from view on three (3) sides from persons standing at ground level on the site or immediately adjoining property, by a masonry wall not less than six (6) feet, nor more than eight (8) feet in height or by an enclosure within a building.
2. Refuse containers shall have solid latching gates and shall be provided and maintained in a manner to satisfy local public health and sanitary regulations.
3. The width of the front gate opening of the refuse container enclosure shall provide at least two feet (2') of clearance on both sides of the refuse container.
4. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies.
5. Repair to damaged walls and gates shall be effected within 30 days of notification of such damage. (also see illustration provided in *Section 5.11.G, Refuse Facilities*.)

5.17.K CONVERSION OF RESIDENTIAL STRUCTURES.....

All residential structures located within the CBD District may be used as commercial or residential uses in accordance with the following conditions:

1. The residential structure is not altered such that the bathrooms, kitchen, and garage facilities are removed or rendered unusable for a residential structure.
2. The natural ground cover in the front, side, or rear yards is not removed or paved with a permanent surface as to render it unusable for typical residential purposes.
3. Any and all signage shall be monument or nameplate type signs. In the event that the use of the structure shall change from commercial to residential, all non-residential signage shall be removed and the original ground cover shall be returned to the original condition existing prior to placement of the sign.

5.17.L CONCURRENT USE OF COMMERCIAL AND RESIDENTIAL STRUCTURES.....

All commercial structures may contain a residential use concurrent with the commercial use, in accordance with the following restrictions:

1. Only one residential unit, regardless of square footage of the residential use, may be permitted per commercial structure, except that
2. More than one residential unit may be permitted for loft or studio apartments if the total number of square footage allocated to residential use does not exceed sixty percent of the total square footage of the structure.

5.17.M EXISTING RESIDENTIAL USES.....

All legal and valid residential uses existing on the effective date of this ordinance within the Central Business District shall have legal conforming status. The owners of the property where such uses are located shall be permitted, if necessary or desired, to rebuild, expand, or remodel. All expansions or remodels shall comply with the provisions of this ordinance.

Article 6 - Special Districts

Section 6.1 PD - Planned Development District

6.1.A. CENTRAL DESCRIPTION & PURPOSE

The Planned Development District (PD) is a district which accommodates planned associations of uses developed as integral land use units such as industrial districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing including attached single-family dwellings or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A PD District may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this Ordinance. While greater flexibility is given to allow special conditions or restrictions which would not otherwise allow the development to occur, procedures are established herein to ensure against misuse of increased flexibility.

6.1.B. PERMITTED USES

Any use permitted in this Ordinance shall be permitted in a PD District if such use is specified in the amending Ordinance granting a PD District. The size, location, appearance, and method of operation may be specified to the extent necessary to ensure compliance with the purpose of this Ordinance.

6.1.C. PLANNED DEVELOPMENT REQUIREMENTS

1. Development requirements for each PD District shall be set forth in the amending Ordinance granting that PD District and shall include, but may not be limited to; uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, project phasing or scheduling, management associations, and other requirements as the City Council and Planning and Zoning Commission may deem appropriate.
2. In the PD District, uses shall conform to the standards and regulations of the base zoning district to which it is most similar. The particular zoning district must be stated in the granting ordinance. All applications to the City shall list all requested variances from the standard requirements set forth throughout this Ordinance (applications without this list will be considered incomplete).
3. The Ordinance granting a PD District shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of variances in each district or districts and general statement citing the reason for the PD request.
4. The Planned Development District shall conform to all other sections of this Ordinance unless specifically excluded in the granting ordinance.
5. The minimum net acreage for a planned development request shall be three (3) acres.

6.1.D. ESTABLISHMENT

In establishing a Planned Development District in accordance with this section, the City Council shall approve and file as part of the amending Ordinance appropriate plans and standards for each Planned Development District. To facilitate understanding of the request during the review and public hearing process, the Planning and Zoning Commission and City Council may require a Conceptual Plan and/or a Development Plan. A Concept Plan is optional and is considered as being only an informative document that does not represent documentation that initiates an approval process. The applicant may choose to forego preparation and presentation of a concept plan; and may submit a Development Plan, that will represent a part of the official zoning application for Planned Development zoning.

6.1.E. DEVELOPMENT PLAN

1. This plan shall set forth the final plans for development of the Planned Development District and may conform substantially to data presented on a previously submitted Conceptual Plan.
2. If an agreement cannot be reached by the Commission regarding whether a Development Plan conforms to the original Concept Plan, the Planning and Zoning Commission shall follow the procedures for public hearing for zoning change before final recommendation to the City Council of approval of the Development Plan. Approval of the Development Plan by the City Council shall be the basis for issuance of a building permit, but does not release the applicant of the responsibility to submit plans to the Chief Building official for a building permit.
3. The Development Plan may be submitted for the total area of the PD.
4. The Development Plan must be recommended for approval by the Planning and Zoning Commission and approved by the City Council as part of the zoning application and shall require public hearings and consideration as any zoning amendment.

6.1.F. CONTENTS OF THE DEVELOPMENT PLAN

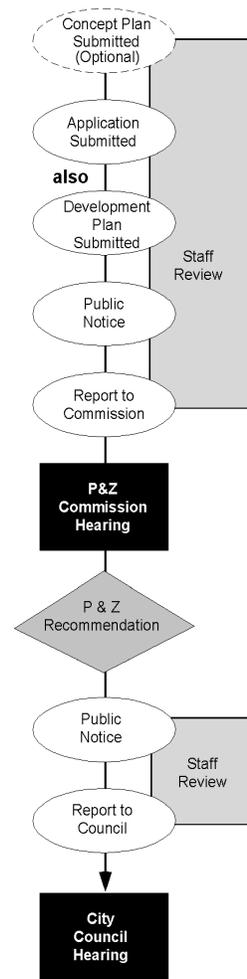
1. The Development Plan shall include:
 - a. A site inventory analysis including a scale drawing showing natural features including:
 - (1) water courses, creeks or bodies of water;
 - (2) an analysis of planned changes in such natural features as a result of the development;
 - (3) a delineation of any flood prone areas.
 - b. A scale drawing showing:
 - (1) any proposed public or private streets and alleys;
 - (2) building sites or lots;
 - (3) areas reserved as parks, parkways, playgrounds;
 - (4) utility easements;
 - (5) school sites;
 - (6) street widening and street changes;
 - (7) points of ingress and egress from existing streets;
 - (8) general location and description of existing and proposed utility services, including size of water and sewer mains;
 - (9) the location and width for all curb cuts; and
 - (10) the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with a topographical contour interval of not more than five feet (5').
 - c. A site plan for proposed building complexes showing:
 - (1) the location of separate buildings;
 - (2) the minimum distance between buildings;
 - (3) the minimum distance between building and property lines;
 - (4) street and alley lines;
 - (5) the arrangement and provision of off-street parking; and
 - (6) the size and location for ingress and egress to any nonresidential uses.
 - d. A landscape plan showing:
 - (1) turf areas;
 - (2) screening walls;
 - (3) ornamental planting;
 - (4) any wooded areas; and
 - (5) trees to be planted.

- e. An architectural plan showing elevations and signage style to be used throughout the development in all districts except that single-family, and two-family may be required by the Planning and Zoning Commission or City Council if deemed appropriate.
- f. All Development Plans may have supplemental data describing standards, regulations or other data pertinent to the development of the PD District which is to be included in the text of the amending Ordinance.

6.1.G. PROCEDURE

The procedure for establishing a Planned Development District shall follow the procedure for zoning amendments as set forth in Section 2.3. This procedure is further expanded as follows for approval of Conceptual and Development Plans.

1. The Planning and Zoning Commission and City Council may approve the Conceptual Plan and the Development Plan or any section of the Development Plan, separately or jointly in public hearings. A single public hearing for the PD request is adequate when:
 - a. The applicant submits adequate data with the request for the Planned Development District to fulfill the requirement for a Development Plan; or
 - b. Information on the Conceptual Plan and attached application is sufficient to determine the appropriate use of the land and the Development Plan will not deviate substantially from it.
2. The Ordinance establishing the Planned Development District shall not be approved until the Development Plan is approved.
3. The Development Plan may be approved in sections. When the Plan is approved in sections, then separate approvals by the Planning and Zoning Commission and City Council for the initial and subsequent sections will be required.
4. A Development Plan shall be submitted for approval within eighteen (18) months after the approval of the Conceptual Plan for some portion of the Conceptual Plan. If a partial Development Plan is not submitted within twelve (12) months, the Conceptual Plan is subject to review by the Planning and Zoning Commission and City Council.
5. If the project is not started within five (5) years, the Planning and Zoning Commission and City Council may review the original Concept Plan to ensure its continued validity. If the City determines the concept is not valid, a new Concept Plan must be approved prior to issuing a building permit for any portion of the PD District.
6. Although a public hearing may not be required for the Development Plan, approval by the Planning and Zoning Commission and City Council is still required.



6.1.H. CONSIDERATION

When a PD District is being considered, a written staff report discussing the impact on planning, engineering, water utilities, electric utilities, sanitation, building inspection, tax, police, fire, and traffic may be submitted to the Planning and Zoning Commission prior to the Commission making any recommendations to the City Council.

All Planned Development Districts approved in accordance with the provisions of this Ordinance in its original form, or by subsequent amendments thereto, shall be referenced on the Zoning District Map, and a list of such Planned Development Districts, together with the category of uses permitted therein, shall be maintained as part of this ordinance.

Section 6.2 HPO - Historic Preservation Overlay District

6.2.A PURPOSE

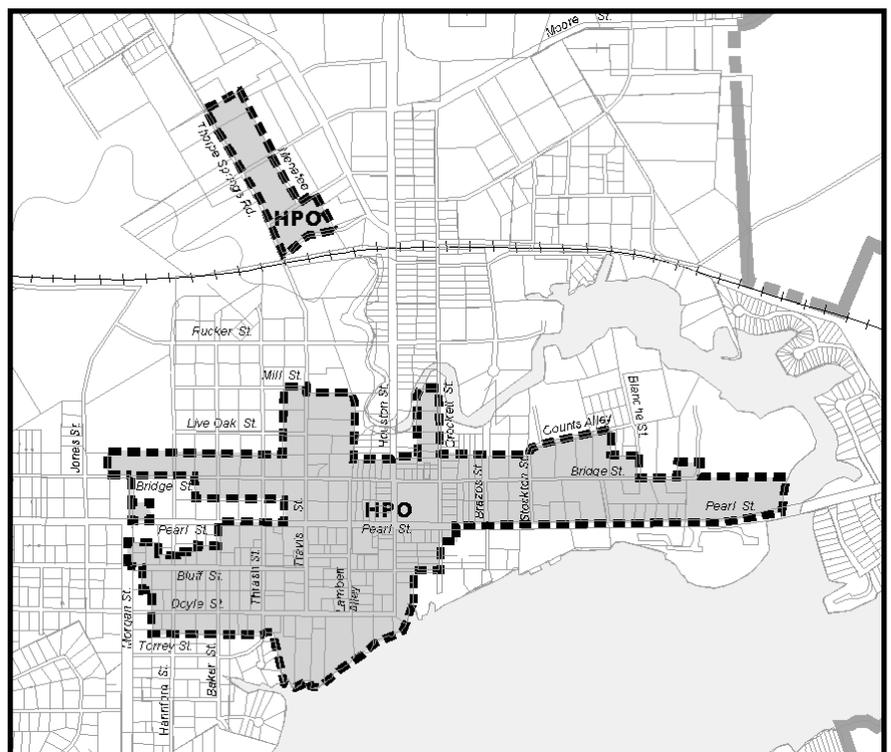
The Historic Preservation Overlay (HPO) District provides for a zoning designation within this Ordinance for identifying and protecting structures and sites of historic significance, which are located in the Historic Preservation Overlay District.

The City Council of Granbury hereby declares that as a matter of public policy the protection, enhancement, and perpetuation of landmarks or districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational, and general welfare of the public. It is recognized that the Historic Preservation Overlay (HPO) District and other landmarks as designated pursuant to this ordinance represent the unique confluence of time and place that shaped the identity of generations of citizens, collectively and individually, and produced significant historic, architectural, and cultural resources that constitute their heritage. This Section of the Zoning Ordinance is intended to:

1. Protect and enhance the landmarks and districts which represent distinctive elements of Granbury's historic, architectural, and cultural heritage;
2. Foster civic pride in the accomplishments of the past;
3. Protect and enhance Granbury's attractiveness to visitors and the support and stimulus to the economy thereby provided;
4. Insure the harmonious, orderly, and efficient growth and development of the city;
5. Promote economic prosperity and welfare of the community by encouraging the most appropriate use of such property within the city;
6. Encourage stabilization, restoration, and improvements of such properties and their values;
7. Protect and preserve the architectural and historical integrity of those properties located within the Historic Preservation Overlay (HPO) District.

6.2.B BOUNDARY DESCRIPTION

The boundaries of the Historic Preservation Overlay (HPO) District are delineated on the official zoning map and the Boundary Description map, contained herein. Additional parcels may be added to the official zoning map as sites outside of the original boundary are identified and rezoned.



6.2.C. GENERAL DISTRICT REGULATIONS & REQUIREMENTS

The regulations as established in the underlying districts shall apply unless otherwise modified in these district regulations.

6.2.D. PROHIBITED USES.....

With the exception of the prohibited uses listed below, the uses permitted in the Historic Preservation Overlay (HPO) District shall be those permitted in the underlying Districts shown with this District in *Article 4, Permitted Uses*. The following uses shall be prohibited in the Historic Preservation District:

1. Convalescent, Rest, Nursing Home
2. Athletic Stadium or Field
3. Cemetery
4. Halfway House
5. School, Institutional, Rehabilitation Training
6. Auto Leasing or Rental
7. Auto Parts Sales, Outside
8. Auto Repair, Major
9. Auto Repair, Minor
10. Auto Sales, Used
11. Auto Sales, New
12. Boat Sales, New or Used
13. Boat Repair
14. Motorcycle Sales and Service, New or Used
15. Recreational Vehicle Sales and Service, New or Used
16. Trailer Rental
17. Truck Sales, Heavy
18. Feed Store
19. Kennel, with or without Outside Pens
20. Laundromat, Self-serve
21. Nursery, Retail with Outside Storage
22. Paint Shop
23. Pawn Shop
24. Tattoo Parlor / Body Piercing Studio
25. Tattoo Establishment, cosmetic
26. Veterinarian Clinic, with or without outside pens
27. Amusement Arcade, including Video and 8-liners
28. Private Stable
29. Hospital
30. Sanitarium
31. Laboratory, Medical

6.2.E. HISTORIC PRESERVATION COMMISSION.....

There is hereby created a commission to be known as the Granbury Historic Preservation Commission.

1. The City Council shall appoint not more than seven (7) members of the Historic Preservation Commission under the guidelines listed herein:
2. Members of the Historic Preservation Commission shall elect a chairman annually at its first regular meeting in December.
3. A minimum of four (4) members of the Commission must be owners of a landmark or of property in a historic district. One member may be a member of the Hood County Historical Commission. The remaining voting members of the Commission must be residents of the City of Granbury or own real property located within the corporate limits of the City of Granbury, Texas; however, this requirement shall not apply to the member representing the Hood County Historical Committee.
4. The term of membership of the Historic Preservation Commission shall be two (2) years with four members being appointed in even years and three members being appointed in odd years. The City Council may re-appoint members as the terms of membership expire.
5. Three (3) members owning a landmark or property in a historic district and one (1) other member of the Commission shall constitute a quorum.
6. The Commission shall be empowered to:
 - a. Make recommendations for employment of staff and professional consultants as necessary to carry out the duties of the Commission.
 - b. Prepare rules and procedures as necessary to carry out the business of the commission, which shall be ratified by the City Council.
 - c. Adopt criteria for the designation of historic, architectural, and cultural landmarks and the delineation of historic districts, which shall be ratified by the City Council.
 - d. Conduct surveys and maintain an inventory of significant historic, architectural, and cultural landmarks and all properties located in historic districts within the city.
 - e. Recommend the designation of resources as landmarks and historic districts.
 - f. Create committees from among its membership and delegate to these committees responsibilities to carry out the purposes of this ordinance.
 - g. Maintain written minutes which record all actions taken by the Commission and the reasons for taking such actions.
 - h. Recommend conferral of recognition upon the owners of landmarks or properties within districts by means of certificates, plaques, or markers.
 - i. Increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs.
 - j. Make recommendations to the city government concerning the utilization of state, federal, or private funds to promote the preservation of landmarks and historic districts within the city.
 - k. Approve or disapprove of applications for Certificates of Appropriateness pursuant to this ordinance.
 - l. Prepare and submit annually to the Council a report summarizing the work completed during the previous year.
 - m. Prepare specific design guidelines for the review of landmarks and districts.
 - n. Recommend the acquisition of a landmark structure by the city government where its preservation is essential to the purpose of this act and where private preservation is not feasible.
 - o. Propose tax abatement program(s) for landmarks or districts.

- p. Accept on behalf of the city government the donation of preservation easements and development rights as well as any other gift of value for the purpose of historic preservation, subject to the approval of the City Council.
 - q. Make a recommendation to help determine the eligibility and length of ad valorem tax exemptions for applications, including landmarks submitted under the Historic Neighborhood Improvement Zone Program.
7. The Commission shall meet at least monthly, if business is at hand. Special meetings may be called at any time by the Chairman (or mayor) or on the written request of any two Commission members.

6.2.F. DESIGNATED OFFICE FOR RELATED ADMINISTRATIVE PROCEDURES.....

The Community Development Department shall serve as the office for the administration of these regulations and advise the Historic Commission on related matters. The City of Granbury, through the Community Development Department, may utilize in-house staff or contract using those individuals whose expertise are required to deliberate on specific, related matters.

In addition, the Community Development Department will be responsible for coordinating the city's preservation activities with those of state and federal agencies and with local state, and national preservation organizations.

6.2.G. DESIGNATION OF HISTORIC LANDMARKS.....

- 1. These provisions pertaining to the designation of historic landmarks constitutes a part of the comprehensive zoning plan of the City of Granbury.
- 2. Property owners of proposed historic landmarks shall be notified prior to the Commission hearing on the recommended designation. At the Commission's public hearing, owners, interested parties, and technical experts may present testimony or documentary evidence which will become part of a record regarding the historic, architectural, or cultural importance of the proposed historic landmark.
- 3. Upon recommendation of the Commission, the proposed historic landmark shall be submitted to the Zoning Commission within sixty (60) days from the date of submittal of designation request. The Zoning Commission shall give notice and conduct its hearing on the proposed designation within sixty (60) days of receipt of such recommendation from the Commission. Such hearing shall be in the same manner and according to the same procedures as specifically provided in the general zoning ordinance of the City of Granbury. The Zoning Commission shall make its recommendation to the City Council within forty-five (45) days subsequent to the hearing on the proposed designation.
- 4. The City Council shall schedule a hearing on the Commission's recommendation to be held within forty-five (45) days of receipt of the recommendation of the Zoning Commission. The City Council shall give notice, follow the publication procedure, hold hearings, and make its determination in the same manner as provided in the general zoning ordinance of the City of Granbury.
- 5. Upon designation of a building, object, site, or structure as a historic landmark or district, the City Council shall cause the designation to be recorded in the Official Public Records of Real Property of Hood County, the tax records of the City of Granbury, and the Hood County Appraisal District as well as the official zoning maps of the City of Granbury. The official zoning map shall indicate the designated landmarks with an appropriate mark.

6.2.H. DESIGNATION OR EXPANSION OF HISTORIC DISTRICTS

1. The provisions pertaining to the designation or expanding of historic districts constitute a part of the comprehensive zoning plan of the City of Granbury.
2. Property owners within a proposed historic district shall be notified prior to the Commission hearing on the recommended designation. At the Commission's public hearing, owners, interested parties, and technical experts may present testimony or documentary evidence which will become part of a record regarding the historic, architectural, or cultural importance of the proposed historic district.
3. The Commission may recommend the designation of a district if it:
 - a. Contains properties and an environmental setting which meet one or more of the criteria for designation of a landmark; and,
 - b. Constitutes a distinct section of the city.
 - c. Upon recommendation of the Commission, the proposed historic district shall be submitted to the Zoning Commission within sixty (60) days from the date of submittal of designation request. The Zoning Commission shall give notice and conduct its hearing on the proposed designation within sixty (60) days of receipt of such recommendation from the Commission. Such hearing shall be in the same manner and according to the same procedures as specifically provided in the general zoning ordinance of the City of Granbury. The Zoning Commission shall make its recommendation to the City Council within forty-five (45) days subsequent to the hearing on the proposed designation.
4. The City Council shall schedule a hearing on the Commission's recommendation to be held within forty-five (45) days of receipt of the recommendation of the Zoning Commission. The City Council shall give notice, follow the publication procedure, hold hearings and make its determination in the same manner as provided in the general zoning ordinance of the City of Granbury.
5. Upon designation of a historic district the City Council shall cause the designated boundaries to be recorded in the Official Public Records of Real Property of Hood County, the tax records of the City of Granbury and the Hood County Appraisal District as well as the official zoning maps of the City of Granbury. All zoning maps should indicate the designated historic district by an appropriate mark.

6.2.I. CRITERIA FOR THE DESIGNATION OF HISTORIC LANDMARKS AND DISTRICTS

A historic landmark or district may be designated or expanded if it:

1. Possesses significance in history, architecture, archeology, and culture.
2. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state or national history.
3. Is associated with the lives of persons significant in our past.
4. Embodies the distinctive characteristics of a type, period, or method of construction.
5. Represents the work of a master designer, builder, or craftsman.
6. Represents an established and familiar visual feature of the city.

6.2.J. CERTIFICATE OF APPROPRIATENESS REQUIRED FOR ALTERATION, DEMOLITION OR NEW CONSTRUCTION AFFECTING LANDMARKS OR HISTORIC DISTRICTS, AND FOR EXTERIOR DISPLAYS INCLUDING LANDSCAPING AND MERCHANDISE

No person shall carry out any construction, demolition, reconstruction, alteration (including color of paint), restoration, rehabilitation, or relocation of any historic landmark or any property within the Historic Preservation Overlay (HPO) nor shall any person make any material change in the light fixtures, signs, sidewalks, fences, steps, paving, or other exterior elements visible from a public right-of-way which affect the appearance and cohesiveness of any historic landmark or any property within the Historic Preservation Overlay (HPO) without a Certificate of Appropriateness (C. of A.). Further, no person shall

display any landscape or merchandise on the sidewalk within the Historic Preservation Overlay (HPO) without a Certificate of Appropriateness. If the applicant does not make the necessary correction, provide the city all the necessary documentation or does not pay the required fees prior to the published application deadline, the application will be deemed incomplete and not be considered by the City.

Staff may approve a Certificate of Appropriateness (C. of A.) request for those items specifically earmarked for 'staff approval' in the published Historic Design Guidelines only, provided that the: 1.) Application is complete and submitted prior to the application deadline, and 2.) All necessary fees have been paid. If, the Historic Preservation Officer does not approve the C of A. within five (5) calendar days of the application deadline, the application will be automatically scheduled for the next regularly scheduled Historic Commission meeting once the application is deemed complete and all necessary fees are paid.

In requesting staff approval, the Historic Preservation Officer may also choose at his or her discretion to forward the applicant's request to the Historic Commission for a hearing, deliberation and formal approval.

Applicants who have obtained an approved Certificate of Appropriateness (C. of A.) issued by the Historic Commission within the Historic Preservation Overlay (HPO) would not be required to obtain a Special Exception from the Zoning Board of Adjustment (ZBA) regarding Section 11.7 – Exterior Building Materials, Roof and Articulation Standards, as the C. of A. is controlling and shall govern the procedures and requirements administered under Section 11.7.

6.2.K. CRITERIA FOR APPROVAL.....

In considering an application for a Certificate of Appropriateness, the Commission shall be guided by any adopted design guidelines, and where applicable, the following from The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings. Any adopted design guidelines and Secretary of the Interior's Standards shall be made available to the property owners of historic landmarks or within historic districts, and will be made available at the City of Granbury's Community Development Department.

1. Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environments.
2. The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
10. Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

6.2.L. APPLICATION PROCEDURE AND FEE.....

1. Prior to the commencement of any work requiring a Certificate of Appropriateness the owner shall file an application for such a certificate with the Commission and shall pay a fee. An application fee shall be collected as established pursuant to the City of Granbury Fee Schedule, as amended. If the application is for a certificate for a sign, the owner shall pay an additional fee if the certificate is approved, according to a fee schedule based on the size of the sign. The schedules are included in a document entitled "Procedures for Granbury Historic Districts and Historic Landmarks Certificate of Appropriateness". The application shall contain:
 - a. Name, address, telephone number of applicant, detailed description of proposed work.
 - b. Location and photograph of the property and adjacent properties.
 - c. Elevation of drawings of the proposed changes, if available.
 - d. Samples of materials to be used.
 - e. If the proposal includes signs or lettering, a scale drawing showing the type of lettering to be used, all dimensions and colors, a description of materials to be used, method of illumination (if any), and a plan showing the location of the sign on the property.
 - f. Any other information which the Commission may deem necessary in order to visualize the proposed work.
2. No building permit shall be issued for such proposed work until a Certificate of Appropriateness has first been issued by the Commission. The Certificate of Appropriateness required by this ordinance shall be in addition to and not in lieu of any building permit that may be required by any other ordinance of the City of Granbury.
3. The Commission shall review the application at a regularly scheduled meeting within sixty (60) days from the date the application is received, at which time an opportunity will be provided for the applicant to be heard. The Commission shall approve, deny, or approve with modifications the permit within forty-five (45) days after the review meeting. In the event the Commission does not act within ninety (90) days of the receipt of the application, a permit may be granted.
4. All decisions of the Commission shall be in writing. The Commission's decision shall state its findings pertaining to the approval, denial, or modification of the application. A copy shall be sent to the applicant. Additional copies shall be filed as part of the public record on that property and dispersed to appropriate city departments, e.g. building inspection.
5. An applicant for a Certificate of Appropriateness dissatisfied with the action of the Commission relating to the issuance or denial of a Certificate of Appropriateness shall have the right to appeal to the City Council within thirty (30) days after receipt of notification of such action. The City Council shall give notice, follow publication procedure, hold hearings, and make its decision in the same manner as provided in the general zoning ordinance of the city.

6.2.M. CERTIFICATE OF APPROPRIATENESS REQUIRED FOR DEMOLITION.....

A permit for the demolition of a historic landmark or property within the Historic Preservation Overlay (HPO) district, including secondary buildings and landscape features, shall not be granted by the building inspector or other designated city official without the review and approval of a completed application for a Certificate of Appropriateness of the demolition by the Commission, as provided for in Sections 6.2.J through 6.2.L of this ordinance.

6.2.N. ECONOMIC HARDSHIP.....

1. After receiving written notification from the Commission of the denial of a Certificate of Appropriateness, an applicant may commence the hardship process. No building permit or demolition permit shall be issued unless the Commission makes a finding that hardship exists.
2. When a claim of economic hardship is made due to the effect of this ordinance, the owner must prove that:
 - a. The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible;
 - b. The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and
 - c. Efforts to find a purchaser interested in acquiring the property and preserving it have failed.
3. The applicant shall consult in good faith with the Commission, local preservation groups and interested parties in a diligent effort to seek an alternative that will result in preservation of the property. Such efforts must be shown to the Commission.
4. The Commission shall hold a public hearing on the application within sixty (60) days from the date the application is received by the Director of the Community Development Department. Following the hearing, the Commission has thirty (30) days in which to prepare a written recommendation to the (building inspector or other official). In the event that the Commission does not act within ninety (90) days of the receipt of the application, a permit may be granted.
5. All decisions of the Commission shall be in writing. A copy shall be sent to the applicant by registered mail and a copy filed with the City Secretary's office for public inspection. The Commission's decision shall state the reasons for granting or denying the hardship application.
6. An applicant for a Certificate of Appropriateness dissatisfied with the action of the Commission relating to the issuance or denial of a Certificate of Appropriateness shall have the right to appeal to the City Council within thirty (30) days after receipt of notification of such action. The City Council shall give notice, follow publication procedure, hold hearings, and make its decision in the same manner as provided in the general zoning ordinance of the city.

6.2.O. ENFORCEMENT.....

All work performed pursuant to a Certificate of Appropriateness issued under this ordinance shall conform to any requirements included therein. It shall be the duty of the building inspector or other official to inspect periodically any such work to assure compliance. In the event work is not being performed in accordance with the Certificate of Appropriateness or upon notification of such fact by the Commission and verification by the building inspector or other official, the building inspector or other employee shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect.

6.2.P. ORDINARY MAINTENANCE.....

Nothing in this ordinance shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature of a landmark or property within a historic district which does not involve a change in design, material, unapproved paint color, or outward appearance. In-kind replacement of original material or repair is included in this definition of ordinary maintenance.

6.2.Q. ANNUAL EXTERIOR INSPECTION.....

The Historic Preservation Officer, building inspector or other official shall annually inspect exterior of historic landmarks or any property within a historic district to assure compliance with provisions of this ordinance. A file for each property shall be created and reports of annual inspections will be kept on file in the offices of the Community Development of the city.

6.2.R. MINIMUM MAINTENANCE.....

Owners of historic landmarks or any property within a historic district shall keep it in good repair.

6.2.S. DEMOLITION BY NEGLIGENCE.....

No owner or person with an interest in real property designated as a landmark or included within a historic district shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would, in the judgment of the Commission, produce a detrimental effect upon the character of the historic district as a whole or the life and character of the property itself.

Examples of such deterioration include:

1. Deterioration of exterior walls or other vertical supports.
2. Deterioration of roofs or other horizontal members.
3. Deterioration of exterior chimneys.
4. Deterioration or crumbling of exterior stucco or mortar.
5. Ineffective waterproofing of exterior walls, roof, or foundations, including broken windows or doors.
6. Deterioration of any feature so as to create a hazardous condition which could lead to the claim that demolition is necessary for the public safety.

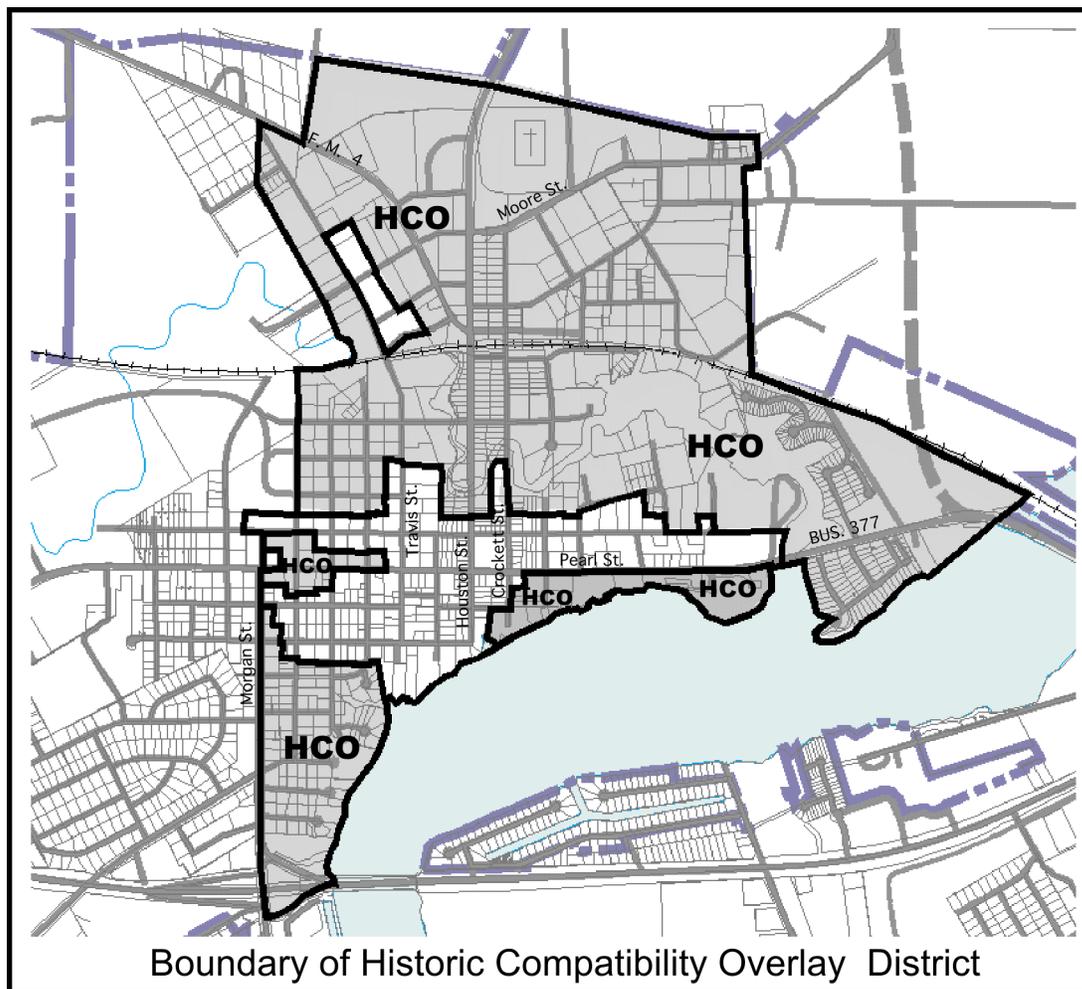
Section 6.3 HCO - Historic Compatibility Overlay District

6.3.A. PURPOSE

The purpose of the Historic Compatibility Overlay (HCO) District is to promote building that is consistent and compatible with the structures located in the Historic Preservation Overlay District. While not necessarily of historic significance, structures and sites within the HCO district shall have construction and area requirements similar to and compatible with the standards provided in the HPO district. The architectural tone of the property located within the Historic Compatibility Overlay District generally reflects the history and traditions of single family residential construction in Granbury. Although commercial uses may be expected in some areas within the HCO district, residential-type buildings predominate. Therefore, new developments should sensitively relate to the residential architectural traditions and characteristics of Granbury.

6.3.B. BOUNDARY DESCRIPTION

The boundaries of the Compatibility Overlay District are delineated on the official zoning map and Boundary of Historic Compatibility Overlay Districts map.



6.3.C. DISTRICT DESIGN GUIDELINES.....

The regulations of the underlying districts should generally apply unless otherwise provided by the regulations contained in *Section 6.3, Historic Compatibility Overlay District*.

1. Placement of a building should fit within the range of front and side yard dimensions existing among adjacent buildings or in the blockface, so that the new building is placed in alignment with neighboring buildings.
2. Off-street parking should not interrupt the continuity of landscaped front yards and should therefore be placed at the rear of the property or behind the building. Driveways should be located perpendicular to the street, so that the character of landscaped front yards is reinforced.
3. A building should be of appropriate human-scale, with mass and size similar to those in the adjacent blockface or within the historic overlay district. The height of finished floor from grade should be similar to traditional houses in the vicinity, and should be sufficient to suggest a traditional pier-and-beam foundation. The height of the cornice and the roof ridge(s) should also fit within the range of dimensions of traditional or historic residences in the blockface or district.
4. Roof forms should be sloping, either hipped or gabled, with an eave overhang dimension that reflects traditional roof conditions.
5. Exterior building materials should reflect the traditional materials of similar buildings in Granbury: wood siding (horizontal lap or novelty siding); limestone or field stone in traditional dimensions and tooling, or brick in traditional dimensions.
6. New buildings should be designed so that the façade’s organization closely relates to surrounding or similar buildings. Spacing and size of window and door openings should be similar to their historic counterparts, as should the proportion of window to wall space.
7. Provide a one-story entrance porch on the front elevation that is scaled similarly to porches on nearby traditional residential buildings. Porches should be designed in dimensions and proportions adequate to create usable space.
8. New designs should draw upon the traditions of historic styles and designs in the community, but should be seen as products of their own time while being compatible with the historic environment of the block, neighborhood or community.

6.3.D. PERMITTED USES.....

Uses permitted in the Historic Compatibility Overlay District shall be those permitted in the underlying Districts shown in *Article 4, Permitted Uses*.

6.3.E. REVIEW OF HISTORIC PRESERVATION COMMISSION

A Certificate of Appropriateness is not required prior to issuing a building permit in the Historic Compatibility District. The construction of new structures shall be compatible with the guidelines governing the Historic Compatability Overlay (HCO) District itemized in Section 6.3.C. If the City Manager or his designee feels the guidelines itemized in Section 6.3.C have not been met, they may choose to have the Historic Preservation Commission review the application as a general discussion item prior to issuing a building permit, provided it meets all other development standards. Applicants submitting request which are not in conformance with Section 11.7 – Exterior Building Materials, Roof and Articulation Standards, shall be required to obtain a Special Exception from the Zoning Board of Adjustment as specified herein. The applicant may choose to go before the Historic Commission to obtain advocacy on the request prior to the Zoning Boards of Adjustment (ZBA) review and action.

Additionally, the City Manager or his designee may choose to have the Historic Preservation Commission review and approve a Certificate of Appropriateness application prior to the city approving a filed demolition permit for those buildings greater or equal to, fifty (50) years in age.

Article 7 - Sign Requirements

Section 7.1 Purpose

The purpose of this article is to provide uniform sign regulations for the City of Granbury and the City's extraterritorial jurisdiction. Its provisions shall be held to be the minimum requirements in the installation, erection, location, alteration, replacing, improving and maintenance of all signs. It is further intended to encourage signs which are well designed; which preserve locally recognized values of community appearance; which protect public investment in and the character of public thoroughfares; which aid in the attraction of shoppers and other visitors who are important to the economy of the city; which reduce hazards to motorists and pedestrians traveling on the public roadways; and thereby to promote the public health, safety and welfare.

Section 7.2 Administration & Enforcement

7.2.A. GENERAL.....

1. **Enforcement:** The provisions of this article shall be administered and enforced by the Chief Building Official and such representatives as he/she may designate. All other officers and employees of the city shall assist and cooperate with the Chief Building Official in administering and enforcing the provisions of this article.
2. **Violations:** Except as otherwise provided in this ordinance, the Chief Building Official shall notify by certified mail an owner of a sign which violates provisions of this ordinance. The owner shall remove the sign or the Chief Building Official is hereby directed to do so according to *Section 7.2.G, Authority to Remove Signs*.
3. **Permit Required:** No person shall erect, reconstruct, alter, relocate or place any sign within the city except as permitted by this article. A separate permit shall be required for a sign for each business entity, and a separate permit shall be required for each group of signs on a single supporting structure. All signs shall be constructed and maintained in compliance with this ordinance, the building and electrical codes, and all other applicable ordinances of the City.
4. **Interpretation:** All questions of interpretation and enforcement shall be first presented to the Chief Building Official. Any person aggrieved by any interpretation or by any decision or ruling of the Chief Building Official under this ordinance, shall have the right to appeal such decision or ruling as set forth in *Section 7.2.H, Right to Appeal* of this ordinance.
5. **Maintenance:** All signs and sign support structures, together with all of their supports, braces, guys and anchors, shall be kept in good repair and in a proper state of preservation. The display surfaces of all signs shall be kept neatly painted or posted at all times. No sign shall be altered, rebuilt, enlarged, extended, replaced, or relocated, nor shall a sign face be renewed or neon tubing be rearranged when the value of such work exceeds twenty-five (\$25.00) dollars, except on the issuance of a permit by the Chief Building Official. No sign damaged by windstorm or natural causes may be repaired without first securing a permit.
6. **Inspections:** All signs for which permits are required shall be subject to inspection by the Chief Building Official. Footing inspections may be required by the Chief Building Official for all signs having footings. All signs containing electrical wiring shall be subject to the provisions of the governing electrical code, and the electrical components used shall bear the label of an approved testing agency. The Chief Building Official may order the removal of any sign that is not maintained in accordance with the provisions of this section. All signs may be re-inspected at the discretion of the Chief Building Official.

7. Plans Required: Two sets of construction plans shall be submitted with a sign permit application. One set of plans and specifications shall be retained by the Chief Building Official for a period of not less than ninety (90) days from date of completion of the work. A second set of plans and specifications shall be kept on the site of such work at all times during which the work authorized thereby is in progress.

8. Non-Commercial Signs: Notwithstanding anything contained in this article to the contrary:

- a. Any sign that may display a commercial message may contain a noncommercial message; and
- b. Any sign that may display one type of noncommercial message may contain any other type of noncommercial message.

7.2.B. SIGN PERMIT FEES.....

- 1. Fees Required: All signs erected in the City shall be subject to fees as set forth in the fee schedule as adopted by the City Council.
- 2. Double Permit Fees: The application fee or a sign permit shall be doubled when the installation or alteration of a sign is commenced or completed before the necessary permit is obtained.

7.2.C. FINES FOR NONCOMPLIANCE.....

Violators of any provision of this Article shall be subject to fines set forth in this Ordinance and/or signs may be removed by agents and employees of the city pursuant to the procedure set forth in Section 7.2.G and may be either stored or destroyed without liability to the city or its agents or employees. The owner of a sign confiscated by the city may claim the sign remaining in the custody of the city upon payment to the city of an administrative fee as set forth in the City Fee Schedule as approved by City Council.

7.2.D. NONCONFORMING SIGNS.....

Any sign in existence in the city on July 15, 2003 or on the date of annexation and not in conformity herewith, is hereby declared to be a legal nonconforming sign, and shall conform to the following:

- 1. Repairs on legal-nonconforming signs shall be limited to a maximum repair value of 60% of the cost of new construction.
- 2. Any repair cost that exceeds 60% of the cost of new construction will require removal of the nonconforming sign.
- 3. Any structural change, alteration, modification, or change in the name, design, letters, message or other matter on the nonconforming sign, shall require the sign to be brought into conformity with the requirements of this ordinance unless otherwise exempt by Section 7.2.E or Section 7.5.E.

7.2.E. EXEMPT SIGNS.....

Signs erected on private property owned by a church or school and advertising the primary use shall be exempt from the zoning district requirements contained within Section 7.5.A – Sign Table under the heading “Districts Permitted”. All other sign requirements shall apply.

The following signs and actions shall be exempt from all requirements of this Article:

- 1. Seasonal decorations.
- 2. Signs erected by the City, State, or Federal government for the purpose of public instruction, street or highway designation, control of traffic, and/or similar uses incidental to the public interest.
- 3. US, Texas or Patriotic Flags.
- 4. Painting, repainting, or cleaning of an advertising structure or message thereon for which no structural changes are required. Electrical wiring work of any kind shall not be included as part of this exemption.

5. Traffic control signs on private property, such as Stop, Yield, and similar signs, and which contain no commercial message.
6. Community directional signs advertising events, services, real estate, businesses or similar items and activities, erected under an ‘Agreement for Services’ executed by the City Council. The ‘Agreement for Services’ may include requirements for construction, installation, duration, maintenance or management of the approved directional signs.
7. The changing of advertising copy or message on a painted or printed sign, including theater marquee signs and similar signs specifically designed for the use of replaceable copy, change of face panel, or where the sign frame was designed for replaceable plates, shall not require a permit. This exemption does not allow for the changing of an existing plate or a panel to an Electric Message Board sign or other specialty type of advertising.

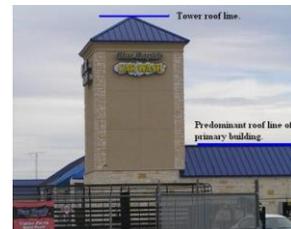
7.2.F. PROHIBITED SIGNS.....

The following signs are prohibited:

1. Portable Signs, any vehicle (operable or inoperable) or trailer, skid, or similar mobile structure fitted, designed and placed for the purpose of commercial advertising along roadway frontages;
2. Roof signs;
3. Signs located on towers or features that do not function to support the primary use of the building and project above the predominant roof line of the portion of the building occupied by the primary use;



Permitted



Not Permitted

4. Off Premise signs located within the City of Granbury or within the City’s extraterritorial jurisdiction (ETJ), including off-premise billboard signs, unless permitted by Section 7.5.E or exempted by Section 7.2.E;
5. Any sign designed to be used as a portable sign shall not be altered for use as a permanent sign;
6. Snipe Signs;
7. All signs or other forms of advertising in or over public street rights-of-way, public easements, alleys or upon any utility pole, except those signs that are exempt pursuant to *Section 7.2.E, Exempt Signs*;
8. Signs that contain flashing lights that resemble emergency lights, strobe lights or any light(s) which may resemble a governmental emergency beacon or traffic control device;
9. Pole Signs and Billboards, unless permitted by Section 7.5.E;
10. Signs which prevent free ingress to or egress from any door, window, or fire escape;
11. Signs erected or displayed in such a manner as to obstruct free and clear vision at any location, street, intersection, or driveway;
12. Signs illuminated to such intensity or in such a manner as to cause a glare or brightness to a degree that it constitutes a hazard or nuisance to traffic or to adjoining residential uses in residentially zoned properties;
13. Obscene signs in which the dominant theme of material taken as a whole appeals to a prurient interest in sex, or is patently offensive because it affronts community standards relating to the description or representation of sexual matters, and is utterly without redeeming social value.

7.2.G. AUTHORITY TO REMOVE SIGNS.....

If in the opinion of the Chief Building Official, any sign that is determined to be in violation of this ordinance shall be subject to the following:

1. It shall be the duty of the Chief Building Official or Code Enforcement Officer to observe and make note of the facts regarding all signs in violation of this Article.
2. Notwithstanding anything contained herein to the contrary, the Chief Building Official, or his/her designee, is authorized to immediately remove or issue a citation for any sign placed in any public right-of-way, without action by the Zoning Board of Adjustment.
3. Any permanent sign, as listed in Article 7.5.B, found to be in violation of this ordinance shall be addressed as follows:
 - a. The Chief Building Official shall issue a notice to the owner to correct the noted violation within the time period specified in the notice, to be not more than ten days.
 - b. If there is no response from the owner or his agent, or if the violation persists, the Chief Building Official shall then refer the issue to the Zoning Board of Adjustment.
 - c. If the Board determines that the facts stated by the Chief Building Official are correct and it in its judgment the sign should be removed, it shall order that the sign be removed at the date specified in the Order of Removal.
 - d. In the event the owner, agent or other responsible person should fail or refuse to remove such sign within the time specified by the Board, such person shall be deemed guilty of a misdemeanor.
 - e. Each and every day that any sign shall be maintained past the time prescribed in the Board's Order of Removal, shall constitute a separate and distinct offense, and shall be turned over to the Municipal Court for process.

Any temporary sign as listed in Article 7.C.5, or any non-Permanent Signs, found to be in violation of this ordinance shall be addressed as follows:

- f. The Chief Building Official or Code Enforcement Officer shall issue a notice to the owner to correct the noted violation within the time period specified in the notice, to be not more than ten days.
- g. If there is no response from the owner or his or her agent, or if the violation persists, the City may issue a citation under the terms of this ordinance, without action by the Zoning Board of Adjustment.
- h. Each day a violation exists shall constitute a separate and distinct offense.

7.2.H. RIGHT TO APPEAL.....

The owner of a sign or sign structure, or his duly authorized agent, may appeal an administrative decision of the Chief Building Official to the Zoning Board of Adjustment. An appeal may be heard by the Zoning Board of Adjustment on any of the following matters:

1. The mode or manner of proposed construction;
2. The materials to be used in the erection or alteration of a sign or sign structure;
3. Whether the provisions of this article apply;
4. Whether an equivalent or more desirable form of construction can be employed;
5. Whether the true intent and meaning of this article or any of the regulations thereunder have been misconstrued or wrongly interpreted.

Notice of appeal shall be made in writing and filed within thirty (30) days after the decision is rendered by the Chief Building Official.

Section 7.3 General Regulations

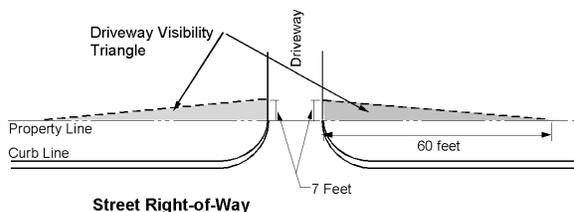
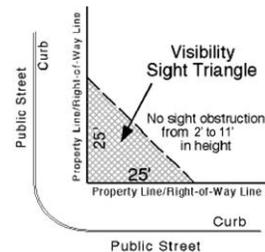
1. Signs in the Historic Preservation Overlay: Persons erecting or installing or causing to be erected or installed signage within the Historic Preservation Overlay must obtain a Certificate of Appropriateness from the Historic Preservation Commission pursuant to Article 6, Section 6.2 - Historic Preservation Overlay (HPO) District, contained herein, unless exempted under Section 7.2.E subsections 1-7. The provisions of this section (Article 7, Sign Regulations) shall not supersede Article 6, Section 6.2 - Historic Preservation Overlay (HPO) District, contained herein, which is controlling and shall govern the procedures and requirements for signs within the Historic Preservation Overlay and properties which have a historic landmark.

2. Site Plan: Whenever a site plan is required, in addition to all other requirements of the site plan as stated in *Section 11.12, Site Plan Approval*, the site plan shall show the proposed location of any signs to be erected on the property and shall define the size and height of the signs with dimensions and elevation views.

3. Existing Signs: The area of all existing signs to remain on the premises occupied by the establishment shall be reported by the applicant and shall be added to the proposed new sign(s). The total area of existing and proposed signs shall constitute the total sign area to determine compliance with these regulations.

4. Placement of Sign: With the exception of banners advertising public events authorized and/or sponsored by the City and exempt signs pursuant to *Section 7.2.E, Exempt Signs*, no sign may be erected or placed in any public right-of-way, alley, or easement or upon any utility pole. Nor shall any sign overhang the property line into a public right-of-way or onto an adjacent property. The Chief Building Official without notice may remove any signs so erected or placed in accordance with Section 7.2.G(2).

5. Street Visibility Triangle: No sign or other advertising structure shall be erected in the 25' by 25' visibility triangle at the intersection of two streets. The street visibility triangle is formed by the property lines and a diagonal line connecting them at points twenty-five feet (25') from the intersection of the property lines. Any sign projecting into the visibility triangle shall have a minimum of eleven feet (11') ground clearance or a maximum overall height of two feet (2') above the level of the curb of the nearest abutting street.



6. Driveway Visibility Triangle: No sign or other advertising structure shall be erected in the 7' by 60' visibility triangle at the intersection of a driveway with a street. The driveway visibility triangle is formed by the property line, the edge of the driveway and a diagonal line connecting a point seven feet

(7') along the edge of driveway from the right-of-way and a point 60 feet along the right-of-way line from the edge of driveway. Any sign projecting into the visibility triangle shall have a clearance of at least ten feet above the centerline grades of the intersecting streets.

7. Interference with Traffic: No sign shall be erected at any location where, by reason of the position, shape or color it may interfere with, obstruct the view of, or be confused with any authorized traffic sign or signal device; or which makes use of the words "stop", "go", "caution", "look", "danger", or any other word, phrase, symbol or character in such a manner as to interfere with, mislead or confuse vehicular or pedestrian traffic.

8. Wind Pressure: All signs shall be designed and constructed to withstand wind pressure of not less than 80 mph wind load factor and shall be constructed to receive loads as required by the Building Code.

9. Sign Buffer Area: The width of a wall sign shall not exceed 60% of the store front width and shall be centered on the store front or over the main entrance. No sign shall be located closer than 3' to the edge of the building or adjoining storefront.

10. Signs in the extraterritorial jurisdiction (ETJ): No off-premise sign, including billboard advertising signs, may be erected within the extraterritorial jurisdiction of the City of Granbury unless permitted by this Ordinance. Any off-premise sign within the ETJ in existence on November 6, 2002, is hereby declared to be a legal non-conforming use and shall be required to conform to the provisions of Section 7.2.D of this Article governing nonconforming signs. No other signs within the ETJ shall be regulated by the City.

Section 7.4 Permit Requirements

No sign shall hereinafter be erected, constructed, enlarged, altered, or removed and replaced except as otherwise provided by this code, until a permit for same has been issued by the Chief Building Official. Further, no repair requiring removal of a sign from its supporting structure and no structural repair shall be performed until a permit for same has been issued by the Chief Building Official.

1. Application: Application for a sign permit shall be made in writing by the party installing or constructing the sign upon forms furnished by the Chief Building Official. Standard plans reflecting the proposed scope of work may be filed with the Chief Building Official. Such application shall contain the following:

- a. Three sets of plans drawn to a scale of one inch (1") equals twenty feet (20')
- b. A description of the proposed sign;
- c. Any existing signs on the property;
- d. All existing buildings on the property;
- e. The location by street and number of the proposed sign structure;
- f. The distance from the sign to the property line;
- g. The distance from the curb to the sign;
- h. Size and height of the sign;
- i. Whether the sign is an electrical sign;
- j. The existing zoning of the property where the sign is to be placed;
- k. The name, address and telephone number of the owner;
- l. The name, address and telephone number of the registered contractor erecting the sign. The contractor must be registered in the City of Granbury in accordance with *Section 7.6, Registration* ;
- m. The Chief Building Official may require the filing of plans or other pertinent information where, in his opinion, such information is necessary to ensure compliance with this article;
- n. All required application fees as established by the permit fee schedule established by the City of Granbury City Council.

2. Application Review: The application, plans and specifications filed by an applicant for such a permit shall:

- a. Be reviewed by the Chief Building Official and officials of other City departments as deemed necessary by the Chief Building Official.
- b. Upon issuance of the permit, the Chief Building Official shall endorse in writing or stamp on all sets of plans and specifications "Checked for Code Compliance".
- c. The Chief Building Official may issue a permit for work on a portion of a sign before the entire plans and specifications for the complete sign have been submitted, provided adequate plans and specifications and other information have been filed complying with all pertinent requirements of this code. The issuance of a permit for any portion of a sign shall not prohibit the Chief Building Official from

thereafter denying a permit for the remainder of a sign which does not comply with the requirements of this code or any other laws.

3. Expiration: Every permit issued by the Chief Building Official under the provisions of this code shall be subject to the following:

- a. The permit shall expire by limitation and become null and void if the work authorized by the permit is not commenced within ninety (90) days from the date of issuance of the permit or if the work authorized by the permit is suspended or abandoned for a period of one-hundred twenty (120) days at any time after the work is commenced.
- b. Before work can be recommenced, a new permit must be obtained.
- c. The fee for the permit shall be one-half (1/2) of the amount required for the original application for the permit, provided no changes have been made in the original plans and specifications for the work and that the suspension or abandonment has not exceeded one year.

4. Suspension Or Revocation Of Permit: The Chief Building Official or his/her designee may in writing suspend or revoke a permit issued under the provisions of this Article whenever such permit is issued in error or issued on the basis of incorrect information or where work is done in violation of this Article or any other law.

5. Effect of Permit: The issuance of a permit shall not be construed to be a permit for or an approval of any violation of any provisions of this Article or any other law. No permit presuming authorizes violation or cancellation of provisions of this Article or any other law shall be valid. The issuance of a permit based upon plans and specifications shall not prevent the Chief Building Official from thereafter requiring the correction of errors in such plans and specifications or from preventing work from being carried on there-under when in violation of this Article or any other law.

6. Required Sticker for Temporary Signage: All permitted, temporary signage shall be affixed with a sticker provided by the Chief Building Official. The sticker shall be displayed on the front of the sign and identify the approved size and dates the temporary signage may be displayed. Failure to affix the required sticker may result in the removal of the sign.

Section 7.5 Sign Types

Sign types are listed below and shall be as shown on the illustration entitled “Sign Types”. Sign types are defined in *Section 12.3.C, Sign Definitions*.

7.5.A. SIGN TABLE – SEE “TABLE OF PERMANENT/TEMPORARY SIGNS”

7.5.B. PERMANENT SIGN TYPES

Permanent sign types shall include the following:

- | | | |
|--|---------------------------|------------------------------------|
| 1. Nameplate | 6. Message Board | 11. Enclosed Frame/Changeable Copy |
| 2. Primary Wall | 7. Integral Signs | 12. Multifamily Entry Monument |
| 3. Secondary Wall | 8. Monument, Freestanding | 13. Subdivision Entry Monument |
| 4. Commercial Monument, and Multi-Tenant Monument Sign | 9. Canopy | 14. Window |
| 5. Menu Board | 10. Mural | 15. Commercial Directional |

7.5.C. TEMPORARY SIGN TYPES

Temporary sign types shall include the following:

- | | | |
|---|-----------------------------|--|
| 1. Banner, Horizontal | 7. Decorative Flag | 13. Real Estate Land Sale |
| 2. Banner, Vertical | 8. Flag Poles | 14. Realty Signs |
| 3. Banner, Multifamily Unit(s) for Rent/Lease | 9. Flags | 15. Residential Construction |
| 4. Commercial Complex Sale or Lease-Freestanding Sign | 10. Garage and Yard Signs | 16. Weekend Builders Advertising |
| 5. Commercial Unit(s) Sales/Lease-Wall Sign | 11. New Business | 17. Inflatable Advertising/Balloons |
| 6. Community Service | 12. New Commercial Building | 18. Decorative Pennants (Streamers) |
| | | 19. Community Special Event (added 9/2/2014) |

Table of Permanent Signs

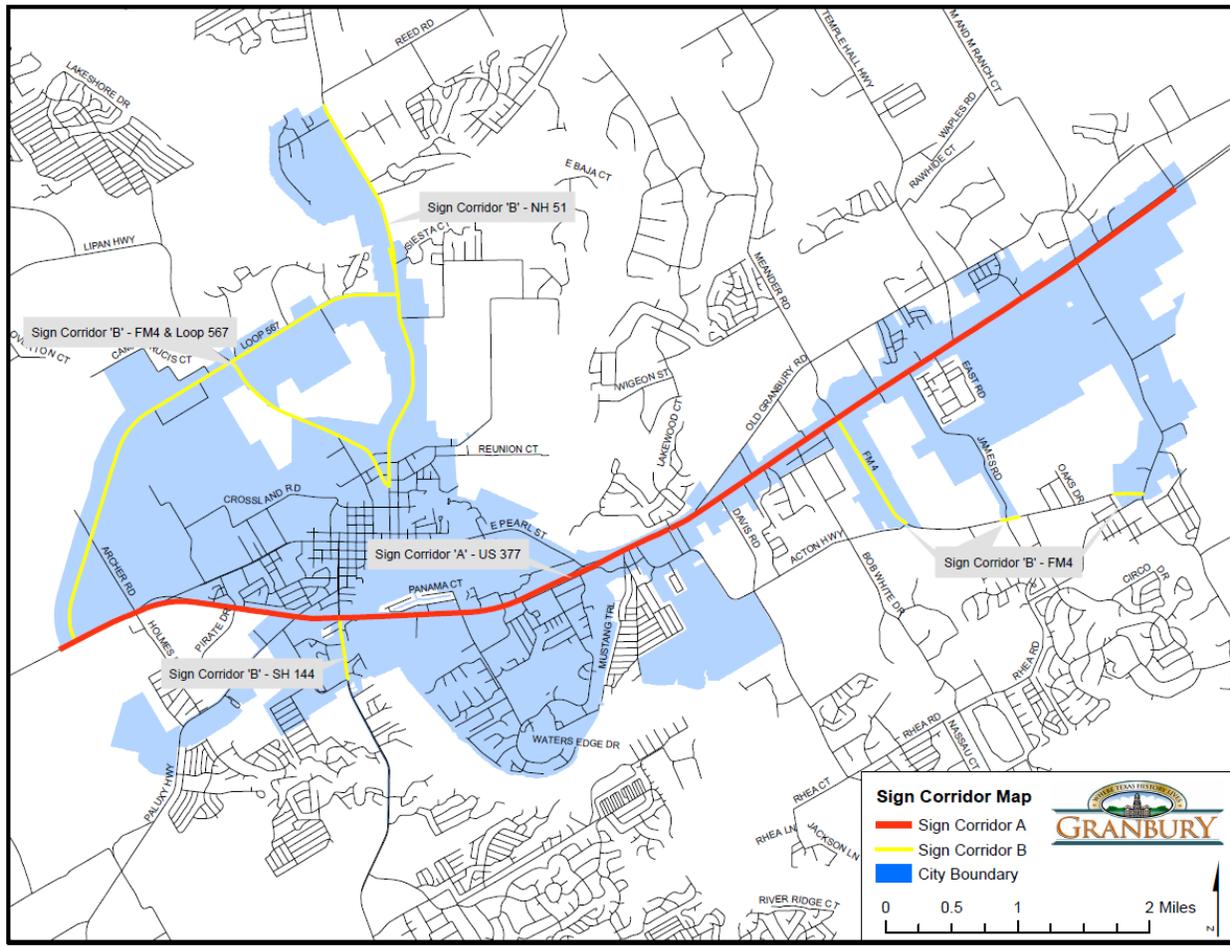
Type Of Sign	Permit	Districts Permitted	Maximum Advertising Area	Maximum Sign/Structure Height	Number Of Signs Per Street Frontage	Set-back	Requirements
Wall, Primary (Attached)	Yes	"BC", "LC", "HC", "I", "CBD"	10% of primary wall area, 200 sq. ft. maximum	Top of parapet wall or roof eave height	N/A Total sign area can be composed of multiple signs	N/A	2 wall maximum
Wall, Secondary (Attached)	Yes	"BC", "LC", "HC", "I", "CBD"	50% of allowed primary wall sign area, 100 sq. ft. of maximum	Top of parapet wall or roof eave height	N/A Sign area can be composed of multiple signs	N/A	2 wall maximum
Commercial Monument Sign (A)	Yes	"BC", "LC", "HC", "I", "CBD" along Type 'A' Corridor	200 sq. ft.	20'	1 freestanding monument sign per lot	10' ft.	"Exposed pole prohibited. Monument sign shall be masonry w/ decorative cap to match or compliment building. 20% of the surround may be alternative, accent material. The sq. footage of landscaping around the base of the monument shall equal the sq. footage of the sign area. (See Comm. Monument Sign – Article 12) . The masonry wrapping the advertising area shall not exceed 100% nor fall below 30% of the commercial advertising area."
Commercial Monument Sign (B)	Yes	"BC", "LC", "HC", "I", "CBD" along Type 'B' Corridor	120 sq. ft.	10'	1 freestanding monument sign per lot	10' ft.	"Same as above. "
Commercial Multi-tenant Monument (A) (Minimum of 3 or more tenants)	Yes	"BC", "LC", "HC", "I", "CBD" along Type 'A' Corridor	250 sq. ft.	25'	1 freestanding monument sign per lot.	10 ft.	"Same as above. "
Commercial Multi-tenant Monument (B) (Minimum of 3 or more tenants)	Yes	"BC", "LC", "HC", "I", "CBD" along Type 'B' Corridor	150 sq. ft.	12'	1 freestanding monument sign per lot.	10 ft.	"Same as above. "
Monument Sign	Yes	"BC", "LC", "HC", "I", "CBD", "I"	75 sq. ft.	7'	1 freestanding sign @ each street frontage, 2 maximum per site	10' ft.	Exposed pole prohibited. Monument sign shall be masonry w/ decorative cap to match or compliment building. 20% of the surround may be alternative, accent material. The masonry wrapping the advertising area shall not exceed 100% nor fall below 30% of the commercial advertising area.
Multi-tenant Monument, Sign (Minimum of 3 or more tenants)	Yes	"BC", "LC", "HC", "I", "CBD", "I"	100 sq. ft.	8'	1 freestanding sign @ each street frontage, 2 maximum per site	10' ft.	Exposed pole prohibited. Monument sign shall be masonry w/ decorative cap to match or compliment building. 20% of the surround may be alternative, accent material. The masonry wrapping the advertising area shall not exceed 100% nor fall below 30% of the commercial advertising area.

Table of Permanent Signs							
Type Of Sign	Permit	Districts Permitted	Maximum Area	Maximum Height	Number Of Signs Per Street Frontage	Set-back	Requirements
Message Board	Yes	"BC", "LC", "HC", "I"	Same as commercial monument regulations	Same as commercial monument regulations	Same as commercial monument regulations	10' ft.	See Section 7.5.E
Canopy (covering gas pumps, drive thru lanes or parking areas)	Yes	"BC", "LC", "HC", "I", "CBD"	50% of allowed primary wall sign area of building, 100 s.f. max.	Top of canopy fascia	On 2 sides of canopy only	10' ft.	Canopies <u>not</u> considered separate buildings for signage purposes. Gasoline Pricing Signs are permitted.
Mural	Yes	"BC", "LC", "HC", "I", "CBD"	Not applicable	Not applicable	Not applicable	N/A	No name, logo, text or slogan. Murals are considered <u>not</u> advertising.
Enclosed Frame/ Changeable Copy (non LED)	Yes	"BC", "LC", "HC", "I"	8 s.f. with no dimension greater than 4 ft.	Not applicable	2 per wall max., 4 per site max.	10' ft.	Enclosed frame permanently attached to wall
Nameplate	Yes	"BC", "LC", "HC", "I"	1 sq. ft.	N/A	1 per wall max	10' ft.	May display the name and profession of the occupant of the building, only.
Multifamily Entry Monument	Yes	"MF", "TH"	75 sq. ft.	7 ft.	1 per "main" entrance	10' ft.	(See Article 10, Outdoor Lighting Requirements)
Subdivision Entry Monument	Yes	RE, R-12, R10, R-8.4, R-7, PH, TH, MF, MH	75 sq. ft. each	7 ft.	1 pair per "main" entrance	10' ft.	(See Article 10, Outdoor Lighting Requirements)
Landscaped Sign	Yes	"BC", "LC", "HC", "I"	2 sq. ft. per lineal foot of adjacent street frontage	5 ft.	1 landscaped sign @ each street frontage, 2 maximum per site	Permitted landscaping bed	Plantings to create the landscaped sign shall count towards the minimum landscape requirements.
Window	Yes	"BC", "LC", "HC", "I", "CBD"	20% of window area 40% allowed in HPO	N/A	N/A	N/A	N/A

Table of Temporary Signs

Type of Sign	Permit	Districts Permitted	Maximum Area	Maximum Height	Time Limit	Setback	Requirements
Banner, Horizontal	Yes	"BC", "LC", "HC", "I", "IH"	50 sq. ft. on Corridor A & B, 12 sq.ft. all other streets	Highest point of bldg. wall, excluding roof.	180 days per year.	N/A	1/75' of street or store frontage, maximum of 3. 10 or 30 day periods. Non-illuminating
Banner, Vertical	Yes	"BC", "LC", "HC", "I", "CBD", "IH"	12 sq. ft.	35 ft. max.	180 days per year.	10'	50 ft. min. spacing. 100 ft. min. street frontage.
Banner, Multifamily Units for rent	Yes	"MF", "TH", "IH"	50 sq. ft.	Highest point of -bldg. wall	60 days per year, in 10 day alternating periods.	N/A	One per street frontage with max. of 2. Non-illuminating
Commercial Complex (Freestanding Sale or Lease)	Yes	"BC", "LC", "HC", "I", "IH"	50 sq. ft.	6 ft.	Until Complex sold or leased, Not to exceed 90 days	N/A	One Sign. Non-illuminating
Commercial Units (Sale or Lease Wall Sign)	Yes	"BC", "LC", "HC", "I", "IH"	12 sq. ft.	Highest point of -bldg. wall	Until Complex sold or leased, Not to exceed 90 day	N/A	One Sign per unit. Non-illuminating
Community Service	Yes	ALL	N/A	N/A	Not to exceed 30 days of any 90 day period.	10'	Non-illuminating. No more than 7 locations about the City.
Pennants, Decorative	Yes	BC, LC, HC, I, CBD, "IH"	N/A	Highest point of Roofline	90 days per calendar year	10'	Permitted for Grand Openings of new businesses only.
Decorative Flag	Yes	BC, "LC", "HC", "I", "IH"	6 sq. ft.	25 ft. max.	Not to exceed 30 days of any 90 day period	10'	1 flag per 40 lineal feet of street frontage, 8 flag max.
Flag Poles	Yes	ALL	N/A	30 ft.	N/A	10'	N/A
Flags (Non-commercial)	No	ALL	None	N/A	N/A	10'	N/A
Balloons (Inflatable Advertising)	Yes	"LC", "HC", "I", "IH"	N/A	35 ft. max.	Maximum of 14 days. IH, LC & I-1 per year, HC – 3 per year	10'	Only one inflatable per lot at a time.
Garage / Yard Sale	Yes	ALL	N/A	N/A	May be erected no more than 48 hrs prior to event. Must be removed prior to 48 hrs. after event,	5'	On-Site only. No off-premise signs without property owner consent.
New Business	Yes	"BC", "LC", "HC", "I", "CBD", "IH"	50 sq. ft.	Highest point of bldg. wall.	90 days – Once only for term of business	10'	One Sign per Lease Space, On bldg. No Lighting
Outdoor Sales or Rental Advertising	Yes	"HC", "I", "IH"	50 sq. ft., plus an additional 50 sq. ft. per 150' feet of street frontage	7 ft.	90 days per year.	On-premise only - 0'	Only permitted for uses and facilities requiring outdoor display of vehicles or equipment for rent or sale. 10 or 30 day periods.
Political	No	ALL	50 sq. ft.	15 ft.	30 days prior to and 10 days after election	10'	On Private Property, Non-illuminating. See Section 7.2.A(8)

Table of Temporary Signs							
Type of Sign	Permit	Districts Permitted	Maximum Area	Maximum Height	Time Limit	Setback	Requirements
Nonilluminating realty signs, temporary in nature, advertising real estate for sale or lease or announcing contemplated improvements.	No	"H", "RE", "R12", "R10", "R8.4", "R7", "PH", "TH", "MD1"	8 sq. ft.	4 feet	Concurrent with sale or completion of construction.	Behind property line.	1 per lot.
Nonilluminating realty signs, temporary in nature, advertising real estate for sale or lease or announcing contemplated improvements.	No	"BC", "LC", "HC", "I", "CBD"	32 sq. ft.	8 feet	Concurrent with sale or completion of construction.	Behind property line.	1 per lot.
Nonilluminating Community Special Event Signs, temporary in nature, advertising special events like festivals or other community events, any type of temporary sign may be used as long as the sign meets Texas Department of Transportation (TXDOT) standards. See Article 12.3.C Sign Definitions for further information under "Temporary Signs for Community Special Events" (added 9/2/2014)	Yes from TXDOT; and a temporary sign permit from the City must be obtained. City must also review & accept TXDOT permit before the sign(s) are installed.	All zoning districts	As per TXDOT requirements	As per TXDOT requirements	As per TXDOT requirements or 72 hours which ever is first after the event is over. Unsafe & out of date signs shall be removed immediately by governing authorities.	As per TXDOT requirements	As per TXDOT requirements and in accordance with the Policy & Requirements for Community Special Event Signs including Banners as administered by the City of Granbury

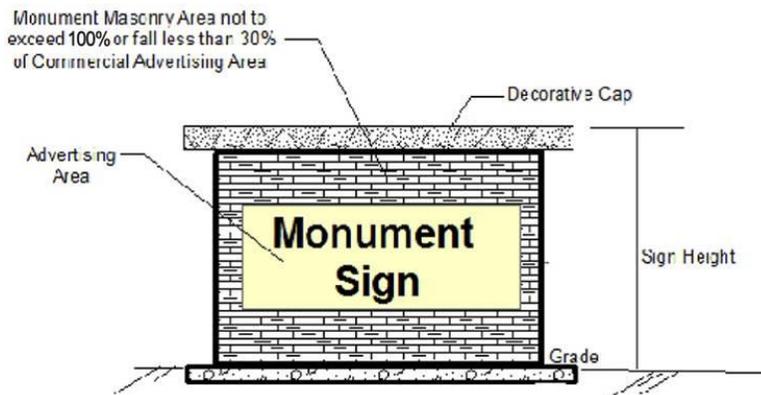


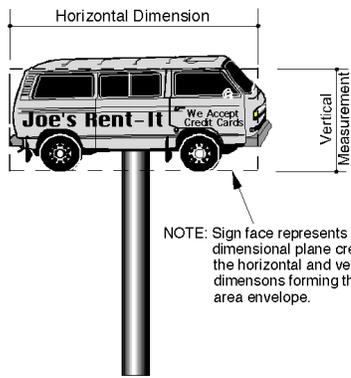
SIGN CORRIDOR MAP

7.5.D. REGULATIONS GOVERNING SIGN MEASUREMENT

1. Measurement of Detached Signs: The sign area for a detached on-premise sign shall be the area included within vertical and horizontal line projections of the furthestmost points of any logo, letters, or other symbols, composed of the total area of the message, and any border, trim or surface upon which the message is displayed. One sign area will be calculated for a detached sign no matter how the message is displayed. The sign structure shall not be included in the sign area

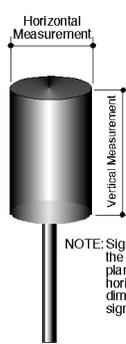
unless there is a sign displayed thereon. Vertical measurements on detached freestanding signs shall be measured from the adjoining average grade to the top of the structure or structure's sign cap.





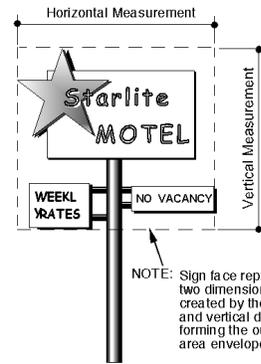
NOTE: Sign face represents the two dimensional plane created by the horizontal and vertical dimensions forming the sign area envelope.

Multi-surface Type Sign



NOTE: Sign area measured by the two dimensional plane created by the horizontal and vertical dimensions forming the sign area envelope

Detached Cylinder Type Sign

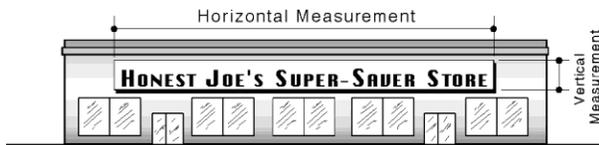


NOTE: Sign face represents the two dimensional plane created by the horizontal and vertical dimensions forming the outer sign area envelope

Detached Flat Type Sign

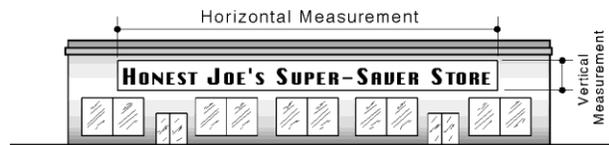
2. Measurement of Attached Signs: The sign area for a attached on-premise sign shall be the area included within the vertical and horizontal line projection of any logo, letters, or other symbols intended to be read together, composed of the total area of the message and any border, trim or surface upon which the message is displayed. There may be several sign areas on the wall of a building depending upon how a sign is displayed.

3. Sign Separation on Wall Signs: The Sign separation must be 3' from an adjoining sign.



NOTE: Use only area of panel in calculation of sign area

ATTACHED SINGLE PANEL WALL MOUNTED SIGN



NOTE: Use painted area (for sign contrast) of wall in calculation of sign area

PAINTED WALL PANEL SIGN

7.5.E. SPECIALTY SIGNS

1. Electronic Message Board Signs (EMB) or LED Signs: EMB or LED signs shall only be allowed on and comprise no greater than 25% of the advertising area of the permanent, freestanding monument sign. This shall not include Gasoline Pricing Signs. In addition, an EMB or LED sign is subject to the following restrictions:

- a. Any change of pictures or information on the EMB or LED sign shall not produce the illusion of moving objects, expanding or contracting shapes, rotation or any similar effect of animation.
- b. Any change of pictures or information on the EMB or LED sign shall not change more often than once each three seconds for those portions of the sign which convey time or temperature, or once each 20 seconds for all other portions of a sign.
- c. Any application for EMB or LED signs along state highways must be accompanied with a certificate of approval of such sign from the State Department of Transportation in accordance with state law.
- d. No animation of any type or flashing light, or "spell on" display mode is allowed on any EMB or LED sign.
- e. Every EMB or LED sign shall be equipped with an automatic dimmer device.
- f. All EMB or LED signs shall be equipped with a glare screen.
- g. Any malfunctioning EMB sign must be turned off or display a blank screen until repaired.

2. Manual Billboard Conversion to LED Billboard: Any billboard sign whose copy is manually changed and in existence in the City or ETJ on July 5, 2011, or on the date of annexation and not in

conformity herewith, shall be permitted to be converted to a digitally operated billboard subject to the following restrictions:

- a. A manual copy change billboard may be converted to a digital billboard only when an additional manual copy change billboard located within the City of Granbury or City's ETJ is removed. This in no way shall permit the erection of a new billboard of any type but solely allow the conversion from a manual to digital billboard after the removal of a second billboard (2:1 ratio). A permit shall not be issued for the conversion of a manual copy change billboard to a digital billboard until the second manual copy change billboard has been completely removed.
- b. Any change of pictures or information on the digital billboard shall not produce the illusion of moving objects, expanding or contracting shapes, rotation or any similar effect of animation.
- c. Any change of pictures or information on the digital billboard shall not change more often than once each three seconds for those portions of the sign which convey time or temperature, or once each 8 seconds for all other portions of a sign for commercial or non-emergency messages.
- d. No animation of any type or flashing light, or "spell on" display mode is allowed on the proposed digital billboard.
- e. The proposed digital billboard shall be equipped with an automatic dimmer device.
- f. The proposed digital billboard shall be equipped with a glare screen.
- g. If the proposed digital billboard malfunctions, the sign must be turned off or display a blank screen until repaired.

Section 7.6 Registration

1. Registration: Any person, firm, business or other organization requesting a sign permit shall be a registered contractor with the City of Granbury. Each registration shall be renewed annually on or before January 1. Each application shall be accompanied by fees as set forth in the city fee schedule as adopted by the City Council
2. Electrical Qualifications: Any person performing electrical work on a sign or any part of a sign must obtain an electrical permit from the City and be a registered Master Electrician or Master Sign Electrician with the City of Granbury.

Section 7.7 Construction Criteria

1. Attachment To Fire Escape: No sign shall be attached in any manner to any fire escape or to the support members of any fire escape, nor shall it be guyed to or supported by any part of a fire escape.
2. Location Near Utilities: Any person, persons, company or corporation erecting signs shall obtain site clearance from each utility entity, before installation.
3. Identification Marking Required: All electrical signs shall bear the name of the contractor, accompanied by amperage and voltage, attached in such a way as to be easily visible by observation from the ground.
4. Interference: No sign shall be so erected as to block, partially block, or interfere in any way with any window or any required means of exit.
5. Accumulation of Rain Water: All signs shall be so constructed as to prevent the accumulation of rainwater in the seams.
6. Electrical Raceways and Conduits: Electrical transformer boxes and raceways are required to be concealed from public view. If a raceway cannot be mounted internally, the exposed metal surfaces

of the raceway should be finished to match the background or integrated into the overall design of the sign. If raceways are necessary, they should be as thin and narrow as possible. All exposed conduit and junction boxes should also be concealed from public view.

Article 8 - Landscape Requirements

Section 8.1 Purpose

It is the purpose of this section to establish certain regulations, practices and principles relating to landscaping within the City. These regulations pertain to non-residential uses located in residential districts, uses within the MF zoning district as well as nonresidential uses in the IH, BC, LC, HC and I zoning districts. These landscape practices and principles provide regulations, standards and criteria for new landscaping and retention of existing trees, while encouraging the use of xeriscape practices which inclusively are intended to:

1. Promote the value of property, enhance the welfare, and improve the physical appearance of the City;
2. Reduce the negative effects of glare, noise, erosion and sedimentation caused by expanses of impervious and un-vegetated surfaces within the urban environment;
3. Preserve and improve the natural and urban environment by recognizing that the use of landscaping elements and retention of existing trees can contribute to the processes of air purification, oxygen regeneration, groundwater recharge, abatement of noise, glare and heat, provision of habitats for wildlife, and enhance the overall beauty of the City.
4. Provide for the use of xeriscape practices and principles, by recognizing the benefits of drought tolerant plants and water conservation.

Section 8.2 Events Causing Compliance

This Section establishes landscaping requirements in all zoning districts and for all Specific Uses. Land uses not previously subject to landscaping requirements may be required to comply with this Section upon the occurrence of one of the following events:

1. A change in zoning;
2. Requirement of landscaping as conditions of a Specific Use Permit;
3. An expansion or intensification of a use, whereby the existing irrigated landscaped area is proposed to be reduced;
4. Building footprint expansion whereby the use of the property affected by the expansion is changed or intensified;
5. Issuance of a building permit for a new building or structure;
6. Loss of legal non-conforming status.

Section 8.3 Landscape Plan Requirements

8.3.A. LANDSCAPE AND IRRIGATION PLAN REQUIRED

1. The landscape plan may be prepared by the applicant or applicant's designee. The landscape plan is not required to be prepared by a registered or certified professional. The irrigation plan must be prepared in accordance with adopted local State policy and will need to be approved by the City prior to any development permitting activity. An irrigation plan is not required to be submitted with the landscape plan or during the concept design phase but will need to be submitted with or prior to building plan approval.
2. The landscape plan must be submitted as a part of the site plan or a separate submittal as required. However, a landscape plan meeting the requirements of this ordinance shall be provided and approved prior to the issuance of a building permit or prior to issuance of a certificate of occupancy.

3. The landscape plan shall contain the following information:
 - a. Drawn to scale;
 - b. North arrow;
 - c. Date of plan submittal;
 - d. Location, size and species of all trees to be preserved. The method of preservation during the construction phase of development shall be according to Section 8.3.D, Tree Protection;
 - e. Location of all plants and landscaping material to be used including paving, benches, screens, fountains, statues, topography, ponds/lakes, or other landscape features;
 - f. Size and type of all plant material to be used;
 - g. Layout and description of irrigation, sprinkler or water system, including placement of water sources;
 - h. Description of maintenance provisions of the landscape plan;
4. If conventional irrigation is not proposed, then a description of an alternative irrigation method shall be submitted in place of the irrigation plan. The approved alternate irrigation method shall be adequate to maintain the health of the plant material during initial growing season.
5. Validation of using alternative irrigation measures to sustain healthy plantings shall be the burden of the applicant or designer of the landscape plan. In such case, the applicant shall obtain confirmation from a registered landscape architect that the approved species of plantings may be sustained by the alternative irrigation measures proposed. A note shall also be standard on the plan stating that all dead or decaying plantings will be promptly replaced by the property owner. In this event replacement trees must also be confirmed by a registered landscape architect as sustainable by the alternative irrigation.
6. The irrigation plan shall be prepared by a licensed irrigator.
7. The irrigation plan shall contain at a minimum the following:
 - a. Layout and description of the complete irrigation, sprinkler or water system, including placement of water sources, cross connection control measures, spray heads, drip irrigation lines, rain sensors, station layout and all other components of the irrigation system.
 - b. Persons responsible for the preparation of the irrigation plan including the licensed irrigators shall stamp or seal, sign and date the plan.

8.3.B. LANDSCAPE INSTALLATION REQUIRED.....

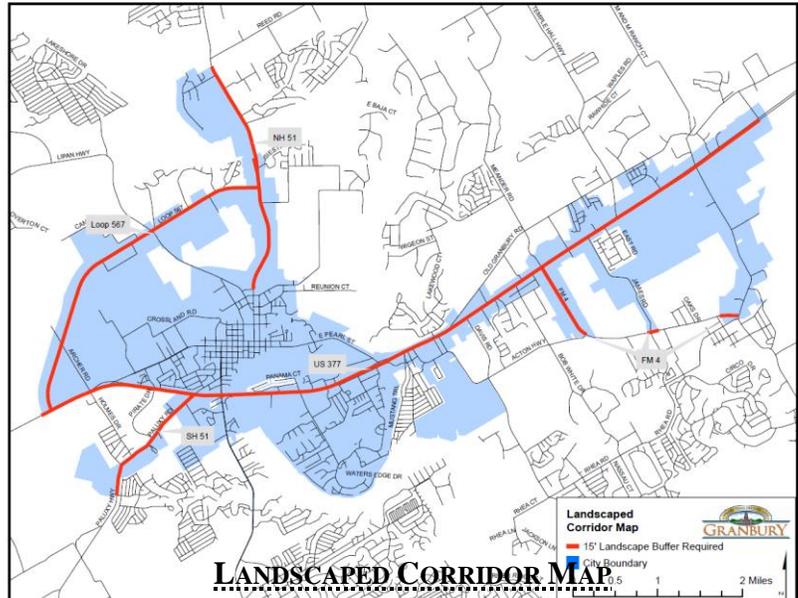
1. Twenty percent (20%) of the total land area in any proposed development or construction that occurs for any use after the effective date of this ordinance shall be landscaped. This twenty percent (20%) requirement shall apply to each phase as it is developed.
2. The minimum plantings for every 1,000 square feet of required landscape area shall be one 3” caliper or larger canopy tree, two ornamental trees and six shrubs or ornamental grasses. No single species shall make up 100% of each different plant type in the landscape area.
3. One 3” or larger caliper canopy tree is required for every 50 feet of frontage and these trees are in addition to the overall tree requirement.
4. Where the construction is to be a single phase of a multi-phase development, only the area being constructed in the current phase need be subject to the landscape regulations. However, each phase will be required to meet the landscaping requirements as they may hereafter be amended when that phase is developed.
5. Artificial plants or turf are expressly prohibited.
6. Alternative species of trees may be used upon approval by the Director of Community Development or his designee.
7. An irrigation system must be provided.

8.3.C LOCATION CRITERIA

1. No less than forty percent (40%) of the total landscaping area and planting materials shall be located in the designated front yard. Parcels that are adjacent to more than one roadway may count the street yards of all adjacent roadways towards satisfying the front yard requirement.

2. In the I-Industrial zoning district, only the front-yard forty percent (40%) of the total twenty percent (20%) of required landscaping shall be required. The rear and side yard landscape requirements may be waived upon submittal of a landscape plan showing compliance with all other requirements.

3. There shall be a fifteen (15) foot landscaping buffer located along the right-of-way of the delineated commercial corridors on the *Landscape Corridor Map*. No buildings shall be located within this landscape buffer. All landscaping that occurs within this 15 foot buffer shall be included within the landscape calculation toward meeting the landscape requirements contained in *Article 8, Landscaping Requirements*.



4. The one 3” or larger caliper canopy tree required for every 50 feet of frontage must be located in the front yard, however the spacing of the trees may be variable to allow for driveways, clustering and sight distances.

5. As per Article 7 of this ordinance landscape planting is required around monument signs and shall count towards total landscaping requirement and towards front yard landscaping requirement.

6. All landscape material shall comply with visibility requirements of the Granbury Subdivision Regulations.

8.3.D TREE SURVEY

A tree survey shall be provided for any new construction prior to permit issuance. A tree survey will also be required for any remodeling/construction that proposes to enlarge the footprint of the structure and/or requires a building permit.

1. This requirement is limited to sites which are located in any nonresidential district or for any non-residential use located in a residential district.

2. The tree survey shall be provided prior to any construction, including any earthwork on any site.

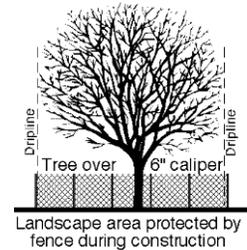
3. The survey shall be submitted with the building permit application, or may be submitted prior to the building permit application if the applicant so desires. As soon as the Director of Community Development approves the tree survey, earthwork may be initiated in accordance to the discretion of the Director of Community Development; however, no work may be initiated on structural elements of the building without an approved building permit.

4. The tree survey shall show the exact location of the tree, size of the tree measured by diameter, and the common name of all trees of a 6” caliper or height of 7 feet.

8.3.E. TREE PROTECTION

Unless otherwise approved in writing by the Chief Building Official, the following procedures shall be followed on all construction projects to protect existing trees to be preserved in order to satisfy the requirements of this Section:

1. All preserved trees shall be flagged with bright fluorescent orange vinyl tape wrapped around the main trunk at a height of four feet (4') or more so that the tape is very visible to workers operating construction equipment.
2. A protective fencing may be required by the Chief Building Official for trees to be preserved if the trees are located so close to the construction area that construction equipment will infringe upon the root systems. The fence will be placed between the trees and the construction activity in a manner to ensure that the tree roots, up to the drip line, will be protected from construction equipment.



8.3.F. LANDMARK TREE

A Landmark Tree shall be any tree that has been designated by the City Council, after recommendation from the Historical Commission, a public hearing, and due notice to the owner of the tree, as a tree of notable historical interest and value to the City of Granbury because of its location or historical association with the community. Its location shall be documented and shall be maintained and updated by the Director of Community Development or authorized designee and made available to the public upon request.

1. No person, directly or indirectly, shall cut down, destroy, remove, or effectively destroy through damaging, any Landmark Tree on any real property within the City of Granbury without first obtaining approval from the Historic Commission.

8.3.G. ADDITIONAL REQUIREMENTS ADJACENT TO RESIDENTIAL

1. A landscape buffer of twenty (20) feet will be required along any property line abutting a RE, R-12, R-10, R-8.4, R-7 and MD-1 residential district.
2. The method of irrigation must be indicated on site plan.

8.3.H. LANDSCAPING WITHIN THE CITY RIGHTS-OF-WAY

At the option of the owner-developer, and issuance of a permit by the City, the owner-developer may landscape the city rights-of-way easements, including parkways and medians, on public streets adjoining the subject property in accordance with this section and with the following limitations:

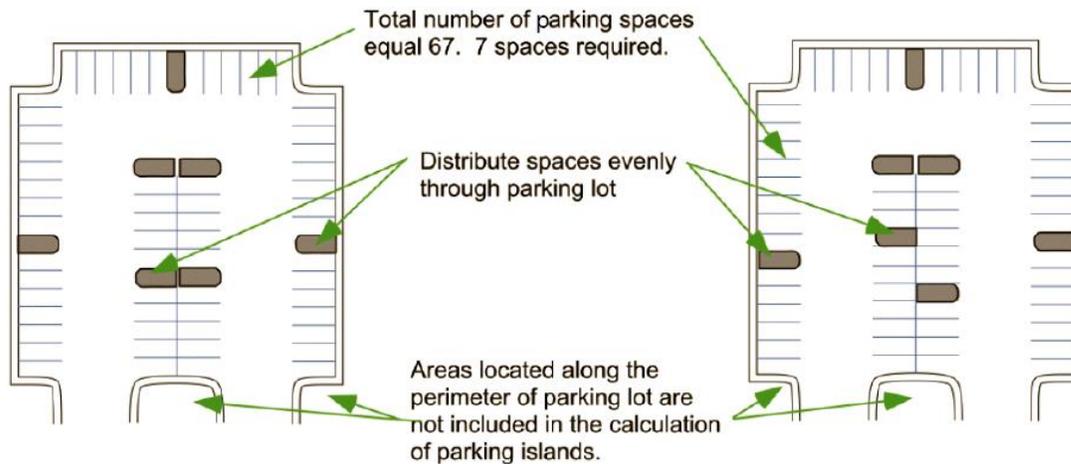
1. Trees located in the public right-of-way shall be located on an average of twenty-five feet (25') on center, and shall be a minimum of three inches (3") in diameter at the time of planting (installing). Trees planted in street rights-of-way must be maintained such that the lowest branches are no lower than six (6) feet above the ground at time of planting, and twelve (12) feet above ground at maturity, in order to allow adequate visibility. TXDOT approval will be required on State rights of way.
2. The trees located in the right-of-way shall not be arranged in a manner to interfere with traffic flow or traffic view, and the decision of the Public Works Department of the City of Granbury shall be final on questions regarding traffic view or traffic safety.
3. Trees shall not be permitted in streets, alleys or easements containing City's water mains, sanitary sewer mains or drainage improvements.
4. No trees or vertical plants shall be permitted within ten (10) feet of any fire hydrant.
5. The owner recognizes that the City or any franchised utility will not be responsible for damage to any landscaping while performing repairs or maintenance to its system.

6. If the owner-developer elects hereunder to provide landscaping within the right-of-way, this landscaping will count toward the total landscaping required. For each one (1) square foot, exclusive of driveways, sidewalks and paved areas, there shall be allowed a half (1/2) square foot credit against the overall landscaping requirement of twenty (20) percent of the total land area in the development up to a maximum and not to exceed five (5) percent credit of the overall landscaping requirement of twenty (20) percent of the total land area in the development.

8.3.I PARKING AREA REQUIREMENTS.....

Landscaping requirements pertaining to parking areas are as follows:

1. Landscape planting shall not be erected or installed in such a manner to interfere with traffic view or impose safety hazards.
2. Where parking stalls abut and face the landscaped strip along the street right-of-way, evergreen shrubs must be provided for screening. The screening must be a minimum of three feet high and extend along the entire street frontage of the parking lot, exclusive of driveways and visibility triangles.
3. A landscaped berm may be provided in lieu of required shrubs. The berm must be eighteen (18) inches to forty (40) inches above the average grade of the street and parking lot curbs with a slope not to exceed 3:1. If the parking stalls are located fifty (50) feet or more from the street right-of-way line, no shrubs or berm will be required.
4. Interior parking lot landscaped areas must be provided in each parking lot at a minimum average density of one shade tree a minimum of three (3) inches in caliper for each twelve (12) parking spaces. These required trees shall be counted as part of the landscape installation requirements, per Section 8.3.B.1. Additionally, interior parking lot landscaping shall be provided in accordance with the following:
 - a. One landscaped parking island (9' x 18') shall be provided for each 12 parking spaces located in the parking lots.
 - b. A maximum of twelve parking spaces, per run, may be located without a landscaped island. And a maximum of 20 parking spaces may be provided in one grouping.
 - c. Parking lot landscaping shall be met for all tenant, customer and employee parking. Parking lot landscaping requirements do not apply to storage or standing parking spaces incidental to uses such as sales and rental of motor vehicles, mobile homes, boats, trailers or other similar uses.
 - d. To calculate the total number of landscaped islands required for interior lot landscaping:
 - (1) Determine the total number of parking spaces required for the site,
 - (2) Divide that number by 12 to determine the total number of landscaped islands required. Fractions shall be rounded up to the next whole number.
 - (3) Landscaping areas located along the outside perimeter of the parking lot may not be used to meet the parking lot landscaping requirement.
5. The required landscaping for parking lots shall be more or less evenly distributed throughout the parking lot, although adjustments may be approved by the Chief Building Official where the shape and size of the parking lot, the location of existing trees or other natural constraints reasonably prevent such distribution.



6. All landscaped areas, including the permeable areas and drip lines around trees and planting beds used for visual screening which abut any parking lot or vehicular travel area, shall be protected with curbs, tire stops/parking blocks or similar barriers sufficient to protect them from vehicular intrusion. Parking stall depths shall be measured from the appropriate curbs or tire stops.

8.3.J CREDITS TOWARD LANDSCAPING REQUIREMENTS

1. Grass is an appropriate landscape material. However, a variety of plant material is recommended. Partial relief from overall landscape area requirements may be obtained by providing the optional landscaping elements listed in the *Landscape Area Credit* table below. Each square foot of credit reduces the overall area to be landscaped. Additional plants may be installed in excess of minimum requirements to obtain credits as defined.
2. In no instance shall the total amount of landscaping on a lot be reduced through credits by more than 50 percent of the landscaped area required by this ordinance.
3. Caliper of trees are to be measured at a point 12 inches above top of ground.
4. In order to receive credit for protecting and keeping existing trees, such trees must be of the same species as those trees listed in Section 8.5.C - Approved Tree List and all requirements of Section 13.7.B must be adhered to.
5. If planting area utilizes all drought tolerant plant material highlighted as such on the approved plant list (See Table A), a two percent (2%) reduction of the required twenty percent (20%) of the total land area in any proposed development or construction will be applied.
6. Any water conservation irrigation methods utilized must be approved by the City and shall be in accordance with TCEQ, local ground water conservation districts, or authority having jurisdiction over water source. The following irrigation conservation methods may be utilized to qualify for additional reductions in landscape area requirements.
 - a. Irrigation designs utilizing Evapotranspiration (ET) based irrigation controllers will receive a two percent (2%) reduction of the required (20%) of the total land area in any proposed development or construction will be applied.
 - b. Planting and irrigation designs utilizing rainwater harvesting methods to irrigate a minimum of thirty percent (30%) of planted material such as, but not limited to bio-retention beds, rain gardens, or collection into pressurized irrigation systems will receive a three percent (3%) reduction of the required (20%) of the total land area in any proposed development or construction will be applied.

c. The use of an irrigation system utilizing drip irrigation in all areas adjacent to and within 5 ft. of impervious cover is highly encouraged. For the purpose of this ordinance, impervious cover shall include but not be limited to drives, walks, parking lots, and roadways. Spray heads installed or allowed to remain in a location or position that directs any spray onto any impervious cover shall be discouraged. An irrigation system that utilizes drip irrigation in all areas adjacent to and within 5 ft. of impervious cover will receive a two percent (2%) reduction of the required (20%) of the total land area in any proposed development or construction.

Landscape Area Credit	
Landscape Element	Amount of Area Credit
For each existing 6 inch tree protected and kept	800 sq. ft.
For each 6 inch tree	400 sq. ft.
For each 3 inch tree	200 sq. ft.
For each five-gallon plant or greater	25 sq. ft.
For each one-gallon plant or greater up to 5 gal.	10 sq. ft.
For each sq. ft. of landscaped R.O.W.	0.5 sq. ft.

Section 8.4 Nonconforming Landscaped

All landscaping, or lack thereof, in existence at the time of the adoption of this ordinance, which does not meet the landscape requirements of this section, will be considered a nonconformity. Nonconforming landscaping will be subject to *Section 3.1, Nonconforming Uses and Structures*, unless otherwise provided in this section.

Section 8.5 Installation & Maintenance of Landscaping

8.5.A. GENERAL

1. All required landscaped area shall be permanently landscaped with living plant material and be served with an automatic irrigation system. Water conservation measures are highly encouraged.
2. Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping.
3. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Maintenance shall include mowing, watering, trimming, pruning, etc.
4. Plant materials which die shall be replaced with plant material of similar variety and size within ninety (90) days, with a one time extension not exceeding 90 days being provided upon approval of the Director of Community Development or his designee.

8.5.B. CERTIFICATE OF OCCUPANCY

1. All landscaping shall be completed and installed in accordance with the approved landscape plan prior to a certificate of occupancy being granted. A one-time, temporary certificate of occupancy, not to exceed ninety (90) days, may be granted based upon documentation of a hardship.
2. If a temporary certificate of occupancy is granted and the landscaping requirements have not been satisfied within the ninety (90) day period from when the temporary certificate of occupancy is issued, the property owner shall be considered in violation of this ordinance.

8.5.C. APPROVED TREE LIST

Trees and plants preserved or planted to satisfy the requirements of this ordinance must be according to the following approved tree and plant list known as: Table A – Favorable Plants for North Texas:

TABLE A – FAVORABLE PLANTS FOR NORTH CENTRAL TEXAS	
*Denotes drought tolerant species suitable for 2% reduction of total landscape area	
Common Name	Common Name
CANOPY TREES	
Arizona cypress*	Arizona cypress*
Bald cypress*	Bald cypress*
Bigtooth maple	Bigtooth maple
Bur oak*	Bur oak*
Caddo maple	Caddo maple
Catalpa	Catalpa
Cedar elm*	Cedar elm*
Chinese Pistache	Chinese Pistache
Chinquapin oak*	Chinquapin oak*
Deodar cedar*	Deodar cedar*
Eastern Red Cedar*	Eastern Red Cedar*
Green Ash*	Green Ash*
Lace bark elm*	Lace bark elm*
Lacey oak*	Lacey oak*
Live oak*	Live oak*
Live oak (Escarpment)*	Live oak (Escarpment)*
Pecan*	Pecan*
Post oak	Post oak
Shumard oak*	Shumard oak*
Shantung Maple	Shantung Maple
Slash Pine*	Slash Pine*
Southern Magnolia*	Magnolia grandiflora*
Texas Ash*	Fraxinus texensis*
Texas red oak*	Quercus texana*
Western Soapberry*	Sapindus drummondii*
ORNAMENTAL TREES	
Agarito*	Agarito*
Aristocrat pear	Aristocrat pear
Carolina buchthorn*	Carolina buchthorn*
Crape myrtle	Crape myrtle
Chitalpa	Chitalpa
Desert willow*	Desert willow*

TABLE A – FAVORABLE PLANTS FOR NORTH CENTRAL TEXAS	
<i>*Denotes drought tolerant species suitable for 2% reduction of total landscape area</i>	
Common Name	Common Name
Dogwood*	Dogwood*
Eve's necklace*	Eve's necklace*
Fringe tree	Fringe tree
Golden leadball tree*	Golden leadball tree*
Golden raintree*	Golden raintree*
Honey mesquite*	Honey mesquite*
Mexican Buckeye*	Mexican Buckeye*
Mexican plum*	Mexican plum*
Possumhaw Holly*	Possumhaw Holly*
Redbud*	Redbud*
Reverchon's Hawthorn*	Reverchon's Hawthorn*
Rough-Leaf Dogwood*	Rough-Leaf Dogwood*
Rusty Blackhaw Viburnum*	Rusty Blackhaw Viburnum*
Russian olive	Russian olive
Smoke Tree*	Cotinus obovatus*
Sumac, Flameleaf*	Rhus copallina*
Sumac, Prairie Flameleaf*	Rhus lanceolata*
Texas Mountain Laurel*	Sophora secundiflora*
Texas buckeye*	Aesculus glabra var. arguta*
Vitex*	Vitex agnus-castus*
Wax Myrtle*	Myrica cerifera*
Windmill palm	Trachycarpus fortunei
Yaupon Holly*	Ilex vomitoria*
SHRUBS/SUCCULENTS	
Agarita*	Mahonia trifoliata*
Althea Hibiscus	syriacas
Aromatic Sumac*	Rhus aromatic*
Artichoke agave*	Agave parryi var. truncata
Barberry	Berberis thunbergii atropurpurea
Burford holly *	Ilex cornuta burfordii*
Burning Bush*	Euonymus Americana*
Century plant*	Agave Americana*
Chinese horned holly *	Ilex cornuta*
Chinese fringe flower*	Loropetalum chinense*
Cherry Sage*	Salvia greggii*
Coralberry*	Symphoricarpos orbiculatus*
Dwarf palmetto*	Sabal minor*
Dwarf Yaupon Holly*	Ilex vomitoria 'nana'*
Dwarf burford holly *	Ilex cornuta rotunda burfordii*

TABLE A – FAVORABLE PLANTS FOR NORTH CENTRAL TEXAS	
*Denotes drought tolerant species suitable for 2% reduction of total landscape area	
Common Name	Common Name
Dwarf Chinese holly *	Ilex coruta rotunda*
Dwarf yaupon holly*	Ilex vomitoria 'nana'*
Eleagnus *	Eleagnus spp.*
Forsythia	Forsythia intermedia spectabilis
False Agave*	Hechtia texensis*
Flame Acanthus*	Anisacanthus quadrifidus var. wrightii*
Flowering quince	Chaenomeles japonica
Fraser photinia	Photinia x fraseri
Glossy abelia	Abelia grandiflora
Gold star esperanza*	Tacoma stans*
Indian hawthorne *	Raphiolepis indica*
Japanese boxwood	Buxus japonica
Knock-out rose*	Rosa 'knockout'*
Lantana*	Lantana spp.*
Magestic sage	Salvia guarantica
Nandina *	Nandina domestica*
Pale Leaf Yucca*	Yucca pallida*
Pomegranate	Punica granatum
Prickly Pear Spineless*	Opuntia spp.*
Red Yucca*	Hesperaloe parviflora*
Rock cotoneaster*	Cotoneaster horizontalis*
Skeleton leaf goldeneye	Viguiera stenoloba
Soft Leaf Yucca*	Yucca recurvifolia*
Santolina*	Santolina spp.*
Spirea	Spirea spp.
Texas Star Hibiscus	Hibiscus coccineus
Texas sage*	Leucophyllum frutescens*
Turks cap*	Malvaviscus arboreus*
Upright rosemary*	Rosemarinus officinalis*
Pittosporum	Pittosporum tobira
White Honeysuckle Bush	Lonicera albiflora
Winter honeysuckle	Lonicera fragrantissima
Prickly Pear Spineless*	Opuntia spp*
ORNAMENTAL GRASSES	
Big bluestem*	Andropogon gerardii
Bushy Bluestem*	Andropogon glomeratus
Fountain grass	Pennisetum ruppelii
Gulf Muhly*	Muhlenbergiia capillaries
Inland Sea Oates*	Chasmanthium latifolium

TABLE A – FAVORABLE PLANTS FOR NORTH CENTRAL TEXAS	
*Denotes drought tolerant species suitable for 2% reduction of total landscape area	
Common Name	Common Name
Lindheimer's Muhly*	Mulenbergia lindheimeri
Little Bluestem*	Schizachyrium scoparium var. frequens
Mexican Feathergrass*	Stipa tenuissima
Muhly grass*	Muehlenbergia lindheimeri
Pampas grass	Cortaderia selloana
Purple autumn grass	Miscanthus sinensis
Sideoats gramma*	Bouteloua curtipendula
Switchgrass*	Panicum virgatum

Dwarf Varieties shall not be counted as an ornamental tree but as a shrub.

Article 9 - Wireless Antenna Facilities Regulations

Section 9.1 Purpose

Wireless telecommunications facilities used in transmitting and receiving signal energy are essential and promote the health, safety, and general welfare of the citizens of the City. The purpose of this section is to govern the placement of these facilities to:

1. assure that their location and use do not compromise the aesthetic quality of the community;
2. encourage operators of antenna facilities and antennas to locate them in areas where the adverse impact on the community is minimal;
3. encourage co-location on both new and existing antenna facilities;
4. encourage operators of antenna facilities and antennas to configure them in a way that minimizes the adverse visual impact through careful design, landscape screening, and innovative stealth techniques;
5. enhance the ability of antenna facilities and antennas to provide services to the community effectively and efficiently; and
6. promote the aesthetic quality of the city as a significant aspect of the health, safety, and general welfare of the community.

Section 9.2 Regulations

9.2.A. GENERAL REGULATIONS.....

The following regulations apply to all antenna facilities and antennas located within any district:

1. **Equipment and Storage Building:** An equipment storage building associated with an antenna facility or an antenna shall be screened and landscaped as described in other sections of this ordinance, or be incorporated into the stealth treatment so that it is consistent and complementary with the existing structures and uses on the premises.
2. **Driveway Surfaces:** All driveways accessing any antenna facility site or equipment storage site shall have asphalt or concrete pavement.
3. **Lights:** No outdoor lighting shall be allowed on antennas located on residentially zoned property except lights or lighting that is required by the Federal Aviation Administration or the Federal Communications Commission.
4. **Limitations:** Antenna facilities are limited to stealth facilities and monopoles except where other facilities are allowed by this section.
5. **Antenna Facility Capacity:** An antenna facility shall not have more than the number and size of antennas attached to it than are allowed by the antenna facility manufacturer's designs and specifications for maximum wind load requirements.
6. **Monopoles:** No guy wires are permitted with the use of monopoles.
7. **Prohibited in Easements:** Antenna facilities constructed solely for the purpose of supporting antennas shall not be placed in an easement.
8. **Construction standards:** A building permit must be obtained prior to the construction or installation of a tower, antenna, or mast. An antenna facility must be installed according to the manufacturer's recommendations or under the seal of a registered professional engineer of the State of Texas.
9. **Use and Repair:** Antenna facilities and antennas not in use shall be removed within 30 days following notice given by the Chief Building Official. Antenna facilities or antennas in need of repair as determined by the Chief Building Official, shall be removed or brought into compliance

within 30 days following notice given by the Chief Building Official. This notice requirement shall not preclude immediate action by the Chief Building Official if public safety requires it.

10. Contained on Property: No part of an antenna facility, antennas, or other attachment may extend beyond the property lines of the lot on which the antenna or antenna facility is located.

11. Special Exception Requirement: A Special Exception is required from the Zoning Board of Adjustment for an antenna or antenna facility which will not comply with any requirement of this section. See Section 2.1F, Special Exceptions.

9.2.B. AMATEUR RADIO & TV ANTENNAS.....

Amateur radio and TV antennas are permitted as accessory uses in the IH, RE, R-12, R-10, R-8.4, R-7, MD-1, PH, TH, MF or MH zoning districts. Amateur radio and TV antennas must comply with the following regulations:

1. Antenna Facility Type: The antenna facility may be either building attached, a monopole, tower, or a lattice tower.
2. Number of Facilities per Lot: Only one antenna facility exceeding 35 feet in height is permitted on each lot.
3. Height Limitations: An antenna facility, exclusive of the height of any antenna or mast, shall not exceed 35 feet in height; except, that an antenna facility shall be permitted additional height at the ratio of one added foot in height for each additional foot of setback beyond the minimum setback required of an accessory building in the Zoning District Regulations to a maximum height of 65 feet in a residential district. A special exception is required for additional height.
4. Height Limit for Building Mounted Antenna: An antenna shall not extend more than eight feet above a building on which it is mounted.
5. Setbacks: The following minimum setbacks apply:
 - a. Antennas and antenna facilities shall not be permitted in front or side yards. Guy wires are not permitted in front yards;
 - b. Guy wires are permitted in required side and rear yards;
 - c. Setback for antenna facilities shall be the same as is required for accessory buildings in residential districts.
6. Separation: There shall be no minimum or maximum separation requirements for antenna facilities from other structures on the same lot of record.
7. Lights: No outdoor lighting above 20 feet shall be allowed on antenna facilities located on residentially zoned property, and no lights so located shall be directed off one's property, except lights or lighting that is required by the Federal Aviation Administration or the Federal Communications Commission.

9.2.C. SATELLITE RECEIVE-ONLY ANTENNAS GENERALLY.....

A satellite receive only antenna is permitted as an accessory use under the following conditions:

1. The satellite receive-only antenna is not greater than one meter in diameter: all zoning districts.
2. The satellite receive-only antenna is one meter or greater in diameter, but not greater than two meters in diameter in all nonresidential zoning districts.

9.2.D. SATELLITE RECEIVE-ONLY ANTENNAS.....

Satellite Receive-Only antennas greater Than One Meter in Diameter in Residential Districts and Greater Than Two Meters in Diameter in Nonresidential Districts are permitted as accessory uses if they comply with the following regulations:

1. Number of Antennas per Lot: Only one satellite receive-only antenna per lot of record.
2. Height: not exceeding ten feet in height.
3. Set backs:

- a. Front and side yards: Not permitted.
- b. Rear yard: Minimum setback as required for accessory buildings in residential districts and as for all buildings in nonresidential districts.
 - 4. Separation: No minimum or maximum separation requirements for satellite receive-only antennas from other structures on the same lot of record.
 - 5. Screening: Satellite receive-only antennas that are mounted on the ground shall be screened from view from adjoining properties by solid fencing or evergreen plants to a height of a least six feet. A satellite receive-only antenna located within a fence surrounding the yard in which the satellite receive-only antenna is located shall be considered to be screened.

9.2.E. PLACEMENT OF ANTENNA FACILITIES

Placement of Antenna Facilities (Other Than Amateur Radio, TV, and Satellite Receive- Only Antennas) within Land Use Thresholds: For the purpose of determining the appropriate locations for the placement of antenna facilities other than amateur radio, TV, and satellite receive-only antennas, the City is divided into land use threshold areas that require different regulations pertaining to height, location, and type of antenna facility. These land use thresholds are defined as follows:

- 1. Interior Industrial "II" - Property within the "I" zoning district that is located more than 1,000 feet away from any other zoning district.
- 2. Exterior Industrial "EI" - Property within the "I" zoning district that is located within 1,000 feet of any other zoning district.
- 3. Full Commercial "FC" - Property within the BC, LC, HC, I or CBD zoning districts, which is located more than 600 feet from an IH, RE, R-12, R-10, R-8.4, R-7, MD-1, PH, TH, MF or MH zoning districts.
- 4. Undeveloped Residential "UR" - Property within the IH, RE, R-12, R-10, R-8.4, R-7, MD-1, PH, TH, MF or MH zoning districts, that:
 - a. Is not a part of a recorded subdivision; or
 - b. Is a part of a recorded subdivision but has not had a building permit issued for a residential structure; and
 - c. Is not located within the calculated limits of the "DR" threshold.
- 5. Edge Commercial "EC" –Property within the BC, LC, HC, I or CBD zoning districts, which is located within 600 feet of an IH, RE, R-12, R-10, R-8.4, R-7, MD-1, PH, TH, MF or MH zoning districts.
- 6. Wireless Corridors "WC" - Property within, and 75 feet either side of, the right-of-way of a freeway or a major or minor arterial roadway, as indicated on the City’s Thoroughfare Plan.
- 7. Developed Residential "DR" –Property within the IH, RE, R-12, R-10, R-8.4, R-7, MD-1, PH, TH, MF or MH zoning districts, which:
 - a. Is a recorded subdivision that has had at least one building permit for a residential structure; or
 - b. Is within the exterior surfaces of an existing primary residential structure; or
 - c. Is within 600 feet of areas described by paragraphs 7.a and 7.b above.
- 8. Scenic and Historic Overlay Districts "SL" - Property that has been defined as the Historic Preservation District or the Historic Compatibility District, the boundary of which has been delineated on the zoning map.

9.2.F. ANTENNA FACILITY IMPACT LEVELS

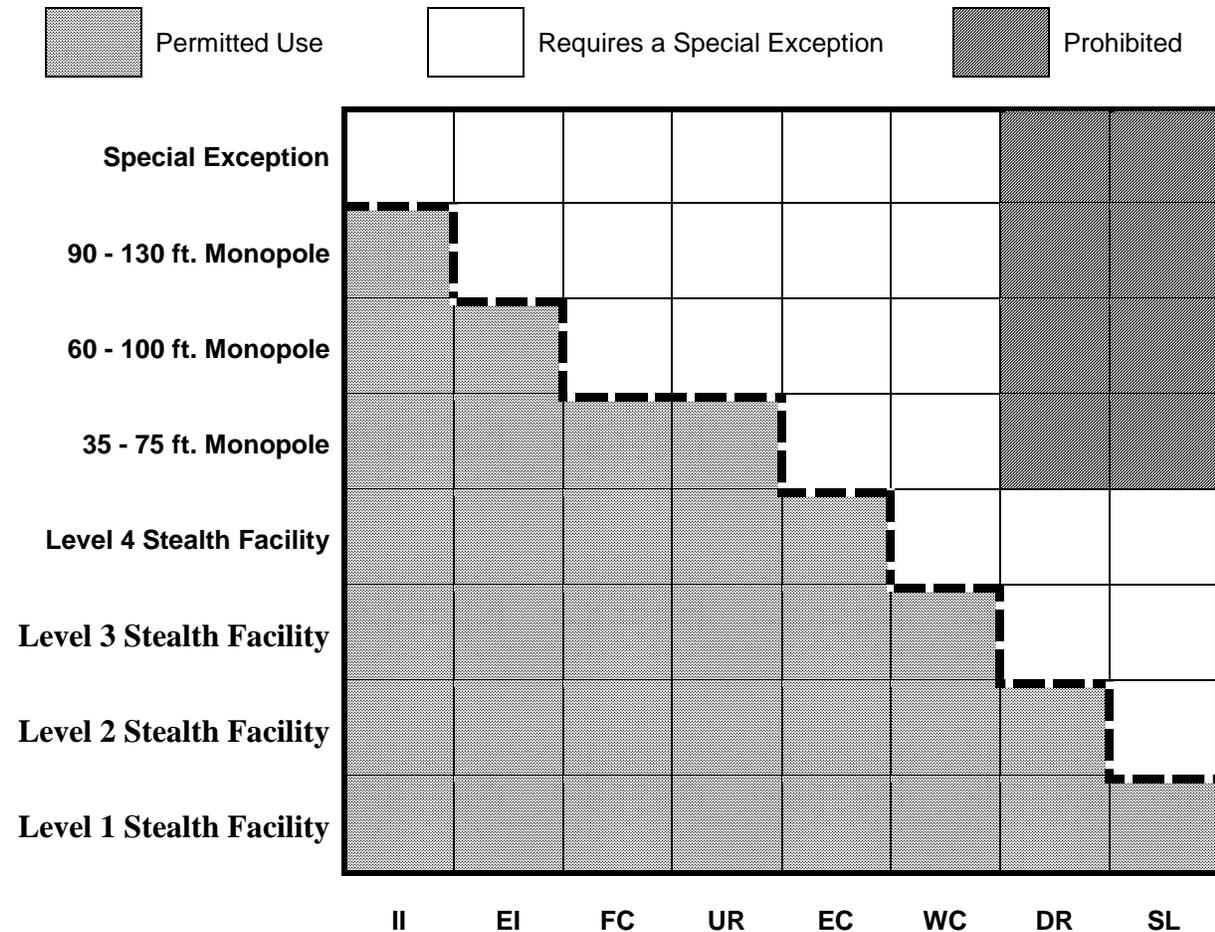
For the purpose of determining appropriate locations for antenna facilities, the city recognizes differing levels of impact for antenna facilities depending upon physical location, aesthetics, and land use compatibility. These antenna facility impact levels are defined as follows:

1. 90 Foot Monopole - A monopole no greater than 90 feet in height. The antenna equipment may not extend more than 5 feet above the highest point on the monopole.
2. 60 Foot Monopole - A monopole no greater than 60 feet in height. The antenna equipment may not extend more than 5 feet above the highest point on the monopole.
3. 35 Foot Monopole - A monopole no greater than 35 feet in height. The antenna equipment may not extend more than 5 feet above the highest point on the monopole.
4. Level 4 Stealth Facility - The antenna on a Level 4 Stealth facility is located on an existing structure (other than an antenna facility) including, but not limited to, a building, water tower, utility tower, steeple, or light pole. The antenna is not screened nor hidden. For the purpose of this level, a pole or tower may be reconstructed to structurally hold the antenna but shall not be any higher than the original structure that it is replacing.
5. Level 3 Stealth Facility - The antenna on a Level 3 Stealth facility is located on an existing structure (other than an antenna facility) including, but not limited to, a building, water tower, utility tower, steeple, or light pole. The antenna may be aesthetically painted, constructed, or applied with material so that it is incorporated into the pattern, style, and material of the structure to effectively render the antenna unnoticeable. A new structure may be constructed to hold or house the antenna or equipment; however, the structure must be consistent with the overall architectural features of the primary buildings.
6. Level 2 Stealth Facility - The antenna on a Level 2 Stealth Facility is attached to the structure in such a manner that if it is seen it appears unrecognizable as an antenna, and the structure in which or on which the antenna is attached is an integral part of an overall development.
7. Level 1 Stealth Facility - The antenna on a Level 1 Stealth Facility is attached to the structure in such a manner that the antenna is completely unseen and the structure in which or on which the antenna is attached is an integral part of an overall development.



9.2.G. ANTENNA FACILITY SITING MATRIX.....

Antenna Facility Siting Matrix



Additional Height - Permitted monopoles shown as 90 ft., 60 ft., and 35 ft. in the Antenna Facility Siting Matrix may be increased in height up to 20 feet, if the antenna facility is constructed to accommodate co-location. Co-location must include area requirements for ground storage buildings, driveways, screening, and any other accommodation that is required for the successful operation of a multiple-user antenna facility site. The extension of height may only occur twice to a maximum 40 additional feet.

9.2.H. WIRELESS SPECIAL EXCEPTION.....

When a special exception is required by this section for the location of an antenna facility or an antenna, the property owner must submit an application to the Zoning Board of Adjustment.

1. Application: To properly evaluate an application to locate an antenna facility or an antenna that requires a special exception, the following information must be provided by the applicant:
 - a. Describe the nature of the antenna site. Indicate whether the proposed structure is a monopole or mounted to a self-supporting structure. Indicate the proposed height.
 - b. Provide photos or drawings of all equipment, structures, and antennas.
 - c. Describe why the antenna or tower is necessary at the particular location.

- d. State the name(s) of the telecommunication providers or other users of the antenna or tower and describe the use to be made by each user.
- e. Indicate if this antenna or tower site is to be connected to other sites; and if so, describe how it will be connected and who will be the back haul provider.
- f. The applicant must address whether it has made an effort to co-locate the facilities proposed for this antenna facility on existing antenna facilities in the same general area. Identify the location of these existing sites, and describe in detail these efforts and explain in detail why these existing sites were not feasible. Attach all studies or tests performed which demonstrate why the existing sites will not provide sufficient signal coverage. Provide written documentation from existing sites' owners and/or operators which confirm the statements provided. Indicated whether the existing sites allow/ promote co-location and, if not, describe why not.
- g. Indicate whether co-location will be allowed to other telecommunication providers at the requested site. If they are not allowed, state every reason and the basis of each reason.
- h. If the requested location is in a residential district the applicant must address whether it has made an effort to locate the facility in a nonresidential district. Identify the location of these nonresidential district sites, describe in detail these efforts, and explain in detail why these nonresidential sites were not feasible. Attach all studies or tests performed which demonstrate why the nonresidential sites will not provide sufficient signal coverage. Provide written documentation from nonresidential district sites' owners or operators which confirm the statements provided.
- i. Indicate the proposed provider's current coverage area for the City. Attach maps showing the areas the proposed provider's existing antenna currently covers, the areas the applicant's existing sites and the requested site would cover.
- j. Describe the applicant's master antenna facilities plan for the City. Attach maps and other related documentation. Provide information indicating each phase of the plan.
- k. Describe the applicant's plan to minimize the number of antenna facilities needed to cover the City.
- l. Indicate the proposed height of the antenna facility.
- m. Provide the zoning district and the adjoining zoning districts of the property for which the Special Exception is sought.
 - 2. Consideration of application. In considering whether to grant a Special Exception, the Zoning Board of Adjustment shall consider the following:
 - a. The effect on the value of the surrounding property;
 - b. The potential for interference with the enjoyment of the use of the surrounding properties;
 - c. Aesthetics.

Article 10 - Outdoor Lighting Requirements

10.1.A APPLICABILITY

All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of this section, the Building Code and the Electrical Code of the City of Granbury as applicable and under appropriate permit and inspection. These lighting standards shall apply to all non-residential uses in the City of Granbury. Unless otherwise stated, this ordinance does not regulate lighting in public road rights-of way.

The general purpose of lighting requirements is to:

1. Reduce the problems created by improperly designed and installed outdoor lighting.
2. Eliminate problems of glare on operators of motor vehicles, pedestrians and land uses.
3. Minimize light trespass.
4. Reduce the energy and financial costs of outdoor lighting by establishing regulations, which limit the area that certain kinds of outdoor lighting fixtures can illuminate.
5. Preserve the sky as a natural resource and thus the public's enjoyment.

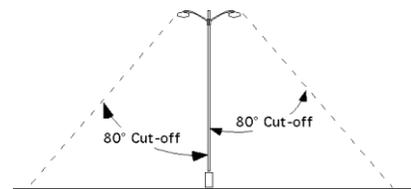
10.1.B OUTDOOR LIGHTING PLAN

An Outdoor Lighting Plan must be submitted separately from any required site plan or landscape plan on all public or private properties, including rights-of-ways, public easements, franchises and utility easements for approval by the Chief Building Official. An Outdoor Lighting Plan shall be submitted prior to issuing a building permit. Plans shall include the following:

1. A layout of the proposed fixture locations.
2. The light source.
3. The luminous area for each proposed light source with proposed foot candle measurements.
4. The type and height of the light fixture or of the light source above grade.
5. The type of illumination.

10.1.C GENERAL

1. Unless otherwise provided herein, illumination, where required by this ordinance, shall have intensities and uniformity ratios in accordance with the current recommended practices of the Illuminating Engineering Society of North America (IESNA) as from time to time amended.
2. Unless otherwise provided herein, all building lighting for security or aesthetics will be fully-shielded type, not allowing any upward distribution of light. Wall pack type fixtures are acceptable only if they are fully-shielded with 80° cut-off.
3. No use or operation in any district shall be located or conducted so as to produce glare, or either direct or indirect illumination across the bounding property line from a source of illumination into a residentially zoned property, nor shall any such light be of such intensity as to create a nuisance or detract from the use and enjoyment of adjacent property. For the purposes of this section, a nuisance shall be defined as more than one tenth (0.1) of one foot-candle of light measured at the residential property line or twenty-five hundredths (0.25) of one foot-candle of light measured at any adjoining non-residential property line, unless said non-residential property is of a similar use and utilizes similar lighting parameters.
4. Halogen lights are prohibited.
5. Shielding shall be required in all outdoor lighting installations as specified below.



Lamp Type	Shielding
Low Pressure Sodium (LPS)	Fully Shielded, with 80° cut-off
High Pressure Sodium (HPS)	Fully Shielded, with 80° cut-off
Metal Halide	Fully Shielded, with 80° cut-off
Halogen	Prohibited
Mercury Vapor	Fully Shielded, with 80° cut-off
Fluorescent	Fully Shielded, with 80° cut-off
Incandescent	Fully Shielded, with 80° cut-off
Any light source 50 watts and under	Unshielded Permitted
Low intensity Neon, Krypton or Argon Discharge Tubes	Unshielded Permitted

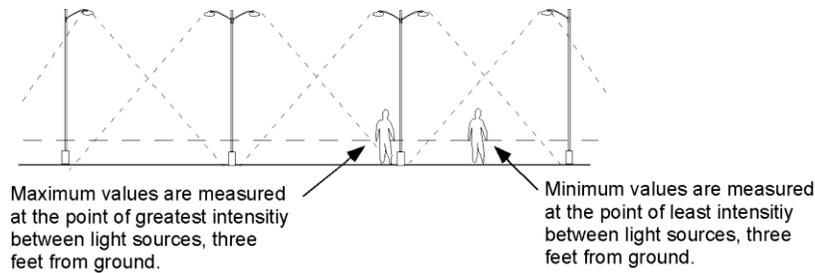
10.1.D ILLUMINATION

1. Measurement: Illumination levels of outdoor lighting shall be measured by a qualified professional according to generally accepted IESNA methods.
2. Computation of Illumination: Illumination at a point may be computed in lieu of measurement. Computation methods shall consist of a generally accepted IESNA method, using certified photometric data furnished by the fixture manufacturer, lamp manufacturer, photometric laboratory, or other reliable authority satisfactory to the city. Computations shall be based on new, properly seasoned lamps, diffusers and other appurtenances in place, and with proper regard taken for mounting height, relative elevation, natural and manmade objects.
3. Limitations on neighboring property: The limit of illumination on neighboring property from one (1) establishment shall be by zoning of the neighboring property. Maximum computed or measured foot-candles at the neighboring property line shall not exceed:

Foot-candles	
Land Use Type	Horizontal
Single-family and two-family residential districts.	0.25
Non-residential districts	2.25

10.1.E NON-RESIDENTIAL ILLUMINATION

1. All non-essential lighting shall be turned off after business hours, leaving only necessary lighting for site security.
2. Floodlights, accent, aesthetic and security lights must be fully shielded and no uplighting shall be permitted except that lighting of 50 watts or less are excepted if necessary for security purposes.



3. Parking lots and vehicle movement areas and signs shall not exceed a maximum illumination value of 40 foot-candles nor a minimum illumination value of 1.0 foot-candles. Lamps in decorative lantern type fixtures shall not exceed a maximum of 150 watts. Total pole and fixture height shall not exceed a maximum of 30 feet, measured from grade at the base. The light head or light under canopies shall be designed so that any light filament or bulb is shielded or recessed to prevent direct glare and/or light trespass. No exposed lamp, filament or bulb shall be detectable from outside of the 80 degree cutoff area or from the adjoining property lines. Taller poles may be considered in some situations upon approval of a Special Exception by the Zoning Board of Adjustments.

4. Building facades and architectural features of buildings may use sconces when the following conditions are met:

5. Floodlight fixtures are equipped with shields and are located so as to limit the fixture's direct light distribution solely to the building façade or feature being illuminated;

6. The configuration of the floodlight installation shall block all view to the floodlight fixture's recessed lamp, bulb or filament from pedestrian walkways, vehicle maneuvering areas and all adjacent properties;

7. Fixtures used to accent architectural features, landscaping or art shall be located, aimed or shielded to minimize light spill into the night sky, and;

8. The maximum luminance of any floodlighted surface does not exceed the foot-candles specified in Section 10.1.C of the Ordinance and the Illuminating Engineering Society of North America Lighting Handbook for floodlighting surfaces.

9. Limitations on establishment property. The maximum outdoor initial computed or measured illuminant level on the establishment property shall not exceed forty (40) foot-candles outdoors at any point, except that lighting under canopies (such as service stations) shall not exceed sixty (60) foot-candles.

10. Illumination levels exceeding the maximum permitted must receive prior approval by the Zoning Board of Adjustment through a Special Exception.

11. Externally illuminated signs, advertising displays, building identification and monument signs that use top mounted light fixtures shall shine light downward and will be fully shielded or shine upward with pin-pointed light which are also fully shielded.

12. Outdoor light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a very narrow cone of light for the purpose of confining the light to the object of interest and minimize light-spillover and glare.

10.1.F PUBLIC AND SEMI-PUBLIC RECREATIONAL FACILITIES

1. Any light source permitted by this section may be used for lighting of outdoor recreational facilities (public or private), such as, but not limited to, football fields, soccer fields, baseball fields, softball fields, tennis courts, or show areas, provided all of the following conditions are met:

2. Any illumination level exceeding a maximum of forty (40) foot-candles must receive prior approval by the Zoning Board of Adjustments through a Special Exception.

3. All fixtures used for event lighting shall be fully shielded, or be designed or provided with sharp cut-off capability, so as to minimize up-light, spill-light, and glare.

4. All events shall be scheduled so as to complete all activity before or as near to 10:30 p.m. as practical, but under no circumstances shall any illumination of the playing field, court, or track be permitted after 11:00 p.m. except to conclude a scheduled event that was in progress before 11:00 p.m. and circumstances prevented concluding before 11:00 p.m.

10.1.G.

PROHIBITED...

Unless otherwise authorized, the following shall be prohibited except upon prior approval of a Special Exception by the Zoning Board of Adjustments.

1. The use of laser source light or any similar high intensity light for outdoor advertising or entertainment, when projected above the horizontal, is prohibited.
2. The operation of searchlights for advertising purposes is prohibited.
3. Halogen Lights are prohibited.

10.1.H.

EXEMPTIONS.

The following are exempt from the outdoor lighting requirements of this ordinance:

1. All temporary emergency lighting needed by the Police or Fire Departments or other emergency services, as well as all vehicular luminaries.
2. All hazard warning luminaries required by Federal regulatory agencies except that all luminaries used must be red and must be shown to be as close as possible to the Federally required minimum lumen output requirement for the specific task.
3. Uplighting of the City of Granbury, State of Texas, or United States of American flag.
4. Seasonal decorative lighting.

10.1.I TEMPORARY EXEMPTIONS.....

1. Upon approval by the Chief Building Official, temporary exemptions from the requirements of this ordinance for a period not to exceed 30 days may be approved.
2. Any person may submit a written request, on a form prepared by the City for a temporary exemption request. The request shall contain the following information:
 - a. Specific exemption (s) requested
 - b. Type/use of outdoor lighting fixture involved
 - c. Duration of time requested
 - d. Type of lamp and calculated foot-candles
 - e. Total wattage of lamp(s)
 - f. Proposed location of fixtures
 - g. Previous temporary exemption requests
 - h. Physical side of fixtures and type of shielding provided
 - i. Such other data or information as may be required by the Chief Building Official.
3. Requests for renewal of exemptions shall be processed in the same way as the original request. Each renewal shall be valid for not more than fourteen (14) days or a time period designated by the Board.
4. Approval for temporary exemptions will be based on the effect of location and use of outdoor lighting fixture.

10.1.J NON-CONFORMING LIGHTING.....

All luminaries lawfully in place prior to the date of the ordinance shall be considered as having legal non-conforming status. However, any luminary that replaces a legal non-conforming luminary, or any legal non-conforming luminary that is moved, must meet the standards of this ordinance.

Article 11 - Supplementary District Regulations

Section 11.1 SUP - Specific Use Permits (S)

11.1.A SPECIFIC USES

The City Council by an affirmative vote may approve a Specific Use Permit for certain uses that are harmonious and adaptable to surrounding land uses. Such approval shall occur only after public hearing and proper notice to all parties affected, and after recommendations from the Planning and Zoning Commission that the uses are in general conformance with the Comprehensive Plan, the general objectives of the City, and contain such requirements and safeguards as are necessary to protect adjoining property. The Planning and Zoning Commission and City Council shall consider the following criteria in determining the validity of the S.U.P. request:

1. Is the use harmonious and compatible with its surrounding existing uses or proposed uses?
2. Are the activities requested by the applicant normally associated with the requested use?
3. Is the nature of the use reasonable?
4. Has any impact on the surrounding area been mitigated?
5. Such other measures as will secure and protect the public health, safety and general welfare.

11.1.B SPECIFIC USE PERMIT REGULATIONS

1. Application for a specific use permit may be made by any property owner or other person having a proprietary interest in the property for which a specific use permit is requested and by filing an application on forms provided by the City and paying the established fee.
2. In recommending that a Specific Use Permit for the premises under consideration be granted, the Planning and Zoning Commission shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration.
3. The Planning and Zoning Commission shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, the means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, protective screening and open space, area or security lighting, heights of structures, and compatibility of buildings.
4. In granting a Specific Use Permit, the City Council may impose conditions which shall be complied with by the owner or grantee before a certificate of occupancy may be issued by the Chief Building Official for use of the building on such property pursuant to such Specific Use Permit and such conditions precedent to the granting of the certificate of occupancy. Any special conditions shall be set forth in writing by the City Council prior to issuance of the certificate of occupancy.
5. No Specific Use Permit shall be granted unless the applicant, owner or grantee of the Specific Use Permit shall be willing to accept and agree to be bound by and comply with the written requirements of the Specific Use Permit, as attached to the site plan drawing (or drawings) and approved by the Planning and Zoning Commission and City Council.
6. A Specific Use Permit may be granted for a specific period of time after which the Planning and Zoning Commission may inquire into the continuation of the permit and, based upon its finding, recommend its discontinuance or an extension of the time period as set forth in the ordinance establishing the Specific Use Permit.
7. If required, a building permit shall be applied for and secured within six (6) months from the time the City Council grants the Specific Use Permit, provided however, that the City Council may authorize an extension of this time upon recommendation by the Planning and Zoning Commission. After six (6) months from the date of approval has elapsed, the Planning and Zoning Commission and City Council may review the site plan for continued validity. If the site plan is determined invalid,

the property owner(s) must submit a new or revised site plan for approval prior to any construction or application for building permit for the area designated for the Specific Use Permit.

8. No building, premise, or land used under a Specific Use Permit may be enlarged, modified, structurally altered, or otherwise significantly changed unless a separate Specific Use Permit is granted for such enlargement, modification, structural alteration, or change.

9. The Board of Adjustment shall not have jurisdiction to hear, review, reverse, or modify any decision, determination, or ruling with respect to the specific land use designated by any Specific Use Permit.

10. When the City Council authorizes granting of a Specific Use Permit, the Specific Use Permit shall become an amendment to the Zoning Ordinance. The Zoning Map shall be amended according to its legend to indicate that the affected area has conditional and limited uses. Said amendment is to indicate the appropriate zoning district for the approved use prefixed by an "S" designation. Specific Use Permits granted shall be indicated by numerical designation on the Zoning District Map. Appendix C of this Ordinance shall list by the numerical designation each SUP and the conditions of approval.

11.1.C SPECIFIC USE PERMIT REQUIREMENTS

An application for a Specific Use Permit (SUP) shall be accompanied by the following:

1. the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200');
2. a site plan drawn to scale and showing the general arrangement of the project;
3. off-street parking facilities;
4. size, height, construction materials, location and relationship of buildings and uses;
5. the location and construction of signs;
6. the means of ingress and egress to public streets;
7. type of visual screening such as walls, plantings and fences
8. The Planning and Zoning Commission or City Council may require additional information, operating data, studies, analysis and expert evaluation or testimony concerning the location, function and characteristics of any building or use proposed.

Section 11.2 Off-Street Parking & Loading Requirements

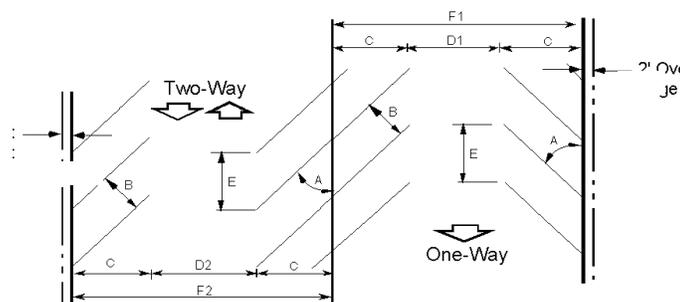
11.2.A OFF-STREET PARKING GENERAL PROVISIONS

1. All required off-street parking, except as otherwise provided in this ordinance, shall be provided on the same site as the use it is to serve.
2. In residentially zoned areas, every means of access shall have a maximum drive width of twenty-five feet (25') at the property line.
3. In residentially zoned districts, no parking space, garage, carport, or other automobile storage space shall be used for the storage of any heavy load vehicle or farm equipment.
4. All required off-street parking spaces in the single family, Patio Home and Townhome residential zoning districts (RE, R-12,R-10, R-8.4, R-7, PH, and TH), shall be located behind the front building line and shall be enclosed in a two car garage except with the approval of a Special Exception as set forth *in Section 2.1.F, Board of Adjustment, Special Exceptions*. Historically significant dwellings as defined in *Article 12, Definitions*, that are moved from one location to another location within the city limits, are exempt from this requirement. All duplex lots (MD-1) shall provide one parking space enclosed in a garage except with the approval of a Special Exception as set forth *in Section 2.1.F, Board of Adjustment, Special Exceptions*.

5. In the MF District, parking shall be located behind the front building line.
6. In all non-residential districts, free access through to adjacent parking areas shall be provided between adjoining parcels or building sites for safety and fire-fighting purposes.
7. In all non-residential districts, all required parking shall be provided on an improved hard surface as defined in Article 12-Definitions. Parking spaces shall be permanently and clearly identified by stripes, buttons, tiles, curbs, barriers, or other approved methods. Non-permanent type marking, such as paint, shall be regularly maintained to ensure continuous clear identification of the space.
8. All parking and loading spaces, and vehicle sales areas shall have wheel stops or other appropriate vehicle stopping devices to prevent vehicles from extending into any required landscaped areas, any public rights-of-way, or public sidewalk. Parking shall not be permitted to encroach upon the public right-of-way in any case.
9. Except for single family, duplex and patio homes, parking and loading areas shall be arranged so that vehicles shall not be required to back out of the parking or loading spaces directly into a public right-of-way.
10. Handicap parking space(s) shall be provided according to State of Texas Program for the Elimination of Architectural Barriers and the Americans With Disabilities Act.
11. All vehicles, recreational vehicles, mobile equipment, boat storage and trailer storage require an improved hard surface for parking, storing and maneuvering as defined in Article 12-Definitions. A Special Exception or Certificate of Appropriateness may be granted to allow alternative materials such as cobblestones or grass-crete in historic areas, areas of limited vehicular traffic or where deemed appropriate by the Zoning Board of Adjustment.
12. The quantity of parking spaces provided shall not exceed 25% of the required parking amount.

11.2.B DRIVE LANE WIDTHS AND PARKING SPACE SIZES

1. Drive lanes and parking space sizes shall be required as shown in the following illustration. A driveway for access to any non-residential single parking space or to a parking lot shall not measure less than that shown in the parking layout illustration. All drive approach widths shall be no less than fifteen (15) feet wide. All two way drive lanes shall be a minimum of twenty-four (24) feet in width.



Parking Angle	Stall Width (B)	Stall Depth (C)	Min. Aisle Width		Aisle Length Per Stall (E)	Module Width	
			One-Way (D1)	Two-Way (D2)		One-Way (F1)	Two-Way (F2)
Parallel	8.0	22.0	12.0	18.0	22.0	28.0	34.0
45	9.0	19.1	12.0	24.0	12.7	50.2	62.2
60	9.0	20.1	18.0	24.0	10.4	58.2	64.2
90	9.0	18.0	24.0	24.0	9.0	60.0	60.0

2. Parking spaces shall be nine (9) feet wide by eighteen (18) feet deep for all ninety (90) degree parking spaces. Angled spaces shall be as shown in the illustration. Truck spaces shall be a minimum of 40 feet deep and 50 feet in width. All parking space depths shall be measured from the required wheel stops or other appropriate vehicle stopping devices.

11.2.C OFF-STREET LOADING SPACE - ALL DISTRICTS

1. All retail, commercial and industrial structures shall provide and maintain an off-street area for the loading and unloading of merchandise and goods at ratios according to the following table.

Square Feet of Gross Floor Area in Structure	Maximum Required Spaces or Berths
0-4,999	None
5,000-20,000	1
Each additional 20,000	1 Additional

2. A loading space shall consist of an area of a minimum of twelve feet (12') by thirty feet (30').
3. All drives and approaches shall provide adequate space and clearances to allow for the maneuvering of trucks on-site. Each site shall provide a designated maneuvering area for trucks.
4. No portion of a loading facility may extend into a public right-of-way or into an off-street parking facility elsewhere herein required.
5. Areas designated for off-street loading shall be used only for the loading and unloading of passengers, equipment, supplies or merchandise.
6. In all districts when screening of loading areas facing a street is required, screening shall be provided not less than six (6) feet in height adjacent to the loading area at the property line. Said screening shall be required along all streets except where such use was in existence at the date of adoption of this ordinance.

11.2.D PARKING TABLE

Except as otherwise provided in this section, off-street parking spaces shall be provided in the following table. The parking space requirements for a use not specifically mentioned herein shall be the same as required for a use of similar nature.

Schedule of Parking Requirements		
Land Use	Requirements	Additional Requirements
Residential Uses		
Bed and Breakfast	2 spaces	1 additional space for each guest unit
Condominium, Multi-Family (market apts.)	2.5 / unit	None
Senior Multi-Family (age restricted, 55+)	1.5 / unit	None
Convalescent, Rest, Nursing Home	1 / 5 beds	None
Duplex	2 / unit	One Enclosed (garage)
HUD Code Manufactured Home	2 / unit	None
Mobile Home/Manufactured Housing Park, Subdivision	2 / unit	None
Retirement Home	1.5 / unit	None
Single-Family Detached, Patio Home, Townhome Units	2/ unit	Both Enclosed (garage)
Institutional and Public Uses		
Athletic Stadium or Field	1 / 6 seats	None
Church	1 / 4 seats in the main auditorium	None
Civic Center/Auditorium	1 / 4 persons of total capacity	1 per each employee
Community Center	Minimum 10, not including auditorium	1 additional space/300 sq. ft. of floor area in excess of 2000 sq. ft. plus 1 additional space/4 seats for auditoriums that are part of the building
Day Care or Day Nursery	1 / 10 pupils	1/teacher
Libraries, Museums	Min. 10	1/300 sq. ft.
Educational		
College or University	1 / each day student	None
Elementary School	1 / 20 students	1 per each employee
Jr. High or Middle School	1 / 15 students	1 per each employee
Senior High School	1 / 2 students	1 per each employee
Amusement and Entertainment		
Amusement Center, Commercial	1 / 3 guests	Or 1/100 sq. ft. of gross floor space, whichever results in more spaces

Schedule of Parking Requirements		
Land Use	Requirements	Additional Requirements
Banquet Hall, Private	1 / 150 sq. ft. of floor area	None
Bowling Alley	6 / lane or alley	1 per ea. employee
Golf Course	5 / hole	None
Golf or Country Club	1 / 150 sq. ft. of floor area	Or 1/5 members, which results in more spaces
Lodge or Fraternal Organization	1 / 200 sq. ft.	None
Park and Recreational Facilities	1 / 500 sq. ft. of site area exclusive of buildings	None
Public Assembly Hall	1 / 3 seats or bench seating spaces	None
Racetrack	1 / 500 sq. ft. of site area exclusive of buildings	None
Theater, Sports Arena, Gymnasium, Auditorium, Athletic Fields	1 / 3 seats or bench seating spaces	None
Office and Professional		
Office Center	1 / 250 sq. ft.	None
Office or Professional Business	1 / 250 sq. ft.	None
Real Estate Office	1 / 200 sq. ft.	None
Personal Service Stores	1 / 200 sq. ft.	None
Studios	1 / 300 sq. ft.	None
Retail, Services and Commercial		
Antique stores	1 / 400 sq. ft.	None
Bank and Savings & Loan or Other Similar Institution	1 / 300 sq. ft.	Min. 3 stacking spaces from teller window or ATM, shall not conflict with required maneuvering
Barber/Salon	1 / 200 sq. ft.	Min. 3
Convenience Store	1 / 300 sq. ft.	None
Dry Cleaning	1 / 300 sq. ft.	None
Farmer's Market	1 space per vendor, plus 1 space for each 400 sq. ft. of market or display area.	Farmer's Market parking shall be in addition to minimum parking requirements for the primary use of the property.
General Market	1 / 600 sq. ft. of site area utilized for market	None

Schedule of Parking Requirements		
Land Use	Requirements	Additional Requirements
Furniture, Appliance Sales	Min. 2	1 additional / 300 sq. ft. of area over 1,000 sq. ft.
Grocery Store	1 / 300 sq. ft. of retail floor area	Min. 3 car stack space from any pick up window, shall not conflict with required maneuvering
Hotel or Motel	1 space per room or suite	Plus 1/200 sq. ft. of public assembly area; and restaurants with seating capacity > 75 seats, 1 space/ 3 seats for those add'l seats > 75
Kennel	1 / 300 sq. ft.	None
Laundromat	1 / 200 sq. ft.	None
Mortuary or Funeral Home	1 / 50 sq. ft. of floor space in parlors or funeral service rooms	None
Restaurant – Drive-In	1 / 150 sq. ft.	Min. 5 stacking spaces from voice order board or order window, shall not conflict with required maneuvering
Restaurant, Café, Cafeteria	1 / 2.5 seats	None
Retail Sales (other than Antique stores)	1 / 200 sq. ft.	None
Service and Repair Shops	1 / 300 sq. ft.	None
Shopping Center	1 / 300 sq. ft.	None
Veterinary Clinic	1 / 300 sq. ft.	None
Weight and Aerobics	1 / 200 sq. ft.	None
Wine Tasting Facility (Winery) or Brew-Pub (Micro-Brewery)	1 / 2.5 seats or 1/300 sq. ft., whichever is greater	None
Medical Uses		
Clinic, Medical	1 / 150 sq. ft.	None
Hospital / Sanitarium	1/ bed or examination room	1 /employee on the largest work shift
Medical, Dental Clinic or Office	1 / 150 sq. ft.	None
Automotive, Communication and Transportation		
Auto or Machinery Sales (indoors)	1 / 500 sq. ft.	Or 1 / 2000 sq. ft. of lot area for outdoor uses, or whichever is greater
Auto Repair	Minimum of 5	1 / 200 sq. ft. of floor area or repair garage

Schedule of Parking Requirements		
Land Use	Requirements	Additional Requirements
Auto Service Station	Minimum of 6	None
Auto/Trailer Leasing	1 / 500 sq. ft.	None
Boat Sales, Repair, Rental	1 / 500 sq. ft.	None
Car Wash (full-serve, self-serve or automatic)	3 stacking spaces / wash bay	1 per each employee with a minimum of 1
Mobile home, Recreational Vehicle Sales	1 / 500 sq. ft	None
Terminal, Bus/Train/ Truck	Minimum of 5	1 / 200 sq. ft. of floor area or repair garage
Industrial and Heavy Commercial		
Building Materials, Lumber Storage Yards	1 / 3 employees	Or 1 / 1,000 sq. ft. of floor area, whichever results in more spaces
Construction Equipment Rental and/or Sales	1 / 500 sq. ft.	Minimum of five provided
Feed Lot	1 / 1,000 sq. ft. site area	1 per ea. employee
Industrial/Manufacturing Activities	1 / 3 employees	Or 1 / 1,000 sq. ft. of floor area, whichever results in more spaces
Mini-Manufacturing or Heavy Commercial	1 / 500 sq. ft.	1 per each employee
Min-Warehouse	Minimum 4/complex	1 additional space/5,000 sq. ft. of storage space
Portable Building Sales	1 / 500 sq. ft.	None
Showroom/Warehouse with Office	1 / 750 sq. ft.	1 per each employee
Warehouse, Wholesale	1 / 3 employees	Or 1 / 1,000 sq. ft. of floor area, whichever results in more spaces
Wrecking, Salvage, Reclamation Yard	1 / 3 employees	Or 1 / 1,000 sq. ft. of floor area, whichever results in more spaces

11.2.E RULES FOR COMPUTING NUMBER OF PARKING SPACES.....

In computing the number of parking spaces required for each of the above uses, the following rules shall govern:

1. Floor Area shall mean the gross floor area of the specific use.
2. Where fractional spaces result, the parking spaces required shall be constructed to be the nearest whole number.
3. A building that was constructed or a use that was established after the effective date of this ordinance, and which is enlarged or expanded by at least ten (10) percent but less than fifty (50)

percent, shall require only the number of off-street parking and loading spaces as would be required if such enlargement or expansion were a separate new structure or use.

4. Whenever a building or use existing prior to the effective date of this ordinance is enlarged by fifty (50) percent or more in floor area or in the area used, said building or use shall comply with the parking requirements set forth herein.

5. In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

6. Up to fifty (50) percent of the parking spaces required for a theater or other place of evening entertainment (after 6:00 P.M.), or for a church, may be provided and used jointly by banks, offices, and similar uses not normally open, used, or operated during evening hours if specifically approved by the Planning and Zoning Commission. Shared parking must be on the same lot. Such approval may be rescinded by the City Council and additional parking shall be obtained by the owners in the event that the City Council determines that such joint use is resulting in a public nuisance by providing an inadequate number of parking spaces or otherwise adversely affecting the public health, safety, or welfare.

7. In cases where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are jointly used, a written agreement thereby assuring their retention for such purposes, shall be properly drawn and executed by the parties concerned, approved as to form by the City Attorney and shall be filed with the application for a building permit.

11.2.F. LOCATION OF PARKING SPACES.....

All parking spaces required herein shall be located on the same lot with the building or use served, except when spaces are used jointly by two (2) or more buildings or establishments according to *Section 11.2.E, Rules for Computing Number of Parking Spaces* the required spaces may be located a distance from the building to be served as stated below:

1. not to exceed three hundred (300) feet from an institutional building
2. not to exceed six hundred (600) feet from any other non-residential building

11.2.G. FIRE LANES.....

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

Section 11.3 Lot Area & Building Location

1. The location of dwellings and buildings shall be according to the following:
 - a. Only one main building for single-family and two-family use, with permitted accessory buildings, may be located upon a lot or unplatted tract.
 - b. No parking area, storage area, or required open space for one building shall be computed as being the open space, yard, or area requirements for any other dwelling or other use, except as otherwise authorized herein.

Section 11.4 Front Yard

1. On corner lots, the front yard setback shall be observed along the frontage of both intersecting streets, unless shown specifically otherwise on a final plat or otherwise provided herein.
2. Unless otherwise provided, any building line established by a plat or ordinance approved by the City prior to the adoption of this ordinance that measures less than the front yard setback prescribed for the district in which the building line is located, shall comply with the building line so established by such ordinance or plat.
3. The front yard shall be measured from the property line to:

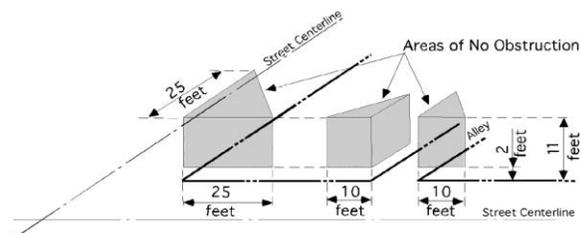
- a. the front face of the building,
- b. support columns of any covered porch or covered terrace,
 - 4. Eaves and roof extensions or a porch without posts or columns may project into the required front yard for a distance not to exceed three feet (3').
 - 5. Subsurface structures, platforms or slabs may not project into the front yard to a height greater than thirty inches (30") above the average grade of the yard.
 - 6. When lots extend from one street to another creating a double frontage, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage by ordinance or on a plat, in which case only one required front yard must be observed.
 - 7. Where a right-of-way easement or line has been established for future widening or opening of a street or thoroughfare upon which a lot abuts, building setbacks shall be measured from the right-of-way easement or line.

Section 11.5 Side and Rear Yards

- 1. On lots that were official lots of record prior to the effective date of this ordinance, the minimum side yard adjacent to a side street shall comply with the minimum required side yard for the respective district.
- 2. Every part of a required side and rear yard shall be open and unobstructed from the ground upward except for:
 - a. Accessory buildings as permitted herein;
 - b. The projection into the side and rear yard of window sills, belt courses, cornices, and other architectural features not to exceed twelve (12) inches;
 - c. Roof eaves not to exceed thirty-six (36) inches projecting into the required side and rear yard;
 - d. Air conditioning compressors and similar appurtenances are permitted in the side and rear yard.
 - e. In all non-residential zoning districts, cantilevered structures shall be permitted to extend 10' into the rear yard except when adjacent to a required landscape buffer.

Section 11.6 Required Visual Clearance

- 1. At street intersections, clear vision must be maintained within a sight visibility triangle created by the property lines being measured a minimum of twenty-five (25) feet from the intersection corner of the property line in both directions.
- 2. At a street intersection with an alley, clear vision must be maintained for ten (10) feet across any lot measured from the corner of the property line in both directions.
- 3. Within any sight visibility triangle fences, walls, architectural screen, earth mounding, landscaping, etc. shall not exceed two feet (2') in height, measured from the top of the nearest curb; nor shall anything be placed, erected, planted, or allowed to grow in such a manner as to impede vision between a height of two feet (2') and eleven (11) feet above the top of the nearest curb.



Section 11.7 Exterior Building Materials, Roof & Articulation Standards

11.7.A RESIDENTIAL DISTRICTS

1. New principal buildings, structures and detached garages located in the RE, R-12, R-10, R-8.4, R-7, PH, TH, MD-1, and MF zoning districts shall be constructed of exterior fire resistant material having at least eighty (80) percent of the total exterior walls to the top plate, excluding doors and windows, as masonry construction or masonry-like construction. Other materials of equal or similar characteristics may be approved by the Director of Community Development or his designee. The Director of Community Development, at his discretion may refer any request for alternative material to the Planning and Zoning Commission for a recommendation to the City Council for final approval.
2. Existing structures that are expanding the footprint of the building by 50% or less, or modifying the exterior walls, may use the same exterior construction material as the existing, primary building. If the same material is not available, an alternative, similar material may be used if approved by the Community Development Director. Existing structures that are expanding the footprint by more than 50%, or are proposing to use a material inconsistent with the primary structure for any expansion, must meet the 80% minimum masonry requirement of the total exterior walls, excluding doors and windows, as masonry or masonry-like construction prior to approval of the final inspection and occupation of the residence.
3. Roof Design Standards – Residential: Any new structure constructed for the purpose of a residential use must have a roof with a pitch ratio of at least four(4) verticals to twelve (12) horizontals (4:12).
4. The standards and regulations governing the Historic Preservation Overlay and landmarked properties set forth in Section 6.2 – Historic Preservation Overlay, contained herein as may be amended, shall supercede the base requirements set forth in Section 11.7.A of the City of Granbury Zoning Ordinance regarding exterior materials and roofline requirements upon issuance of a Certificate of Appropriateness by the Historic Commission. No building permit shall be issued for new construction until the Historic Preservation Commission has first issued a Certificate of Appropriateness (C of A).

11.7.B NON-RESIDENTIAL DISTRICTS

1. Materials for exterior facades for all buildings or structures shall be of masonry construction as defined herein in Article 12, Definitions. The extent of the application and placement of the masonry construction shall conform the regulations contained within this Section.
2. All separate buildings and structures < or = to 30,000 sq. feet located in the BC, LC and HC, zoning districts, and all nonresidential buildings and structures in the IH zoning districts, shall be



constructed of exterior fire resistant material having at least eighty (80) percent of the total exterior walls, measured from the finished floor to the top-plate line of the highest floor, excluding doors and windows, as masonry construction or masonry-like construction. Approved Masonry or Masonry-Like Construction for separate buildings or structures < or to 30,000 sq. feet, shall be that material and form which is

comprised of natural stone or brick with 20% minimum stone, laid-up unit-by-unit and set in mortar and shall have a required thickness of at least two inches (2”). Faux-Stone (or pre-cast stone) may be utilized in-lieu of natural stone however, samples shall be provided to the Community Development Department to ensure that the product and/or material meets the specifications of this ordinance. If brick is to be utilized, at least 20% of the 80% requirement will be natural/native or Faux-Stone. Samples of the Faux-Stone (or pre-cast stone) not approved by the Community Development Department or other materials of equal or similar characteristics may be allowed by special exception.

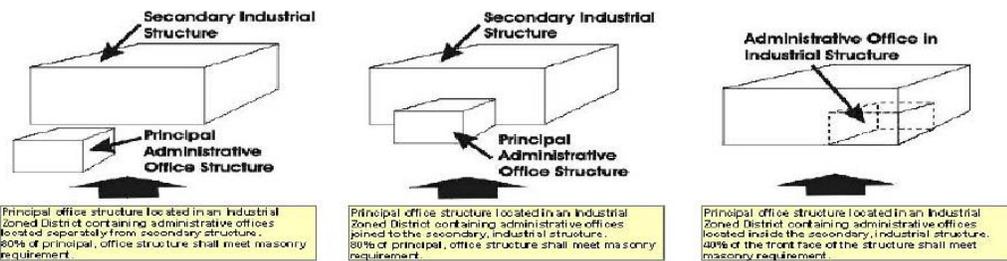
This does not allow for exterior materials such as: EIFS, Stucco, CMU. Exposed-metal R-Panel or other similar type of construction, except that 20% of the building elevation sum measured to the top-plate line of the highest story may be utilized as accent coating to masonry or masonry-like as defined above.

3. All separate buildings and structures > than 30,000 sq. ft. located in the BC, LC and HC, zoning districts, and all nonresidential buildings and structures in the IH zoning districts, shall be constructed of exterior fire resistant material having at least eighty (80) percent of the total exterior walls, measured from the finished floor to the top-plate line of the highest story excluding doors and windows, as masonry construction or masonry-like construction. Approved Masonry Construction or Masonry-Like for separate buildings and structures > than 30,000 sq. ft. shall be that material and form which is comprised of natural stone, brick, concrete tilt-wall with 1” or greater stone/rock aggregate on the exterior face, split-faced CMU or combination each, laid-up unit-by-unit and set in mortar and shall have a required thickness of at least two inches (2”). Faux-Stone (or pre-cast stone) may be utilized in-lieu of natural stone however, samples shall be provided to the Community Development Department to ensure that the product and/or material meets the specifications of this ordinance. At least 20% of the 80% exterior materials requirement will be natural/native or Faux-Stone. Samples of the Faux-Stone (or pre-cast stone) not approved by the Community Development Department or other materials of equal or similar characteristics may be allowed by special exception.

This does not allow for exterior materials such as: EIFS, Stucco, smooth-faced CMU. Exposed-metal R-Panel buildings or other similar type of construction, except that 20% of the building elevation sum measured to the top-plate line of the highest story may be utilized as accent coating to masonry or masonry-like as defined above.

4. The following regulations shall be applied to industrial uses contained within a Industrial Zoned District only:

- a.) Principle structures located in the industrial zoned district (I) and consisting primarily of business offices and administrative offices shall be of 80% masonry construction as described in Section 11.7.B.2 or Section 11.7.B.3 whichever is applicable.
- b.) Administrative offices contained inside an industrially used building within an industrial zone which is the primary structure on the parcel shall be required to be of 40% masonry construction on the front face only.
- c.) Accessory and secondary structures that do not contain administrative offices shall be exempt from the masonry requirement, but shall meet all building code requirements for the construction of permanent structures.



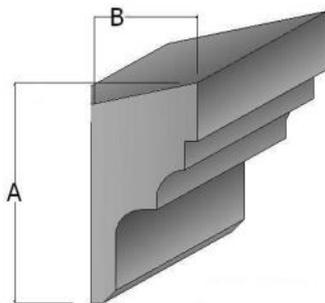
5. For architectural design or creativity or for compatibility with surrounding structures, other materials which are equivalent to the standards set forth in this ordinance may be permitted by the Director of Community Development or his designee. The Director of Community Development, at his discretion may refer any request for alternative material to the Planning and Zoning Commission for a recommendation and to the City Council for final approval.

6. All existing structures that are expanding the footprint of the building over an area that was not previously used in the same manner, or modifying the exterior walls must meet the 80% minimum masonry requirement of the total exterior walls, excluding doors and windows, as masonry or masonry-like construction prior to issuance of a new certificate of occupancy, as provided for in Section 11.7.B.2 or Section 11.7.B.3 whichever is applicable.

7. All existing structures that do not meet the 80% minimum masonry requirement and are not expanding the footprint of the building or modifying the exterior walls shall have a minimum of 30% of the total exterior walls, excluding doors and windows, as masonry or masonry-like construction, as provided for in Section 11.7.B.2 or Section 11.7.B.3 whichever is applicable, prior to issuance of a new Certificate of Occupancy.

8. The standards and regulations governing the Historic Preservation Overlay and landmarked properties set forth in Section 6.2 – Historic Preservation Overlay, contained herein, as may be amended, shall supersede the requirements set forth in Section 11.7.B of the City of Granbury Zoning Ordinance regarding exterior materials, roofline requirements, articulations standards, and other design elements. No building permit shall be issued for construction until the Historic Preservation Commission has first issued a Certificate of Appropriateness (C of A).

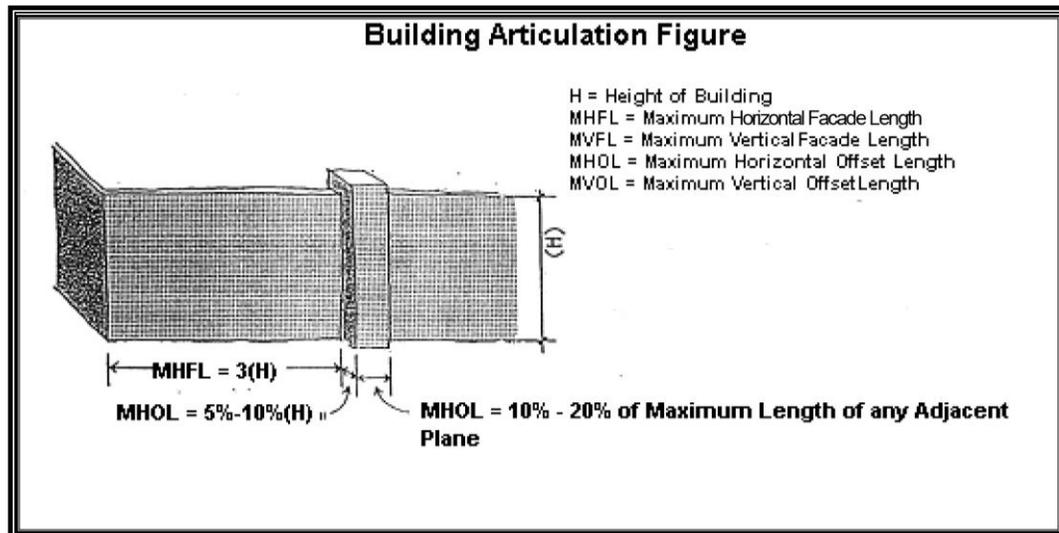
9. Roof Design Standards – Commercial: All non-residential roofs shall be designed to completely conceal all rooftop equipment such as HVAC units from any property line or adjoining street. Pitched roofs shall have a minimum pitch of at least four (4) verticals to twelve (12) horizontals (4:12). All roofs with a pitch less than 4:12, including flat roofs, shall be designed to conceal all roofing materials in addition to rooftop equipment. A minimum of a 4:12 pitched roof or a roof with unique architectural features shall extend along a minimum of 50% of the preimeter of the building. Unique architectural features shall project from the plane of the main exterior wall or parapet of the building a minimum horizontal distance (B) of 5% of the building height and shall have a minimum vertical dimension (A) of 10% of the building height. Such architectural features shall include cornices, moldings, trims, variations in coursing and similar design elements and shall not extend above the roof more than 70% of the wall height. Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish. Other metal roofs, such as corrugated metal, are prohibited.



10. Exposed Columns: Exposed structural support columns shall be constructed of or clad in the same masonry material as the principal structure. Architecturally significant columns (e.g. fluted, etc.) may be permitted.

11. Reflective Glass: No more than 50% of any building facade may be glass, mirrored or reflective material.

12. Articulation Standards: For non-residential structures with a building footprint (floor area at-grade only) of 7,500 sq. ft to 30,000 sq. ft., no building wall shall extend greater than three (3) times the wall's height without having a minimum off-set of 5% of the wall's height, and such off-set shall continue for a minimum distance equal to at least 10% of the maximum length of either adjacent plane and extend from the floor to the highest top plate. For all non-residential structures greater than 30,000 sq. ft. (floor area at-grade only), no building wall (H) shall extend greater than three (3) times the wall's height without having a minimum off-set of 10% of the wall's height, and such off-set shall continue for a minimum distance equal to at least 20% of the maximum length of either adjacent plane and extend from the floor to highest top plate. For all commercial structures, articulations shall be required to be constructed of either stone or brick. Building wall shall be defined as the vertical plane of the exterior surface of the primary, masonry, construction material.



Section 11.8 Seasonal Sales, Temporary

The sale of seasonal items is permitted subject to the following.

1. The following seasonal sales are permitted:
 - a. Produce;
 - b. Christmas Trees;
 - c. Fire Wood;
 - d. Snow-cones;
 - e. Other items typically sold as temporary or seasonal sales items.
2. A permit shall be required and a temporary certificate of occupancy may be issued by the Chief Building Official for any seasonal sales.
3. Prior to a temporary certificate of occupancy being issued for a seasonal sales location, the following requirements shall be adhered to:
 - a. Temporary Certificate of Occupancy and approval by the Chief Building Official.

- b. Written permission from the landowner if different than that of the sales operator.
 - c. On-site parking as required by the Chief Building Official (minimum of two).
 - d. Restroom facility or written permission from landowner or tenant if different than that of the sales operator.
 - e. Sign permit according to the sign ordinance.
 - f. Compliance with the Building, Plumbing, Electrical and Health Codes.
4. Enforcement of this section will be governed by the Police Department and the Chief Building Official.
 5. Time limits must be stated on the temporary certificate of occupancy and limited to one of the following:
 - a. 3 days (weekend)
 - b. 30 days
 - c. 90 days
 - d. 120 days
 6. Permit fees will be as established by the City Schedule of Fees as approved by City Council.
 7. The seasonal sales location shall be located within a nonresidential or Interim Holding zoning district.

Section 11.9 Street Vending, Temporary

Temporary street vending, as described in *Article 12, Definitions*, is permitted only for a period of fourteen consecutive days within a calendar year in the “HC” Heavy Commercial and “I” Industrial District, and with the consent of the property owner (unless the Chief Building Official determines the street vending is a seasonal use). A site plan or other information may be required by the Chief Building Official upon the review of the temporary permit providing evidence of compliance with parking, access and maneuvering and other site or use related requirements before issuing the permit.

Permanent street vending of merchandise or food for sale for consumption to the general public is strictly prohibited.

Section 11.10 Accessory Building & Use Regulations

11.10.A. ACCESSORY DWELLING UNITS

Accessory dwelling units in the IH, RE, R-12, R-10, R-8.4, and R-7 Districts shall be allowed on the same lot or tract as the main dwelling unit and used by a person or persons related to the occupants of the main dwelling unit upon meeting the following standards:

1. One accessory dwelling unit may be constructed by right on any lot with an area not less than 12,000 sq. ft., unless a lesser lot area is found to be adequate for an accessory residence by the City Council and is approved as a Specific Use Permit.
2. Accessory dwelling unit height, area and yard requirements shall be the same as the main structure. An accessory dwelling unit, other than a garage apartment, shall not exceed the height of the principle building on the lot it is constructed.
3. All accessory dwelling units shall be separate from the main dwelling and must contain kitchen facilities.
4. An accessory dwelling unit may be constructed only with the issuance of a Building Permit.
5. An accessory dwelling unit may be sold only with the sale of the entire property, including the main dwelling unit.

6. All accessory dwelling units shall be constructed to the rear of the main structure. No accessory buildings are permitted in the front yard setback.

11.10.B. ACCESSORY STRUCTURES IN RESIDENTIAL AND MULTI-FAMILY DISTRICTS

1. Accessory building yard requirements in the MF district shall be the same as the main building
2. Accessory uses in the PH, TH, IH, RE, R-12, R-10, R-8.4, and R-7 Districts shall be allowed as an incidental use of a building on the same lot or tract and shall be subject to the following:
 - a. No accessory buildings are permitted in the front yard setback.
 - b. Accessory buildings shall maintain the following setbacks:
 - (1) Rear:
 - (a) Accessory buildings shall be located towards the rear portion of the property.
Accessory buildings shall not be located closer than 3' from the rear property line.
 - (2) Side:
 - (a) In all locations where building lines, setback lines or side yard lines are shown on recorded plats, the minimum side yard setback shall be as shown on the plat.
 - (b) In all other locations, the minimum side yard setback shall be 3 feet.
 - (c) Fifteen feet (15') for buildings adjacent to a side street
3. The total maximum floor area of accessory buildings, on a lot, shall be 420 square feet, unless allowed to exceed this by Special Exception.
4. An accessory building shall not be permitted within a utility or drainage easement.
5. There shall be no more than two (2) accessory buildings per single-family lot and they must be separated by a distance of not less than ten feet (10').
6. Accessory buildings are not permitted without a main structure unless on tracts or lots of (2) acres or more and used solely for agricultural purposes. In such case, a one hundred foot (100') front building setback from all property lines is applicable.
7. The maximum height of an accessory building shall not exceed the height of the primary structure and may not exceed fifteen feet (15'), unless allowed to exceed this by Special Exception.

11.10.C. ACCESSORY, ANCILLARY AND SECONDARY STRUCTURES

All accessory, ancillary or secondary structures shall comply with the provisions of this Ordinance, the current building code and all other related and applicable policies and regulations. Under no circumstance shall a mobile trailer, Recreational Vehicle (R.V.), semi-trailer, cargo trailer, cargo container, mobile or manufactured home or other similar mobile unit, configuration, device or structure be permitted unless specifically addressed by the regulations contained herein. This restriction shall not include seasonal activities temporarily permitted (such as: snow-cone stands, etc.) in accordance with Section 11.8 – *Temporary and Seasonal Sales* and all other applicable regulations or mobile units temporarily permitted under an approved event/festival permit.

Section 11.11 Site Plan Approval

11.11.A. PURPOSE.....

The purpose of site plan approval is to coordinate improvements to properties other than single or two-family use. Through site plan approval, zoning standards and other applicable municipal standards or ordinances which may apply to specific site development can be uniformly implemented by the Planning and Zoning Commission and City Council for multi-family and nonresidential zoned properties. This procedure is intended to promote, among other items the efficient and harmonious use of land, safe and efficient vehicular and pedestrian circulation, parking and loading, lighting, screening, and landscaping.

11.11.B. PROCEDURE.....

When required by this ordinance, a site plan must be approved prior to the issuance of a building permit by the City.

1. Approval
 - a. A site plan shall be approved by the Planning and Zoning Commission and City Council unless the City Council designates the Commission to administer site plan review and approval.
 - b. A certificate of occupancy shall not be issued by the Chief Building Official until all provisions of the approved site plan are complied with by the applicant for the building permit.

11.11.C. CHANGES TO THE SITE PLAN

Changes to the site plan shall be processed in the same manner as the original approval of the site plan.

1. Except as otherwise provided in paragraph 3, below, any site plan that is amended shall require approval of the City Council, upon recommendation of the Planning and Zoning Commission.
2. Changes to the site plan which will affect the use of the land may require either an amendment to a Planned Development or a rezoning of property, whichever applies.
3. Changes of details within a site plan which do not alter the basic physical relationship of the property to adjacent properties; do not alter the use permitted; and do not increase the density, floor area, height, or reduce the yards provided at the boundary of the site as indicated on the approved site plan, may be authorized by the administrative official or his/her designee. An aggrieved party may appeal the decision of the administrative official or his/her designee to the Zoning Board of Adjustment in accordance with the provisions of this ordinance.

11.11.D. SITE PLAN ELEMENTS.....

A site plan shall be accurately and legibly drawn to scale with dimensions and shall show

1. Vicinity map, north arrow, scale, name of development, name of owner, name of planner, total acreage of project, and street address or common description of the property;
2. Legal description of the total site area proposed for rezoning, development or specific use permit;
3. The boundary lines and dimensions of the existing property;
4. Topography of the property proposed for development in contours of not less than two feet, together with any proposed grade elevations, if different from existing elevations;
5. Flood plains, water courses, marshes, drainage areas, and other significant environmental features including, but not limited to, rock outcroppings and major tree groupings. Topographic and drainage map information provisions may be waived by the reviewing body when the inclusion of such data would not materially contribute to the necessary evaluation of the project;
6. Existing subdivision lots;
7. Setbacks, lot coverage, and when relevant, the relationship of the setbacks provided and the height of any existing or proposed building or structure.

8. Existing and/or proposed structures including minimum distance between structures. The location of each structure and the minimum distances between structures, and between structures and property line, street line, and/or alley;
9. Proposed occupancy. If multiple types of uses are proposed, a delineation of the specific areas to be devoted to various land uses;
10. Off-street parking and loading area layouts, driveway locations and a parking table showing the parking requirement calculations, the minimum number of parking spaces required and the number of parking spaces provided;
11. Means of vehicular ingress and egress and circulation within the property and all special traffic regulation facilities proposed or required to assure the safe function of the circulation plan;
12. Fire lanes;
13. Areas to be landscaped including type, location and quantity of all plant material used for landscaping, and the type, location, and height of fences or screening and the plantings around them, and a landscape table showing the landscape calculations, the minimum required landscaping areas and the amount of landscaping provided;
14. Public and private sidewalks;
15. Refuse facilities with screening;
16. Adjoining streets and alleys, including curbs, medians, and storm drains;
17. The location and size of existing and proposed surface and subsurface, electric, telephone, gas, cable television or other utility easements;
18. Location and size of existing and proposed surface and subsurface drainage facilities, including culverts, drains and detention ponds, showing size and direction of flow;
19. Square footage of the property that will constitute impervious area or impervious surface and vegetated areas after construction;
20. Architectural drawings, such as elevations, concept sketches or renderings depicting building types and other significant proposed improvements including the treatment and use of open spaces, etc., where the submission of such drawings would more clearly portray the nature and character of the applicant's land use and development proposals;
21. Signature, title and date of the applicant, at the conclusion of the written documents, certifying that the information presented in the plans, and supporting documents, reflect a reasonably accurate portrayal of the general nature and character of the applicant's proposals;
22. Emergency access easements;
23. Current zoning and land uses of the property and contiguous properties;
24. Size and location of all existing and proposed structures on the site and within twenty five (25) feet of the property boundaries;
25. Computations of building area for each occupancy, site area and parking ratio;
26. Existing or proposed water and sanitary sewer lines;
27. Location of all sign, auditory speakers and lighting;
28. Location of outside seasonal display area(s) and any proposed cargo container placement areas (a Specific Use Permit may be required).
29. Phasing of development (if any) showing the location of future building and parking expansion areas;
30. Other such information as considered essential by the Community Development Director or his/her designee, Planning and Zoning Commission or City Council.

Section 11.12 Screening Fence & Wall Standards

11.12.A. PURPOSE.....

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

11.12.B. GENERAL FENCE/WALL REQUIREMENTS.....

1. Electric fences are not permitted in any zoning district.
2. All masonry screening walls and/or columns shall be equally finished on both sides of the wall or around the column
3. No wall or fence shall exceed a height of 8' measured from the highest of the two adjoining grades on either side of the wall or fence.
4. A fence permit is required to be approved by the Chief Building Official prior to the construction of any wall or fence.
5. No wall or fence shall be taller than four feet (4') when located between a street and the front face of a building in any residential zoned district.
6. No wall or fence shall be located within any Visibility Access and Maintenance Easement or within any sight visibility triangle as defined in this Ordinance.

11.12.C. LOCATION AND DESIGN OF REQUIRED SCREENING.....

1. When a boundary of a non-residential Zoning District or use sides or backs upon an RE, R-12, R-10, R-8.4, R-7, MD-1, PH, TH or MF District, residential use or any non-conforming residential use in a commercial or industrial zoned district, a solid screening wall or fence of not less than six (6) feet nor more than eight (8) feet in height, measured from the grade of the non-residential Zoning District or use, shall be erected on the property line separating these districts. The purpose of the screening wall or fence is to provide a visual barrier between the properties. This requirement shall apply to:
 - a. All non-residential rezoning requests;
 - b. All building permit request for any new non-residential buildings (primary or secondary building), or;
 - c. Where an existing non-residential building or use has existed prior to the effective date of this ordinance and is enlarged by fifty percent (50%) or more in floor area or in the area used.
2. The owner of such non-residentially zoned property shall be responsible for and shall build the required wall or fence on his property line dividing his/her property from the residentially zoned district.
3. Unless otherwise provided for herein, a non-residential property owner shall be required to construct a wooden privacy fence w/ stone or brick columns. The columns shall not be spaced further than 25' on-center and shall be constructed to have a minimum diameter of 2 feet. All required wooden fencing shall be treated to protect against weathering and shall be constructed in a manner which displays two decorative (smooth) sides, one facing the residential zoned property and the other towards the non-residential zoned property.
4. All required wall or fence openings shall be equipped with gates compatible in height and screening characteristics to the wall or fence.
5. In cases where the Planning & Zoning Commission and/or City Council Council has determined to use alternate material for opaque screening during the review of a Planned

Development or Site Plan for non-residential applications abutting the residential property, such standards shall supercede the requirements set forth herein.

6. Required walls or fences shall not be constructed of chain link, barbed wire or other similar materials.

7. All required screening elements shall be permanently maintained by, and become the responsibility of the nonresidentially zoned property owner. The screening fence and/or related elements shall be kept in good structural and aesthetic condition by the nonresidentially zoned property owner at all times. If the fence is in a state of disrepair or has become dilapidated, the City may issue a citation or withhold issuance of a permit or C. of O. until the property owner or tenant of the non-residential property has either replaced or repaired the fence in good structural and aesthetic condition.

8. All required masonry screening walls and/or columns shall be equally finished on both sides of the wall or around the column.

Section 11.13 Home Occupations

In connection with the operation of a dwelling, any use permitted as a home occupation may be operated subject to compliance with the following conditions:

1. The use is operated in its entirety within the dwelling unit and/or other accessory structures and only by the person or persons maintaining a dwelling therein.
2. The home occupation does not have a separate entrance from outside the building to an isolated area of the house that is exclusively used for the home occupation.
3. The use does not display or create outside the building any external evidence of the operation of the home occupation.
4. The home occupation does not have any employee or regular assistant not residing in the dwelling unit in which the home occupation is operated or maintained, unless said employee does not perform services on the property.
5. No traffic or parking shall be generated by such home occupation that would unreasonably impact a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.
6. Commercial delivery service required by the Home Occupation shall not deliver goods or products to the home more than four (4) times per month. Commercial delivery service shall be limited to vehicles with two axles.
7. No home occupation shall constitute a nuisance.
8. No outdoor storage of any type shall be permitted with any home occupation.

Section 11.14 Outdoor Display, Daily

Notwithstanding anything to the contrary contained herein, the open display of items intended for direct retail sales or rental in the appropriate zoning district(s) shall not be subject to the screening requirements set forth in each respective zoning district, provided such display meets all of the following conditions:

- 1 Items can only be displayed between the hours of 7:00 A.M. and 7:00 P.M.;
- 2 The area used shall not be greater than ten (10) percent of the gross floor area of the establishment maintaining such display;
- 3 Items may not occupy any required parking area;
- 4 Items may not be displayed in any required front, side, or rear yard setback or public right-of-way;

5 Items may not obstruct vision sight lines from any public right of way or driveway, be deemed a traffic hazard by the Chief Building Official, or City Engineer, or be located in any required sight visibility easements; and

6 The display area shall be within twenty (20) feet of the main building; except for special out-of-doors promotional sales, which occur behind the front building line and do not extend longer than four (4) continuous weeks, unless alternative outside display is permitted by the approval of a Specific Use Permit (SUP).

Article 12 - Definitions

Section 12.1 Purpose

For the purpose of these regulations, certain terms and words are to be used and interpreted as defined hereinafter. Words used in the present tense shall include the future tense; words in the singular number include the plural and words in the plural number include the singular, except where the natural construction of the writing indicates otherwise. The word shall be mandatory and not directory.

Section 12.2 General Definitions

Accessory Building - A subordinate building located on the same premises as the principal building for exclusive use of accessory uses as defined in “Accessory Uses”. In a residential district, an accessory building may include but is not limited to detached garages, private workshops, storage sheds or similar uses, may not be used for commercial purposes, may not be rented and is not habitable. In commercial districts, the use of an accessory building shall be that which is incidental to and used only in conjunction with the main building and shall be required to meet all requirements of the primary building.

Accessory Dwelling - A subordinate building located on the same premises as the principal building. An accessory dwelling may be used as a residence and shall not be incidental to the dominant use of the premises. A garage apartment shall be deemed an accessory building on the lot which it is situated. Accessory dwelling units shall comply with all height, area and yard requirements of the respective zoning district.

Accessory Use - A use customarily incidental, appropriate and subordinate to the principal use of land or building(s) and located upon the same lot therewith. Accessory uses include permanently installed detached accessory structures such as porches supported by columns, greenhouses, detached garages, private workshops, play structures, gazebos/cabanas/pergolas, storage buildings or similar uses.

Advertising Sign Or Structure - Any cloth, card, paper, metal, glass, wooden, plastic, plaster or stone sign or other sign, device or structure of any character whatsoever, including a statuary or place for outdoor advertising purposes on the ground or any tree, wall, bush, rock, post, fence, building or structure. The term placed shall include erecting, constructing, posting, painting, printing, tacking, mailing, gluing, sticking, carving, or otherwise fastening, affixing or making visible in any manner whatsoever. The area of an advertising structure shall be determined as the area of the largest cross-section of such structure. Neither directional, warning nor other signs posted by public officials in the course of their public duties nor merchandise or materials being offered for sale shall be construed as advertising signs for the purpose of this ordinance.

Antenna – See Section 12.3.B, *Wireless Antenna Facilities – Definitions*.

Alley - A minor right-of-way, dedicated to public use, which affords a secondary means of vehicular access to the back or side of properties otherwise abutting a street, and which may be used for public utility purposes.

Automobile - A self-propelled mechanical vehicle designed for use on streets and highways for the conveyance of goods and people including but not limited to the following: passenger cars, trucks, buses, motor scooters and motorcycles.

Basement (Or Cellar) - A story partly or wholly underground. For purposes of height measurement, a basement shall be counted as a story when more than one-half of its height is above the average level of the adjoining ground or when subdivided and used for commercial or dwelling purposes by other than a janitor employed on the premises.

Building - Any structure greater than one hundred twenty (120) square feet intended for shelter, occupancy, housing or enclosure for persons, animals or chattel. When separated by dividing walls without openings, each portion of such structure so separated shall be deemed a separate building.

Building Footprint – The calculated square footage of any building or structure based upon the outline of the total area of a lot or site that is surrounded by the exterior walls of the main floor of such building or portion of building. In the absence of surrounding exterior walls, the building footprint shall be the area under the horizontal projection of the roof supported by posts or additional foundation support. Uncovered courtyards shall not be included in this definition.

Building Height - The vertical distance from the average grade of that portion of the lot covered by the building to the highest point of the building, excluding those features permitted for “Additional Height” in each zoning district.

Building Line - A line parallel, or approximately parallel, to any front lot line at a specific distance there from, marking the minimum distance from the front lot line that a building may be erected.

Building, Main - A building in which the principal use of the lot on which it is situated is conducted. In a residential district any dwelling or attached garage shall be deemed to be a main building on the lot on which it is situated.

Chief Building Official - The inspector or administrative official charged with responsibility for issuing permits and enforcing the Zoning Ordinance and Building Code.

Carpport - A structure open on a minimum of two sides designed or used to shelter not more than three vehicles and not to exceed twenty-four feet on its longest dimension. Also called covered parking area.

Certificate Of Occupancy - An official certificate issued by the City through the Chief Building Official which indicates conformance with or approved conditional waiver from the zoning regulations and authorizes legal use of the premises for which it is issued; may be referred to as an Occupancy Permit.

City – The City of Granbury, Texas.

City Council - The governing body of the City of Granbury, Texas.

Comprehensive Plan - Graphic and textual form policies which govern the future development of the City and which consist of various components governing specific geographic areas and functions and services of the City.

Court - An open, unobstructed space, bounded on more than two sides by the walls of a building. An inner court is entirely surrounded by the exterior walls of a building. An outer court has one side open to a street, alley, yard, or other permanent open space.

Coverage, Building - The lot area covered by all buildings located thereon.

Coverage, Impervious – The lot area covered by all buildings and paved areas, including parking lots, driveways, sidewalks, porches and patios.

District - Any section or sections of the City for which the regulations governing the use of land and the use, density, bulk, height and coverage of buildings and other structures are uniform for each class or kind of building therein.

Dwelling - Any building or portion thereof, which is designed or used as living quarters for one or more families, but not including mobile homes. (See Mobile Home)

Dwelling Unit Area - That area devoted to the living area in a residence or dwelling unit and is exclusive of porches, enclosed or open breezeways, storage area or closets, or other non-living space. The minimum dwelling unit area will generally be that space which is air conditioned.

Dwelling Unit (Model) -A single-family dwelling in a developing subdivision located on a legal lot of record that is limited to temporary use as a sales office for the subdivision and to provide an example of the dwellings which have been built or which are proposed to be built in the same subdivision.

Easement - A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

Exhibition Area - An area or space either outside or within a building for the display of topic-specific goods or information.

Family - One or more persons related by blood, marriage, or adoption, or a group not to exceed four (4) persons not all related by blood or marriage, adoption or guardianship, occupying a dwelling unit and living as a single housekeeping unit.

Flood Plain - An area of land subject to inundation by a 100-year frequency flood, as shown on the FEMA flood plain map of the City of Granbury.

Floor Area - The total gross square feet of floor space within the outside dimensions of a building including each floor level, but excluding carports, residential garages, and breezeways.

Floor Area Ratio (FAR) - The floor area of a main building or buildings on a lot, divided by the lot area.

Garage, Parking - Any building, or portion thereof, used for the storage of four (4) or more automobiles in which any servicing provided is incidental to the primary storage use, and where repair facilities are not provided.

Garage, Private - An enclosed (on at least three [3] sides) building, or a part of a main building, used for storage of automobiles and used solely by the occupants and their guests of a main building. Also called "enclosed parking space".

Heavy Load Vehicle - A self-propelled vehicle having a Manufacturer's Recommended Gross Vehicle Weight (GVW) of greater than 11,000 pounds, such as large recreational vehicles (originally manufactured as RVs, not converted), tractor-trailers, buses, vans, and other similar vehicles. The term "truck" shall be construed to mean "Heavy Load Vehicle" unless specifically stated otherwise.

Improved Hard Surface – An area set aside on private property for the temporary or permanent placement of motor vehicles, trailers, equipment, merchandise and other similar tangible property, which must be comprised of concrete or hot-mix asphalt. Brick or Stone surface may be utilized in the HPO (Historic Preservation Overlay) upon approval of the Historic Commission.

Incidental Use - Any use different from the primary use but which compliments and/or supplements the primary use. Incidental shall mean an area which constitutes not more than fifteen percent (15%) of the main use.

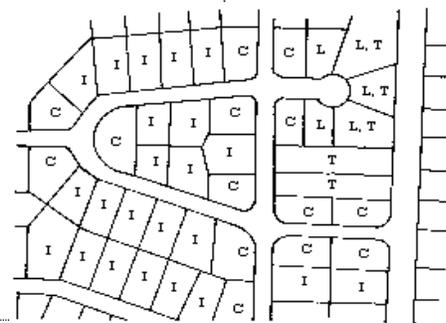
Industrial Park - A large tract of land that has been planned, developed and operated as an integrated facility for a number of individual industrial uses, with special attention to circulation, parking, utility needs, aesthetics, and compatibility.

Irrigation, Alternative - For the purpose of Article 8 Landscape Requirements, alternative irrigation is defined as utilizing a variety of methods including but not limited to water trucks, hand watering, surface run pvc lines, rain collection systems, etc. Alternative Irrigation almost never includes underground components.

Irrigation, Conventional - For the purpose of Article 8 Landscape Requirements, conventional irrigation is defined as irrigation that is underground and includes any irrigation method using underground water lines for landscaping.

Landscaping - Material such as, but not limited to, grass, groundcovers, shrubs, vines, hedges, trees or palms, and non-living durable material commonly used in landscaping, such as, but not limited to, rocks, pebbles, sand, walls or fences, but excluding paving.

Light Load Vehicles - A self-propelled vehicle having a Manufacturer's Recommended Gross Vehicle Weight (GVW) not greater than 11,000 pounds and having no more than two axles, such as pick-up trucks, vans, recreational vehicles (less than thirty-two [32] feet in length), campers and other similar vehicles but not including automobiles and motorcycles.



Legend

C	Corner Lot	T	Through Lot
I	Interior Lot	L	Cul-de-Sac Lot

Loading Space - An off-street space or berth used for the delivery and loading or unloading of vehicles.

Lot - Any plot of land occupied or intended to be occupied by one main building and the required parking, or a group of main buildings, and accessory building and uses, including such open spaces as are required by the ordinance, and other laws or ordinances, and having its principal frontage on a public street or officially approved place.

Lot, Area - The total area, measured on a horizontal plane, included within lot lines.

Lot, Corner - A lot which has at least two adjacent sides abutting for their full lengths on a street, provided that the interior angle at the intersection of such two sides is less than one hundred thirty-five degrees (135°).

Lot, Depth - The mean horizontal distance between the front and rear lot lines.

Lot, Double Frontage - A lot having a frontage on two (2) non-intersecting streets, as distinguished from a corner lot.

Lot, Flag Or Panhandle - A lot having access to a street by means of a parcel of land having a depth greater than its frontage, and having a width less than the minimum required lot width, but not less than twenty-five (25) feet. The maximum distance of the area less than the required width from the front property line shall be one hundred ten (110) feet.

Lot, Interior - A lot other than a corner lot.

Lot, Key - A corner lot that is so designed that the lots located directly behind it face the side street of the corner lot and are not separated by an alley.

Lot Frontage - That dimension of a lot or portion of a lot abutting on a street, excluding the side dimension of a corner lot.

Lot Line, Front - The narrower side of the lot abutting a street. Where two lot lines abutting streets are of equal length, the owner shall have a choice in designating which shall be the lot frontage. For a lot which has a boundary line which does not abut the front street line, is not a rear lot line and lies along the same general directional orientation as the front and rear lot lines, said line shall be considered a front lot line in establishing minimum setback lines.

Lot Line, Rear - The lot line farthest from and most parallel to the front lot line. For triangular lots, the point opposite the front lot line shall be considered the rear lot line and have a value of zero.

Lot Line, Side - Any lot line not the front or rear lot line.

Lot Lines or Property Lines - The lines bounding a lot as defined herein.

Lot of Record - A lot which is part of a subdivision, the plat of which has been recorded in the office of the County Clerk of Hood County.

Lot, Through - A lot having its front and rear lines on different streets, or having its front or rear line on a street and the other line on a river, lake, creek, or other permanent body of water.

Lot Width - The horizontal distance measured between side lot lines parallel to the front lot line, and measured from the point on the building line which is closest to the front lot line.

Major Thoroughfare - A dedicated street or highway route designated as a Thoroughfare by the Thoroughfare Plan map of the Comprehensive Plan.

Masonry Construction or Masonry-Like Construction – Approved Masonry or Masonry-Like Construction for separate buildings or structures < or = to 30,000 sq. feet, shall be that material and form which is comprised of natural stone or brick with 20% minimum stone, laid-up unit-by-unit and set in mortar and shall have a required thickness of at least two inches (2”). Faux-Stone (or pre-cast stone) may be utilized in-lieu of natural stone however, samples shall be provided to the Community Development Department to ensure that the product and/or material meets the specifications of this

ordinance. If brick is to be utilized on commercial structures, at least 20% of the 80% requirement will be natural/native or Faux-Stone.

Approved Masonry or Masonry-Like Construction for separate buildings and structures > than 30,000 sq. ft. shall be that material and form which is comprised of natural stone, brick, concrete tilt-wall with 1" or greater stone/rock aggregate on the exterior face, split-faced CMU or combination each, laid-up unit-by-unit and set in mortar and shall have a required thickness of at least two inches (2"). Faux-Stone (or pre-cast stone) may be utilized in-lieu of natural stone however, samples shall be provided to the Community Development Department to ensure that the product and/or material meets the specifications of this ordinance. At least 20% of the 80% exterior materials requirement will be natural/native or Faux-Stone.

This definition does not include exterior materials such as: EIFS, Stucco, smooth-faced CMU. Exposed-metal R-Panel or other similar type of construction, except that 20% of the building elevation sum measured to the top-plate line of the highest story may be utilized as accent coating to masonry or masonry-like as defined above.

Model Residential Unit - See "Dwelling Unit, Model".

Motorcycle - A usually two-wheeled self-propelled vehicle having one or two saddles or seats, and which may have a sidecar attached. For purposes of this ordinance, motorbikes, motor scooters, mopeds, and similar vehicles are classified as motorcycles.

Motor Vehicle - Any vehicle designed to carry one or more persons which is propelled or drawn by mechanical power, such as automobiles, trucks, motorcycles, and buses.

Nonconformity – A building, lot of record, use of land or a building, method or requirement for development, or other such use or structure that was lawful when commenced but which are contrary to the regulations set forth in the Zoning Ordinance because of future amendments to the Zoning Ordinance, annexation into the City, or eminent domain.

Occupancy - The use or intended use of the land or buildings by proprietors or tenants.

Officially Approved Place of Access - Access, other than a dedicated street, to a property which is approved by the City of Granbury.

Open Storage and Outside Display

Open storage of products or materials - The keeping in an unroofed area of new or used goods, merchandise, or any materials used in the production, repair or replacement of goods related to the principal business activity of the property on which the open storage occurs. The term "open storage" shall not apply to primary uses indicated by the use chart, which customarily have open storage, such as automotive sales.

Outside display of goods - The display of any product, or item, offered for sale by the occupant of the main use of the property on which the display of goods occurs, in plain view of the public without screening.

Outdoor Display, Daily – Notwithstanding anything to the contrary contained herein, the open display of items intended for direct retail sales or rental in the appropriate zoning district(s) shall not be subject to the screening requirements set forth in each respective zoning district, provided such display meets all of the following conditions:

- 1 Items can only be displayed between the hours of 7:00 A.M. and 7:00 P.M.;
- 2 The area used shall not be greater than ten (10) percent of the gross floor area of the establishment maintaining such display;
- 3 Items may not occupy any required parking area;
- 4 Items may not be displayed in any required front, side, or rear yard setback or public right-of-way;

5 Items may not obstruct vision sight lines from any public right of way or driveway, be deemed a traffic hazard by the Chief Building Official, or City Engineer, or be located in any required sight visibility easements; and

6 The display area shall be within twenty (20) feet of the main building; except for special out-of-doors promotional sales, which occur behind the front building line and do not extend longer than four (4) continuous weeks, unless alternative outside display is permitted by the approval of a Specific Use Permit (SUP).

Parking Lot - An off-street, ground level area, with an improved hard surface (such as concrete, brick or asphalt) for the temporary placement of motor vehicles.

Parking Space – An area designated for off-street parking of one vehicle in accordance with the parking size table in this ordinance nine feet (9') wide by eighteen feet (18') in depth for 90 degree head-in parking].

Patio Home (Zero Lot Line Dwelling) - A lot which is designed in such a manner that the side yard and adjacent use easement make maximum use of available land area to preserve an open, yet private, use of the side yard, and permits construction of a detached single family dwelling with one side of such dwelling placed on the side property line.

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

Planning & Zoning Commission - A board, appointed by the City Council as an advisory body, authorized to recommend changes in the zoning and other planning functions as delegated by the City Council. Also referred to as the "Commission".

Plat - A plan of a subdivision of land creating building lots or tracts and showing all essential dimensions and other information essential to comply with the subdivision standards of the City of Granbury and subject to approval by the Planning & Zoning Commission and City Council and filed in the plat records of Hood County.

Plot - A single unit or parcel of land or a parcel of land that can be identified and referenced to a recorded plat or map.

Premises - Land together with any buildings or structures situated thereon.

Primary Use - The principal or predominant use of any lot or building.

Principal Building - Same as "Main Building".

Recreational Vehicle (RV) - A portable or mobile living unit used for temporary human occupancy away from the place of permanent residence of the occupants and self-propelled (motorized). Also see heavy load vehicle.

Refuse Facilities – Containers that are recognized and utilized by the City or the City's refuse collection service, that are used to temporarily store trash and refuse on a lot until a refuse collection truck empties them (including, but not limited to metal dumpsters, plastic refuse carts and individual plastic refuse containers).

Residence - Same as a dwelling; also, when used with District, an area of residential regulations.

Residential District - District where the primary purpose is residential use.

Room - A building or portion of a building which is arranged, occupied, or intended to be occupied as living or sleeping quarters but not including toilet or cooking facilities.

Seasonal Sales - A facility or site used for the sale of merchandise which is available or needed during certain seasons of the year. Use shall generally require one to three months of operation and be similar to fire wood sales or Christmas tree sales, seasonal plant material or other types of items for sale as may be determined by the City Council to have seasonal characteristics.

Setback, Building - The minimum horizontal distance between the walls of a structure (excluding steps) and the property line.

Story - That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or, if there be no floor above it, then the space between the floor and the ceiling next above it. The average height for a story shall be defined as twelve feet (12'). Multiple stories, or portions thereof, shall be a result of the number of stories and story height of twelve feet (12'). The definition of a story does not include parapets, gables, and other normal roof structures.

Story, Half - A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three feet (3) above the top floor level, and in which space not more than two-thirds (2/3) of the floor area is finished off for use. A half story containing independent apartment or living quarters shall be counted as a full story.

Street - Any dedicated public thoroughfare which affords the principal means of access to abutting property.

Street, Intersection - Any street which joins another street at an angle, whether or not it crosses the other.

Structure - Anything constructed or erected, the use of which requires location on the ground or which is attached to something having a location on the ground (also see definition of Building).

Structural Alterations - Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams, or girders, or any substantial change in the roof or in the exterior walls.

Townhome - A dwelling that is part of a structure containing two or more units, not to exceed eight (8), each designed for occupancy by one family with each unit attached by a common wall, a minimum of twenty (20) feet in length.

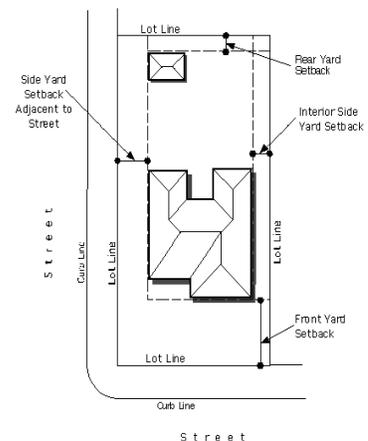
Trailer, Hauling - A vehicle to be pulled behind an automobile or truck which is designed for hauling animals, produce, goods or commodities, including boats.

Trailer Or Mobile Home Space - A plot of ground within a mobile home park, trailer court, or mobile home subdivision designed for the accommodation of one mobile home.

Trailer, Travel Or Camper - A portable or mobile living unit used for temporary human occupancy away from the place of residence of the occupants, and not constituting the principal place of residence of the occupants, designed to be towed behind another vehicle.

Truck - A heavy load vehicle (see definition for heavy load vehicle).

Usable Open Space - An open area or recreational facility which is designed and intended to be used for outdoor living and/or recreation. An area of common usable open space shall have a slope not exceeding ten percent (10%), shall have no dimension of less than ten (10) feet, and may include landscaping, walks, recreational facilities, water features and decorative objects such as art work or fountains. Usable open space shall not include: rooftops; accessory buildings, except those portions of any building designed specifically for recreational purposes; parking areas; driveways; turnaround areas; or the right-of-way or easement for streets or alleys.



Variance - An adjustment in the application of the specific regulations of the Zoning Ordinance to a particular parcel of property which, because of special conditions or circumstances of hardship peculiar to

the particular parcel, is necessary to prevent the property from being deprived of rights and privileges enjoyed by other parcels in the same vicinity and zoning district. Only the Board of Adjustment of the City of Granbury can grant a variance.

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 where otherwise specifically provided in this Ordinance that the building or structure may be located in a portion of a yard required for a main building. In measuring a yard for the purpose of determining the width of the side yard, the depth of a front yard or the depth of a rear yard, the shortest horizontal distance between the lot line and the main building shall be used.

Yard, Front - A yard located in front of the front elevation of a building and extending across a lot between the side yard lines and being the minimum horizontal distance between the front property line and the outside wall of the main building.

Yard, Rear - The area extending across the rear of a lot measured-between the lot lines and being the minimum horizontal distance between the rear lot line and the rear of the outside wall of the main building. On both corner lots and interior lots, the rear yard shall in all cases be at the opposite end of the lot from the front yard.

Yard, Side - The area between the building and side line of the lot and extending from the front lot line to the rear lot line and being the minimum horizontal distance between a side lot line and the outside wall of the side of the main building.

Zero Lot Line – A development approach in which at least one edge of the main structure on the lot is located on at least one lot line and having no yard requirement on that lot line.

Zoning District Map - The official map upon which the boundaries of the various Zoning Districts are drawn and which is an integral part of the Zoning Ordinance.

Section 12.3 Land Use Definitions

12.3.A PERMITTED USES DEFINITIONS.....

Adult Entertainment Enterprise – A movie arcade, adult bookstore, adult cabaret, adult encounter parlor, adult lounge, adult drive-in theater, adult retail store, or any combination thereof, a principal business of which is the offering of a service or the selling, renting or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to its customers, and which is distinguished by or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas, or whose employees or customers appear less than completely and opaquely covered. The term “adult entertainment enterprise” shall not be construed to include:

Any business operated by or employing licensed psychologists, licensed physical therapists, registered massage therapists, registered nurses, or licensed athletic trainers engaged in practicing such licensed professions;

Any business operated by or employing licensed physicians or licensed chiropractors engaged in practicing the healing arts;

Any retail establishment whose principal business is the offering of wearing apparel for sale to customers and which does not exhibit merchandise on live models; or

Any activity conducted or sponsored by any Texas Independent School District, licensed or accredited private school, or public or private college or university.

Airport Landing Field, Private - A privately owned place where an aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair and various accommodations for passengers.

Airport Landing Field, Public - A publicly owned place where an aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair and various accommodations for passengers.

All Terrain Vehicle (ATV) - A small, open motor vehicle having a seat and three or more wheels fitted with large, low pressure tires. It is designed chiefly for recreational use over roadless, rugged terrain.

Amusement (Video) Arcade - Any building, room, place or establishment of any nature or kind and by whatever name called, the primary use of which is the operation of coin-operated machines that dispense, or is used or is capable of being used to dispense or afford, amusement, skill, or pleasure or is operated for any purpose, other than for dispensing only, music, or service. For the purpose of this definition, "primary use" means 51% or more of the gross floor area of the portion of the structure being used (not to include any area of a structure being used as storage). The term "Amusement (Video) Arcade":

Includes a marble machine, marble table machine, marble shooting machine, miniature racetrack machine, miniature football machine, miniature golf machine, miniature bowling machine, billiard or pool game, or machines or devices that dispense merchandise or commodities or play music in connection with or in addition to dispensing skill or pleasure; and

Does not include an amusement machine designed exclusively for a child, billiard tables that are not coin-operated machines, and devices designed to train persons in aphaeretic skills of golf, tennis, baseball, archery or other similar sports.

Amusement Center, Commercial (Outdoor) - An outdoor area or structure, open to the public which provides entertainment or amusement, including but not limited to batting cages, driving range, miniature golf, go-kart tracks, drive-in theaters, water slides and carnivals.

Amusement Center, Commercial, Indoor - An amusement or entertainment enterprise wholly enclosed and operated within a building. This includes, but is not limited to, bowling alleys, skating rinks, health clubs, racquetball clubs, bingo parlors, indoor tennis courts, gymnasiums, swimming pools and nautilus facilities.

Animal Grooming - An establishment that offers to the general public the service of animal grooming for domestic pets. No boarding or medical care is provided.

Animal Processing - An establishment that offers to the general public the service of processing and packaging of red meats, fowl and or fish provided the facility complies with all state, federal and local health regulations. All processing is conducted indoors with no emission of noxious odors or noise. This definition does not include the slaughtering or boarding of live animals.

Apartment House - See Dwelling, Multi-Family

Athletic Stadium or Field (Private) - A private field(s) and structure used for sporting events with associated spectator seating, either permanent or temporary.

Athletic Stadium or Field (Public) - A public field(s) and structure used for sporting events with associated spectator seating, either permanent or temporary.

Auto Leasing or Renting - Storage, leasing or renting of automobiles, motorcycles, and light load vehicles.

Auto Parking Lot or Garage - An area or structure designed for the parking of motor vehicles.

Auto Parts, Sales (Enclosed) - The use of any building or other premise for the primary inside display and sale of new or used parts for automobiles, panel trucks or vans, trailers, or recreation vehicles.

Auto Parts, Sales (Outside) - The use of any land area for the outside display and sale of new or used parts for automobiles, panel trucks or vans, trailers, or recreational vehicles, but not including wrecking yards and junkyards.

Auto, Boat, Trailer, RV and/or Truck Storage - The storage or impoundment, on a lot or tract, of operable automobiles, boats, trailers, recreational vehicles and/or trucks.

Automobile Repair, Major - General repair or reconditioning of engines, air-conditioning systems and transmissions for motor vehicles; wrecker service; collision services, including body, frame or fender straightening or repair; customizing; painting; vehicle steam cleaning; undercoating and rust-proofing.

Automobile Repair, Minor - Minor repair or replacement of parts, tires, tubes, and batteries; diagnostic services; minor motor services such as grease, oil, spark plug, and filter changing; tune-ups; emergency road service; replacement of starters, alternators, hoses, brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air-conditioning systems, and other similar minor services for motor vehicles except heavy load vehicles, but not including any operation named under "Automobile Repair, Major" or any other similar use.

Automobile Sales, New - The primary sale of new automobiles in a structure or an open lot with secondary sales of used automobiles.

Automobile Sales, Used - Retail sales or offering for sale of used automobiles or light load vehicles.

Automobile Sales, Vintage - The display and sales of automobiles in an enclosed building which are characterized by excellence, age or by an enduring classic value.

Automobile Service Station - Any building, land area or other premises, or portion thereof, used or intended to be used for the retail dispensing or sales of automobile fuels, lubricants, and automobile accessories, including those operations listed under Minor Automobile Repair. Vehicles which are inoperative or are being repaired may not remain parked outside an Automobile Service Station for a period greater than seven days.

Bakery And Confectionery Works, Commercial - A manufacturing facility for the production and distribution of baked goods and confectioneries.

Bank, Savings And Loan, or Credit Union - An establishment for the custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds; to include automated teller machines and check-cashing and loan service agencies.

Banquet Hall, Private - An establishment that is leased on a temporary basis by individuals or groups who reserve the facilities to accommodate private functions, including, but not limited to – banquets, weddings, anniversaries, receptions, family reunions, business and organizational meetings, homeowner's association (HOA) events, and other similar functions, to which the general public is not admitted and for which no admission fee is charged. Such establishments may include kitchen facilities for the preparation of food and/or catering of food under a valid health permit, and areas for dancing, dining, and other entertainment activities that customarily occur in association with banquets, weddings, or receptions. This would also include any activities under a valid, approved TABC permit issued by the TABC for an activity/occasion on-site.

Batching Plant, Concrete or Asphalt (Permanent) - A permanent manufacturing facility for the production of concrete or asphalt.

Batching Plant, Concrete or Asphalt Plant (Temporary) - A temporary manufacturing facility for the production of concrete or asphalt during construction of a project, and to be removed when the project is completed.

Beauty, Barber or Other Personal Care Shop - An establishment that provides personal services including haircuts, perms, color treatments, manicures, pedicures and other personal care services.

Bed and Breakfast, Hosted – A dwelling occupied as a permanent residence by an owner or renter which serves breakfast and in which sleeping accommodations in not more than seven (7) rooms are provided or offered for transient guests for compensation.

Bed And Breakfast Facility, Hosted – An owner occupied establishment that is used for transient lodging with no more than 7 guestrooms rented for compensation and located in the principal building. The length of stay is limited to not more than 14 consecutive days. Meal service is prepared and served on-site and is limited to breakfast for overnight paying guests, only, at no additional compensation. Cooking and cooking facilities are prohibited in guestrooms.

Bed and Breakfast Facility, Un-Hosted (Commercial) - A dwelling unit that is used for transient lodging with no more than seven bedrooms, located in the principal building and rented for compensation. The length of stay is limited to not more than 28 consecutive days. Meal service may be offered on or off site

and is for overnight paying guests only at no additional compensation. Cooking and cooking facilities are prohibited in guestrooms, but are permitted in an area dedicated to kitchen uses.

Bed and Breakfast Facility, Un-Hosted (Residential) - A dwelling unit that is used for transient lodging with no more than two bedrooms, located in the principal building and rented for compensation. The length of stay is limited to not more than 28 consecutive days. Meal service may be offered on or off site and is for overnight paying guests only at no additional compensation. Cooking and cooking facilities are prohibited in guestrooms, but are permitted in an area dedicated to kitchen uses.

Boat Sales and Repair, Used - A marine retail sales and service use in which used boats are sold and repaired.

Boat Sales and Repair, New – A marine retail sales and service use in which new boats are sold and repaired.

Bottling Works – A facility for the bottling of products for off-site retail sales.

Brew-Pub (Micro-Brewery) - An establishment that will engage in the following: 1.) Manufacture, brew, bottle, can, package and label malt liquor, ale, and beer, and; 2.) Sell or offer without charge, on the premise of the Brew Pub, to ultimate consumers for consumption on or off those premises, malt liquor, ale or beer produced by the establishment, in or from a lawful container, to the extent the sales or offers are allowed under the establishment's other permits or licenses

Brick/Stone Company Sales – An area of land and/or structure used for the storage of bulk brick, stone or other masonry products offered for sale.

Building Materials and Hardware Sales, Enclosed – A facility for the sale of materials, tools, and hardware customarily used in the construction of buildings and other structures, including facilities for storage inside a building.

Building Materials and Hardware Sales, Outside Storage - A facility for the sale of materials, tools, and hardware customarily used in the construction of buildings and other structures, including facilities for storage outside a building and sale of ready-mix concrete from small batching plants, but subject to the following exceptions and/or provisions:

Building Materials and Lumber Storage Yards & Sales – Facilities for the sale and storage of building and lumber materials.

Car Wash, Full-Service – An area of land and/or structure with machine or hand operated facilities used principally for cleaning, washing, polishing or waxing of passenger and recreational vehicles or other light duty motor vehicles wherein all work is provided by employees of a car wash facility.

Car Wash, Self-Service – An area of land and/or structure with machine or hand operated facilities used principally for cleaning, washing, polishing or waxing of passenger and recreational vehicles or other light duty motor vehicles wherein the customer provides all the services.

Caretaker/Guard Residence - A residence located on a premises with a main non-residential use and occupied only by a caretaker or guard employed on the premises.

Cemetery - Property used for the interring of the dead.

Church - A building for regular assembly for religious worship which is used primarily and designed for such purpose and those accessory activities which are customarily associated therewith, and the place of residence for ministers, priests, nuns or rabbis on the premises (tax exempt as defined by State law). For the purposes of this ordinance, this definition does not apply to bible study and other similar activities which occur in a person's primary residence.

Civic Center - A building or complex of buildings that house municipal offices and services, and which may include cultural, recreational, athletic, convention or entertainment facilities owned and/or operated by a governmental agency.

Clinic/Office, Medical - A facility primarily utilized by a health professional or unit for providing public health services including emergency services and related facilities such as laboratories, clinics and

administrative offices operated in connection therewith. Typical uses would be dentist, doctor or chiropractic professional offices and clinics.

Club, Private with Alcoholic Beverages - An establishment providing social and dining facilities, as well as alcoholic beverage service to an association of persons, and otherwise falling with the definition of, and permitted under the provisions of, that portion of Title 3, Chapter 32, of the Texas Alcoholic Beverage Code, as the same may be hereafter amended, as it pertains to the operation of private clubs.

College, University – An academic institution of higher learning accredited or recognized by the State and offering a program or series of programs of academic study leading to a recognized degree or advanced degree. Including junior and senior colleges, universities, conservatories and seminaries.

Commercial Plant, General - Establishments other than personal service shops for the treatment and/or processing of products as a service on a for profit basis including, but not limited to, newspaper printing, laundry plant, or cleaning and dyeing plants.

Community Care Facility - A place where not more than six (6) persons with physical or mental disabilities are provided room and board, as well as supervised care and rehabilitation by not more than two (2) persons. However this use may not be located closer than 1/2 mile from another community care facility.

Community Center - A building or complex of buildings that house cultural, recreational, athletic, or entertainment facilities owned and/or operated by a governmental agency or private non-profit agency.

Consignment/Used Merchandise Store, Indoor – Retail sales of used wearing apparel, furniture or other merchandise. No outdoor sales, display, staging, sorting, storage or drop-off of clothing is permitted.

Consignment/Used Merchandise Store, Outdoor Activity – Retail sales of used wearing apparel, furniture or other merchandise where outdoor sales, display, staging, sorting, storage or drop-off of clothing is permitted.

Construction Equipment, Rental and/or Sales – A facility, which allows for construction related equipment sales inside the structure as the primary use and also allows for the outside display of small construction equipment on site.

Construction Field Office, Temporary - A permitted, temporary building or structure, of either permanent or temporary construction, used as an office in connection with an active development or construction project for supporting temporary supervisory or administrative functions related to development, construction within the active development or construction project. A Construction Field Office shall not be used as a residence and shall not be constructed with sleeping facilities. RVs, motor homes or mobile homes are not permitted or defined as a Construction Field Office. Active is defined as having a PIA or Building Permit issued for the site. Upon abandonment, completion, or lack of activity of the project, such field offices shall be removed at the Chief Building Official's discretion.

Construction Yard (Temporary) - A storage yard or assembly yard for building materials and equipment directly related to a specific construction project and subject to removal at completion of construction.

Contractor's Shop or Storage Yard - A building, part of a building, or land area for the construction or storage of materials, equipment, tools, products, and vehicles.

Convalescent, Rest or Nursing Home - A health facility used for or customarily occupied by persons recovering from illness or suffering from infirmities of age, and furnished meals or continuing nursing care for compensation.

Convenience Store, w/out Gas Pumps – Any premises offering for sale prepackaged food products, household items and other convenience goods commonly associated with the same. Gasoline and/or other petroleum products are not permitted.

Convenience Store, with Gas Pumps – Any premises where gasoline and/or other petroleum products are sold as a principal use and in connection with the principal use, a convenience store prepackaged food products, household items and other goods commonly associated with the same.

Correctional/Detention Facility (Public): A public facility operated by County, State or Federal government, or by a commercial entity under contract to one of these governments utilized for the incarceration of individuals convicted of crimes where these individuals are housed until such time as they have completed their sentences. Such facilities include minimum and maximum security prisons for adults as well as juvenile detention centers for minors.

Correctional/Detention Facility (Private): A private facility operated by a commercial entity that's primary business venture is to provide for the incarceration of individuals convicted of crimes where these individuals are housed until such time as they have completed their sentences. Such facilities include minimum and maximum security prisons for adults as well as juvenile detention centers for minors.

Dance Hall - An establishment open to the general public for entertainment, in particular, dancing.

Day Care or Child Care Center, In Home – A private residence where care, protection, and supervision are provided on a regular schedule, at least twice a week to no more than six (6) children, including children of the adult provider.

Day Care/ Child Care Center - A commercial institution or place designed for the care of four (4) or more unrelated children during the hours of 6:00 a.m. to 10:00 p.m.

Distribution Center - A site or building used primarily for the temporary storage and/or distribution of goods, merchandise, supplies. This definition does not include Overnight Delivery [for distribution which is classified elsewhere in this ordinance].

Dry Cleaning Plant or Commercial Laundry - An industrial facility where fabrics are cleaned with substantially non-aqueous organic solvents on a commercial or wholesale basis.

Dry Cleaning, Pick Up/Drop Off – A retail establishment providing a drop-off and pick-up point for customers to leave wearing apparel or other material in need of laundry and dry cleaning, and pick-up of items when laundered and/or dry cleaned.

Dry Cleaning, Small Shop - A custom cleaning shop or pick-up station not exceeding six thousand (6,000) square feet of floor area, including but not limited to dry cleaning plants having no more than one thousand, five hundred (1,500) square feet of floor area for dry cleaning equipment.

Dwelling, Multi-Family - Attached dwelling units designed to be occupied by three or more families living independently of one another, exclusive of hotels or motels.

Dwelling, Duplex - A detached dwelling designed with a common vertical wall between units and to be occupied by two families living independently of each other.

Dwelling, Garage Apartment – An accessory dwelling unit for one family erected in conjunction with a garage. See Accessory Dwelling.

Dwelling, Historically Significant - Any dwelling that is not less than 50 years old and that meets the criteria for historically significant structures as established by the Texas State Historic Preservation Office.

Dwelling, Single Family Zero Lot Line - Same as Patio Home.

Dwelling, Single Family, Attached – "Zero lot line" developments of Patio Homes or Townhomes allowing two or more dwelling units within a structure. (See Patio Home and Townhome)

Dwelling, Single or Multi-Family Above First Floor Level - Single or multi-family dwelling units that are located above a first floor level commercial or retail business, with each dwelling unit occupied by one family.

Dwelling, Single-Family, Detached - A detached dwelling designed to be occupied by not more than one family.

Equipment Sales, Medical - Establishments primarily engaged in the sale of medical equipment including incidental storage, maintenance and servicing of such equipment.

Fairgrounds - An area where outdoor fairs, circuses or exhibitions are held.

Family – One or more persons related by blood, marriage or adoption, or not more than four persons not related by blood, marriage, or adoption, occupying a dwelling unit as an individual housekeeping organization.

Farm, Ranch, Garden Or Orchard - An area used for growing usual farm products, vegetables, fruits, trees, and grain and for the raising thereon of the usual farm poultry and farm animals such as horses, cattle, and sheep and including the necessary accessory uses for raising, treating, and storing products raised on the premises, but not including the commercial feeding of offal or garbage to swine or other animals and not including any type of agriculture or husbandry specifically prohibited by ordinance or law.

Feed Lot – A lot, yard, corral, buildings or other area in which livestock are confined, primarily for the purposes of feeding and growth prior to slaughter and which is specifically designed as a confinement area where the concentration of animals is such that a vegetative cover cannot be maintained with the enclosure. The term does not include areas which are used for raising crops or other vegetation or upon which livestock are allowed to graze.

Farmer's Market - The retail sale of farm produce by individual vendors, for the primary purpose of selling fruits, vegetables, herbs, spices, edible seeds, nuts, live plants, flowers, and honey. The sale of any type of meat, fish or poultry, eggs, refrigerated dairy products, canned foods, packaged items and prepared foods such as salsa, pickles, cookies, etc., shall not be included in this definition.

Feed Store - An establishment for the selling of corn, grain and other food stuffs for animals and livestock, and including implements and goods related to agricultural processes, but not including farm machinery.

Fuel/Natural Resource Dispensing Station - A service facility providing for the dispensing of fuel or other natural resource(s) to the general public. The facility may be attended or unattended and may offer for sale conventional and/or alternative fuels, such as gasoline, bio-fuel, propane, CNG, ethanol, etc. May also include commercial water sales in areas approved by the City of Granbury.

Fraternal Organization Lodge, or Civic Club - An organized group having a restricted membership and specific purpose related to the welfare of the members such as Elks, Masons, Knights of Columbus, or a labor union.

Gasoline Service or Filling Station - (See Automobile Service Station)

General Market- An outdoor, or partially indoor, covered premise where the main use is the sale of new and used household goods, fruits, vegetables, herbs, spices, edible seeds, nuts, live plants, flowers, honey, personal effects, tools, art work, small household appliances, and similar merchandise, objects, or equipment, in small quantities, in broken stalls, lots or parcels, not in bulk, for the use or consumption by the immediate purchaser. The sale of any type of meat, fish or poultry, eggs and refrigerated dairy products shall not be included in this definition, nor shall any other merchandise or equipment not permitted to be sold by right within a Light Commercial zoning district. The sale or offering of live animals is also prohibited under this definition. The term general market shall not be deemed to include wholesale sales establishments, personal service establishments or rental service establishments, but shall be deemed to include food service establishments, retail service establishments, and auction establishments.

Golf Course/Country Club, Private - An area of twenty (20) acres or more improved with trees, greens, fairways, hazards, and which may include a clubhouse, dining room, tennis courts and similar recreational or service uses available only to members and their guests.

Golf Course/County Club, Public – An area of twenty (20) acres or more improved with trees, greens, fairways, hazards, and which may include a clubhouse, dining room, tennis courts and similar recreational or service uses which is privately owned but open to the public for a fee and operated as a commercial venture.

Halfway House - A home for not more than six persons who have demonstrated a tendency toward alcoholism, drug abuse, antisocial or criminal conduct, together with not more than two persons providing supervision and other services to such persons, all of which live together as a single housekeeping unit.

Health Club (Weight/Aerobic Center) – A facility where members or nonmembers use equipment or space for the purpose of physical exercise.

Heliport - An area of land or water or a structural surface which is used, or intended for use, for the landing and taking off of helicopters, and any appurtenant areas which are used, or intended for use for heliport buildings and other heliport facilities.

Helistop – A landing pad for occasional landing and taking off of helicopters where no regularly scheduled stops occur. No temporary or permanent storage, refueling, maintenance or repairs shall take place on-site. Helicopters may only be located on the landing pad for start-up, shut-down, passenger loading or unloading and restocking of supplies. Generally, helicopters shall not be located on the landing pad for more than 45 minutes at a time.

Home Occupation - An occupation, which is secondary to the primary use of a dwelling as a residence, conducted on residential premises solely by an occupant of the residence

Hospital - An institution providing health services primarily for human inpatient medical or surgical care for the sick or injured and including related facilities such as laboratories, outpatient departments, training facilities, central services facilities, and staff offices which are an integral part of the facilities.

Hospital for Insane/Narcotic Related Illnesses – A facility that provides residence and/or outpatient care, with supervisory personnel, to persons regardless of legal relationship, who have demonstrated a tendency towards mental illness, alcoholism or drug abuse.

Industrial Manufacturing/Fabrication/Assembly, Enclosed, Light – Industrial and manufacturing plants including the processing or assembling of parts for production of finished equipment where the process of manufacturing or treatment of materials is such that no dust, odor, gas, smoke or noise is emitted with no outside storage.

Industrial Manufacturing/Fabrication/Assembly, Outside Storage, Light – Industrial and manufacturing plants including the processing or assembling of parts for production of finished equipment where the process of manufacturing or treatment of materials is such that no dust, odor, gas, smoke or noise is emitted and not more than 20% of the lot or tract is used for the open storage of products, materials or equipment.

Industrial Manufacturing/Fabrication/Assembly, Enclosed, Heavy – Any industrial use whose operation, in the opinion of the Fire Chief, involves a much higher than average risk to public health and safety. There shall be no outside storage.

Industrial Manufacturing/Fabrication/Assembly, Outside Storage, Heavy – Any industrial use whose operation, in the opinion of the Fire Chief, involves a much higher than average risk to public health and safety. Outside storage is permitted.

Kennels (Indoor Pens) - An establishment with indoor pens in which more than four (4) dogs or domesticated animals more than one year old are housed, groomed, bred, boarded, trained or sold for commercial purposes.

Kennels (Outdoor Pens) - An establishment with outdoor pens in which more than four (4) dogs or domesticated animals more than one year old are housed, groomed, bred, boarded, trained or sold for commercial purposes.

Key/Locksmith Shop – A shop that specializes in making, selling and repairing keys, locks and associated material.

Kiosk - A small, free-standing, one-story structure having a maximum floor area of 350 square feet and used for commercial purposes, such as automatic teller machines or the posting of temporary information and/or posters, notices and announcements. If a kiosk is to be occupied, it shall have a minimum floor area of 25 square feet.

Laboratory, Medical - A facility used in the research or testing of items related to the physical well-being of a human being or animal, but not including manufacturing.

Landfill (commercial) – A commercial use for the disposal of garbage, rubbish, etc., by burying it under a shallow layer of ground.

Laundromat, Self-Serve - A facility where patrons wash, dry or dry clean clothing and other fabrics in machines operated by the patron.

Library, Public – Buildings and structures open for the general public, for which a fee may or may not be charged for the use of book collections.

Machine Sales And Storage, Heavy - A building or open area, other than a right-of-way or public parking area used for the display, sale, rental or storage of heavy machinery, either machines in general or a group of machines which function together as a unit.

Manufactured Home (HUD Code) Display, Sales and Services - The offering for sale, storage, or display of trailers or manufactured homes (HUD Code) on a parcel of land but excluding the use of such facilities as dwellings either on a temporary or permanent basis.

Manufactured Home (HUD Code Manufactured Home) - A dwelling designed to be transported on its own chassis on the highway in one or more sections by a prime mover and which is constructed with a base section so as to be independently self-supporting and not requiring a permanent foundation for year-round living.

Manufactured Housing Park (HUD Code) - A parcel of land not less than five (5) acres nor greater than twenty-five (25) acres which has been designed, improved, or intended to be used or rented for occupancy by one or more mobile homes or trailer houses in designated spaces.

Manufactured Housing Subdivision (HUD Code)- A parcel of land which has been designed, platted, improved, and is intended for the placement of individually owned mobile home units on platted lots which can be purchased outright by the owners of the mobile home units.

Manufacturing - (See "Industrial" Categories)

Massage Establishment - Any place of business in which massage therapy is practiced by a massage therapist, as defined and licensed by State law. "Massage Therapy", as a health care service, means the manipulation of soft tissue for therapeutic purposes. The term includes, but is not limited to, effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration, friction, nerve strokes, and Swedish gymnastics, either by hand or with mechanical or electrical apparatus for the purpose of body massage. Massage therapy may include the use of oil, salt glows, heat lamps, hot and cold packs, tub, shower or cabinet baths. Equivalent terms for "massage therapy" are massage and therapeutic massage. Massage and "therapeutic" do not include diagnosis, the treatment of illness or disease, or any service or procedure for which a license to practice medicine, chiropractic, physical therapy, or podiatry is required by law.

Mausoleum - Property used for the interring of the dead and where bodies are interred above ground in stacked vaults.

Medical Offices, Professional - A room or group of rooms used for the provision of executive, management, or administrative services for medically related activities.

Model Home Sales Office – An office located in a dwelling unit within a residential subdivision under construction. Only one office shall be used for on-site sales only during the construction of the residential development at a time.

Monument and Headstone Sales – A retail establishment offering for sale stone monuments produced off-premises.

Mortuary or Funeral Parlor - A place for the storage of human bodies prior to their burial or cremation, or a building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.

Motel or Hotel - A building or group of buildings designed for and occupied as a temporary dwelling place of individuals and providing four or more room units where customary hotel services such as linen, maid service, telephone, and upkeep of furniture is provided.

Motorcycle Sales and Service, New - The display, sale and servicing, including repair work, of motorcycles.

Municipally-Owned Facilities and Uses - Any area, land, building, structure, and/or facility owned, used, leased, or operated by the City of Granbury, Texas.

Nursery, Retail w/Outside Storage - An establishment, including a building, part of a building or open space, for the growth, display and/or sale of large plants, shrubs, and trees, and other materials used in indoor or outdoor planting.

Office Center - A building or complex of buildings used primarily for conducting the affairs of a business, profession, service, industry or government, or like activity that may include ancillary services for office workers such as a coffee shop, newspaper or candy stand.

Office, Professional General - A room or group of rooms used for the provision of executive, management, or administrative services. Typical uses include administrative offices, and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, and business offices of public utilities, organizations and associations, but excluding medical offices.

Office-Showroom/Warehouse - An establishment with a minimum of seventy-five percent (75%) of its total floor area devoted to storage and warehousing, but not accessible to the general public. The remaining area may include retail and wholesale sales areas, sales offices, and display areas for products sold and distributed from the storage and warehousing areas.

Paint Shop - A commercial establishment where painting services are performed.

Park and Ride - The temporary storage of automobiles on a daily basis for persons traveling together to and from work either through carpools, van-pools, bus-pools or mass transit.

Park or Playground, Public - A recreation facility, recreation center, or park owned or operated by a public agency such as a City or School District and available to the general public.

Park or Recreation Facility, Private - A recreation facility operated for the exclusive use of private residents or neighborhood groups and their guests, and not the general public.

Pawn Shop - An establishment where money is loaned on the security of personal property pledged in the keeping of the owners (pawnbroker). Retail sales also take place of primarily used items.

Pet Shop - A retail establishment offering small animals, fish or birds for sale as pets and where all such creatures are housed within the building.

Petroleum Extraction (Oil & Gas Mining) - The process of extracting petroleum from the earth.

Portable Building Sales - An establishment which displays and sells structures capable of being carried and transported to another location, but not including mobile homes.

Printing or Reprographic Shop - A small establishment which reproduces, in printed form, individual orders from a business profession, service, industry or government organization and occupies less than 4,000 square feet. A printing company shall be any printing business which operates in a space of 4,000 square feet.

Produce Stand – A partially enclosed or open-aired structure used for the retail sales and display of fresh fruits, vegetables, flowers, herbs or plants. May also involve the accessory sales of other foodstuffs such as: jams, jellies, pickles, sauces or baked goods. May also include wood or other seasonal items for sale.

Produce Sales (Inside) – The retail sales of fresh fruits, vegetables, flowers, plants, herbs, or other foodstuffs such as: jams, jellies, pickles, sauce and baked goods located within a building (which meets the architectural and building standards for construction).

Public or Municipally Owned Facility or Uses- Any building (except a building used primarily for general office purposes) which is owned, leased, primarily used and/or primarily occupied by the State of Texas, the United States, the City of Granbury, or any subdivision or agency of the State of Texas, the United States or the City of Granbury, or by any public or quasi-public utility.

Racetrack, Horse – A measured course where horses are entered in competition against one another or against time, including tracks used only in the training of animals.

Raceway, Motor – A measured course where automobiles compete against one another or against time.

Radio/Television Broadcasting, Without Tower- A building or portion of a building used as a place for radio or television broadcasting.

Railroad Track and Right-Of-Way - The right-of-way and track used by a railroad, but not including railroad stations, sidings, team tracks, loading facilities, dockyards, or maintenance areas.

Recreation Center, Private - A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.

Recreation Vehicle Park - A parcel of land reserved for the location of recreational vehicles for recreational, transient lodging including buildings and sites set aside for related recreational purposes.

Recreation Vehicle Sales, New - The primary sale of new recreation vehicles in a structure or on open lot with secondary sales of used recreation vehicles.

Recreation Vehicle Sales and/or Service, Used - Retail sales and/or repair or service of used recreation vehicles.

Recycling Center - A facility that is not a wrecking yard and in which recoverable resources, such as newspapers, glassware, and metal cans are collected, stored, flattened, crushed, or bundled, essentially by hand within a completely enclosed building.

Recycling Collection Center - An incidental use that serves as a neighborhood drop-off point for temporary storage of recoverable resources. No processing of such items would be allowed. This facility would generally be located in a shopping center parking lot or in other public/quasi-public areas such as in churches and schools.

Recycling Plant - A facility that is not a junkyard and in which recoverable resources, such as newspapers, magazines, books, and other paper products; glass; metal cans; and other products, are recycled, reprocessed, and treated to return such products to a condition in which they may again be used for production.

Restaurant (Drive-In Type) -An eating establishment where primarily food or drink is served to customers in motor vehicles or where facilities are provided on the premises which encourage the serving and consumption of food in automobiles on or near the restaurant premises.

Restaurant, Cafe or Cafeteria - An eating establishment where customers are primarily served at tables or self-served and food is consumed on the premises, which may include a drive-through window.

Restaurant, Incidental to Primary Use – An eating establishment primarily for the incidental use of the primary use.

Retail or Service, Incidental - The rendering of retailing or services incidental to the primary use. In the Office District, such uses include a barber or beauty shop, smoke shop, candy counter, restaurant, pharmacy or other incidental activity secondary to the primary office occupancy.

Retail Sales, General - This major group includes retail stores which sell a number of lines of merchandise including but not limited to dry goods, apparel and accessories, furniture and home furnishings, antiques, small wares, small appliances, hardware, and general grocery sales. The stores included in this group are known as department stores, variety stores, general merchandise stores, general stores, etc. and which may include services incidental to the sale of such goods.

Retirement Home – A residential complex containing multi-family dwellings designed for and principally occupied by senior citizens. Such facilities may include a congregate meals program in a common dining area, but exclude institutional care such as medical or nursing care, and are distinguished from convalescent, rest or nursing homes as elsewhere defined.

Rock Quarries, Sand, Gravel or Earth Extraction – The process of extracting sand, gravel and stone from the earth.

Sanitarium - An institution providing health facilities for inpatient medical treatment or treatment and recuperation making use of natural therapeutic agents.

School, Home – Educational activities consisting of a defined curriculum with the purpose of satisfying the state educational requirements and said educational activities being conducted in the home of a student living in the home. Said educational activities shall be considered a part of the housekeeping activities of a family.

School, Home Day - Educational activities consisting of a defined curriculum with the purpose of satisfying the state educational requirements and said educational activities being conducted in the home but not necessarily in the home of the student living therein. There shall be no more than six (6) unrelated students not living in the home in which the educational activities are being conducted. The total number of students living in the home in which the activities are being conducted shall not exceed twelve (12) at any given time.

School, Institutional, Rehabilitation Training – A facility that provides rehabilitation and training operated or sponsored by chartered educational, religious or philanthropic organizations, but excluding uses such as trade schools, which are operated primarily on a commercial basis.

School, Nursery – An establishment providing for the care, supervision and protection of children.

School, Parochial or Private - A school under the sponsorship of a private agency or corporation or religious agency providing elementary or secondary curriculum, but not including private trade or commercial schools.

School, Private Boarding – Any building or group of buildings with dormitories, dining rooms and other accessory uses for the boarding of students, the use of which meets state requirements for primary, secondary, or higher education and which does not secure the major part of its funding from any governmental agency.

School, Public, Primary or Secondary - A school under the sponsorship of an Independent School District having a curriculum generally equivalent to public elementary or secondary schools.

Schools, Business or Trade - Establishments, other than public or parochial schools, private primary or secondary schools, or colleges, offering training or instruction in a trade and/or an occupation.

Self Service or Mini-Warehouse – A building or group of buildings in a controlled access and fenced area consisting of various sized industrial, compartmentalized and controlled access self-contained units that are leased or owned for the storage of business and household goods or contractor supplies.

Servant's Quarters - An accessory dwelling in a residential district for the sole use and occupancy of a member of the immediate family or a person or persons employed on the premises by the occupant on a full time basis as domestic help, such as a maid, yard- man, chauffeur, cook or gardener, but not involving the rental of such facilities or the use of separate utility connections.

Service and Repair Shops General – Establishments primarily engaged in the provision of repair and services to individuals and households, rather than businesses, but excluding automotive equipment repair use types. Typical uses include appliance repair, shoe repair, watch and jewelry repair and repair of musical instruments, seamstress and tailor shops.

Shooting Range, Indoor – A completely enclosed firing range with targets for the supervised discharge of rifles or handguns for practice.

Shopping Center - A group of primarily retail and service commercial establishments planned, constructed and managed as a total entity with customer and employee parking provided on-site, provision for goods delivery separated from customer access, provision of aesthetically appropriate design and protection from the elements.

Small Engine & Appliance Repair - A service facility which provides for the servicing and repair of small engines, lawnmowers and other lawn related equipment, generators and household appliances, such as washers, dryers, dishwashers.

Stable, Commercial - A stable used for the rental of stall space or for the sale or rental of horses or mules.

Stable, Private - An area used solely for the owner's private purposes for the sale or keeping of horses, mules or ponies, and not kept for remuneration, hire or sale.

Street Vending, Temporary - The sale of merchandise from a temporary facility located on public right-of-way, or private property, within a front or side yard area at disassociated periods of time. Street vending shall include any merchandise which is displayed to be sold in an open, or partially open, facility and is not designated as a seasonal item or is associated with any outside display of merchandise offered for sale by the primary use of the lot or tract on which it is located. This definition shall also include any street vendors regarding food preparation and sales to the general public. Special events sponsored by public and non-profit agencies are exempt from this definition (but will be required to register or permit with the Health Officer). Permanent Street Vending or street vending outside of this definition is strictly prohibited.

The term for the permit shall be for a period of fourteen consecutive days within a twelve-month period and must include the written consent of the property owner. A site plan or other information may be required by the Chief Building Official upon the review of the temporary permit providing evidence of compliance with parking, access and maneuvering and other site or use related requirements prior to the permit.

Studios, Professional - A building or portion of a building used as a place of work by professionals including but not limited to dancers, photographers, musicians or artists.

Tank Farm – An open air facility containing a number of above-ground, large containers for the bulk storage, in liquid or gas form, of petroleum, butane, propane or other gas products.

Tattoo Parlor/Body Piercing Studio - An establishment whose principle business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following: (1) placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin; (2) creation of an opening in the body of a person for the purpose of inserting jewelry or their decoration.

Tattoo Parlor, Cosmetic – An establishment where trained personnel apply micro-injections of pigment to the dermal layer of skin such that facial cosmetics are applied on a permanent basis. This does not include a tattoo parlor.

Taxidermist Shop - A service and retail establishment for a taxidermist to practice on-site. The service shall include the art of preparing, stuffing, and mounting the skins of animals, and offering the products for sale to the general public.

Terminal, Bus - Any premises for the transient housing or parking of motor-driven busses and the loading and unloading of passengers.

Terminal, Freight or Truck - An area and building where cargo is stored and where trucks, including tractors and trailer units, load and unload cargo on a regular basis. May include facilities for the temporary storage of loads prior to shipment.

Terminal, Railroad - Any premises for the transient housing of trains and the loading and unloading of passengers.

Terminal, Transfer Storage and Baggage - A facility for the storage of baggage and other items in transit.

Theater, Indoor - A building or part of a building devoted to the showing of motion pictures, or for dramatic, musical or live performances.

Theater, Outdoor - An open lot with its appurtenant facilities devoted primarily to the showing of motion pictures or theatrical productions on a paid admission basis, which may include patrons seated in automobiles during the theater performance.

Tire Retreading and Capping - The process by which tires are treated with a new tread.

Trailer Rental - The display and offering for rent of trailers designed to be towed by light load vehicles.

Transportation and Utility Structures and Facilities - Permanent facilities and structures operated by companies engaged in providing transportation and utility services including but not limited to railroad track rights-of-way, sewage pumping stations, telephone exchanges, transit station turnarounds, water reservoirs and water pumping stations.

Travel Trailer Park – A parcel of land reserved for the location of travel trailers for recreational, transient lodging including buildings and sites set aside for related recreational purposes.

Truck and Bus Rental Leasing - The rental of new or used panel trucks, vans, trailers, recreational vehicles or motor-driven buses in operable condition and where no repair work is done.

Truck and Bus Repair and Overhaul- An establishment providing major and minor repair services to heavy load vehicles.

Truck Parking Lot - Area for parking heavy load vehicles.

Truck Sales, Heavy Trucks - The display, sale or rental of new or used heavy load vehicles in operable condition.

Truck Stop - Any building, land, area, or premise, or portion thereof used for the retail dispensing or sales of fuels, lubricants and accessories commonly utilized by heavy load vehicles, but not including those uses listed under Major Automobile Repair, as applying to heavy load vehicles.

Towing Company Office with Towed Vehicle Storage Yard – An office used for an individual, association, corporation, or other legal, licensed entity that controls, operates, or directs the operation of one or more tow trucks over a public roadway. A tow truck is defined within the Towing Administrative Rules of the Texas Department of Licensing and Regulation. This definition shall include an area designated for the storage of towed vehicles.

Towing Company Office without Towed Vehicle Storage Yard – This definition shall be the same as above but shall exclude the allowance for an area designated for the storage of towed vehicles. Company vehicles, including wreckers and tow trucks shall be permitted.

Utilities, Public and Private – A closely regulated enterprise with a franchise for providing to the public a utility service deemed necessary for the public health, safety, and welfare. Such public services include but are not limited to water pump stations, water storage tanks, sewage treatment plants, gas regulatory stations and electrical substations.

Veterinarian Clinic, with Outside Pens - An establishment, including outside pens, where animals and pets are admitted for examination and medical treatment.

Veterinarian Clinic, without Pens - An establishment, not including outside pens, where animals and pets are admitted for examination and medical treatment.

Warehouse, Chemical & Toxic Materials Storage – The storage of certain types and volumes of materials (as both primary and supplemental warehousing to support the primary) which would constitute a public health and safety concern as determined by local, State and Federal Fire, Building and Health Codes.

Warehouse/ Showroom with Office – A building used primarily for the storage of goods and materials with showroom and office space as secondary uses.

Warehouse, Wholesale, Enclosed - A building used primarily for the storage of goods and materials in a fully enclosed building or area.

Warehouse, Wholesale, w/Outside Storage - A building used primarily for the storage of goods and materials with outside storage facilities.

Wine Tasting Facility (Winery) - An establishment that manufactures, bottles, labels, and packages wine to dispense free for consumption on the winery premises or for sale to ultimate consumers for 1.) consumption on the Winery premises, and 2.) unbroken package off-premise consumption.

Wireless Antenna Facilities - See *Article 9, Wireless Antenna Facilities Regulations*.

Wrecking Yard (Junkyard) - Any lot upon which two or more motor vehicles of any kind, which are incapable of being operated due to condition or lack of license, have been placed for the purpose of obtaining parts for recycling or resale.

Wrecking, Salvage, Reclamation Yard - The reclamation and storage of used products or materials.

12.3.B WIRELESS ANTENNA FACILITIES DEFINITIONS

Amateur Radio Antenna: A radio communication antenna used by a person holding an amateur station license from the Federal Communications Commission.

Antenna: A device used in communications, which transmits or receives radio signals.

Antenna, Building Attached: Antenna attached to an existing structure in either of two general forms: (1) roof-mounted, in which antennas are placed on the roofs of buildings, or (2) building-mounted, in which antennas are placed on the sides of buildings. These antennas can also be mounted on structures such as water tanks, billboards, church steeples, electrical transmission towers, etc.

Antenna Facility: Any structure, monopole, tower, or lattice tower used to support antennas.

Co-location: The act of locating wireless communications equipment for more than one use on a single antenna facility.

Equipment Storage Building: An unmanned, single story equipment building used to house radio transmitters and related equipment.

Monopole: A self-supporting antenna facility composed of a single spire used to support communications equipment or other visible items.

Satellite Receive-Only Antenna: An antenna that enables the receipt of television signals transmitted directly from satellites to be viewed on a television monitor. Such antennas are commonly known as a satellite dish, television receive-only antenna, dish antenna, parabolic antenna, or satellite earth station antenna.

Stealth Facility: An antenna facility that is virtually transparent or invisible to the surrounding neighborhood. Stealth facilities may include totally enclosed antennas, wireless facilities that replicate or duplicate the construction of common structures such as flagpoles, and camouflaged wireless facilities that are constructed to blend into the surrounding environment.

Tower, Lattice: A self-supporting tower having three or four support legs with cross-bracing and the capacity to hold a number and a variety of antennas.

TV Antenna: An antenna that enables the receipt of television signals transmitted from broadcast stations.

12.3.C SIGNS DEFINITIONS

Abandoned sign: Any sign which pertains to a time, event or purpose which has expired or is no longer valid; any sign which was erected for or by the owner, occupant or business on a property and is now unrelated to the present use of this property; any sign, except a real estate sign, which is located on property which becomes vacant and unoccupied for a period of three months or more.

Advertising Matter: The placement on, anchoring of or suspension from any building, pole sign, sidewalk, parkway, driveway, lawn, area or parking area of any goods, wares, merchandise or other advertising object which is, but not limited to, light, inflatable objects, pennants, or flags for the purpose of calling attention to.

Alteration: The changing of copy of any existing sign shall be deemed an alteration. The changing of moveable parts of a sign which are designed for changing, or the repainting of display matter, or the repairing in place shall not be deemed to be alteration.

Animation: The presentation of pictorials and graphics, displayed in a progression of frames which give the illusion of motion.

Awning: An architectural projection, which provides weather protection, identity or decoration, and is supported by the building to which it is attached. It is composed of a lightweight rigid or retractable skeleton structure over which another cover is attached which may be of fabric or other materials. An awning may be illuminated. Sign text and logos on awnings are included in the wall signage area, but only the area of the sign (not the entire awning area). An “awning” less than 24” (two feet) in depth is not considered a functional awning and therefore is only considered a wall sign and all of the surface area of it is counted as sign area.

Balloon (Inflatable Advertising): A non-porous, flexible inflated device utilized to garner the attention of the general public or as general advertising.

Banner Sign: A temporary sign intended to be hung either with or without a frame, possessing characters, letters, illustrations, or ornamentation’s applied to paper, plastic, or fabric of any kind.

Billboard, Digital (LED) - A free standing digital sign that produces static images changed via computer containing at least 128 square feet of face area and owned by a person who engages in the business of selling the advertising space on that sign. This definition shall not include mechanically changed billboards that rotate advertising by a motor.

Billboard, Manual Copy Change - A free standing sign containing at least 128 square feet of face area and owned by a person who engages in the business of selling the advertising space on that sign. The advertising is altered through repainting or recovering.

Builder’s Directional Sign: A sign providing direction or instruction to guide persons to sites where new homes are under construction, usually off-premise.

Buildings and Standards Commission: A Board composed of members appointed by the City Council to hear and rule upon variances requested to the Sign Ordinance. All appeals from the sign ordinance and from the building code relative to materials shall be reviewed by the Board and a recommendation made to the City Council. The Board’s recommendation is advisory only. The City Council shall consider the appeal after receipt of the recommendation from the Board during a meeting of the City Council. The City Council’s decision shall be final.

Building Official: The officer or other persons with the City of Granbury charged with the administration and enforcement of the Sign Ordinance (Chief Building Official).

Business Sign: An on-site sign which directs attention to, and/or is used to identify a business, profession, organization, institution, commodity, service, activity, entertainment, or other non-residential use conducted, sold, or offered on the premises where such sign is located, or within the building to which such sign is affixed.

Canopy: A canopy is a roof like structure that shelters a drive lane use such as, but not restricted to, a gasoline pump island. A canopy is open on two or more sides and may be supported by either columns or by being attached to the building to which it is an accessory.

Changeable Copy Sign: A sign that is utilized year round, but the copy is changed periodically, advertising different specials associated with retail sales.

Commercial Monument Sign - A monument style sign which is wrapped with rock, brick, masonry or approved masonry-like material. Alternate, accent material to compliment the building or structure surrounding the sign may be utilized but shall not exceed 20% of the material of the sign. The base must be solid unless approved otherwise by the Chief Building Official (for safety/visibility purposes only).

This sign shall provide for no greater than two spaces for advertising for each of the two sides of the monument sign. The sq. footage of landscaping around the sign shall equal or exceed the sq. footage of the total sign area.

Construction Sign: A temporary sign identifying individuals or companies involved in the design, construction, wrecking, or improvements of the premises where work is under construction.

Decorative Flag: A flag or banner that may contain names, initials, logos, insignia or similar items, used to attract attention.

Dilapidated or Deteriorated Condition: Where structural support or frame members are visibly bent, broken, dented, deteriorated or contain torn sign copy materials and/or paint to such an extent that a danger of injury to persons or property is created, or where the sign or the structure is not in compliance with the building code or ordinances adopted by the City.

Development Sign: A temporary on-site sign providing identification on information pertaining to residential or commercial development to include the builder, property owner, architect, contractor, engineer, or mortgage and/or project name.

Directional Sign: Any sign, other than a highway marker or any sign erected and maintained by a public authority, which is erected for the purpose of directing persons to a place, structure or activity not located on the same premises as the sign.

Directory Sign: A sign listing the occupants of a building, or group of buildings on the same parcel, and/or identifying the location of and providing directions to any establishment on the same parcel.

Enclosed Frame/Changeable Copy Sign: See Changeable Copy Sign.

Erect: To build, construct, attach, hang, place, suspend or affix, and shall also include the painting of the signs on the exterior surface of a building or structure.

Flag: A piece of cloth or fabric usually rectangular in shape, of distinctive color and design, used as a symbol, a standard or signal to attract attention. Exemptions to this are patriotic flags, i.e. U.S., State, and City flags.

Flashing Sign: An illuminated sign on which the artificial source of light is not maintained stationary or constant in intensity and color at all times when such sign is illuminated. For the purpose of this ordinance, any moving illuminated sign affected by intermittent lighting shall be deemed to be a flashing sign.

Framework: A support structure which meets all existing wind and load requirements as stated in the City's ordinances, designed to secure a banner or an inter-changeable copy on all sides.

Freestanding Sign: A sign not attached to a building. A freestanding sign may be either a pole (pylon) sign or a monument sign.

Gasoline Pricing Sign: An outdoor advertising display with changeable copy or LED numerals that displays the current price of fuel or gasoline for sale. LED gasoline pricing signs may only be located on a free standing sign or fuel canopy.

Height Measurement: The height of any sign shall be measured vertically at 90 degrees from the ground at the base of the sign.

Illegal Signs: Any sign erected or maintained in violation of this ordinance.

Illuminated Sign: A sign which has characters, letters, figures, or designs illuminated by electric lights, luminous/neon tubes or other means that are specifically placed to draw attention to, or provide nighttime viewing of, the subject matter on the sign face.

Illumination, Internal: Lighting by means of a light which is within a sign having translucent background, or silhouetting opaque letters or designs, on which is letters or designs, which are themselves made of translucent material.

Illumination, External: Lighting by means of an unshielded light source, (including neon tubing, etc.) which is effectively visible as an external part of the sign.

Incidental Sign: Small sign, less than two (2) square feet in surface area, of a non-commercial nature, intended primarily for the convenience of the public. Included are signs designating restrooms, address numbers, hours of operation, entrances to buildings, directions, help wanted, public telephones and so forth. Also included in this group of signs are those designated to guide or direct pedestrians or vehicular traffic to an area or place on the premises of a business building by means of a directory designating names and addresses only.

Landscaped Sign: Living vegetation that has been arranged or manicured in a manner to display a commercial message, including letters or symbols. The vegetation shall be maintained in accordance with Section 8.5.A of this Ordinance.

Lighted Sign: See Illuminated Sign.

LED (Light Emitting Diode) Sign: A sign comprised of a semiconductor device that emits visible light in the form of a picture or message.

Logo: A "logo" is any design or insignia of an organization, individual, company, or product which is commonly used in advertising to identify that organization, individual, company or product.

Maintenance: All signs and support structures, together with all their supports, braces, guys, and anchors, shall be kept in good repair and in proper state of preservation. The display surfaces of all signs shall be kept neatly painted or posted at all times. No sign will be allowed to become frayed, discolored or torn.

Menu Board: A sign displaying the menu for a drive up window for a food establishment.

Electronic Message Board Sign: A sign composed of a matrix of individual bulbs or lights which are capable of displaying lights in a running or continuous fashion so as to provide transient pictures or information. This definition does not include Gasoline Pricing Sign that is only capable of displaying still frame numerical digits or text.

Monument Sign: A permanent ground sign which is wrapped with rock, brick, masonry or approved masonry-like material. Alternate, accent material to compliment the building or structure may be utilized surrounding the sign but shall not exceed 20% of the material of the sign. The base must be solid. This sign shall provide for no greater than two spaces for advertising for each of the two sides of the monument sign.

Movable Sign: See Portable Sign.

Multi-Tenant Monument Sign (Retail Plaza Sign) – A monument style sign which is wrapped with rock, brick, masonry or approved masonry-like material. Alternate, accent material to compliment the building or structure may be utilized but shall not exceed 20% of the material of the sign. The base must be solid unless approved otherwise by the Chief Building Official (for safety/visibility purposes only).

This sign shall provide for no less than three spaces for advertising (one for each tenant) for each of the sides of the monument sign, not to exceed the number of tenants in the structure. The sq. footage of landscaping around the sign shall equal or exceed the sq. footage of the total sign area.

Mural: A graphic displayed on the exterior of a building generally for the purposes of decoration or artistic expression, including, but not limited to painting, fresco, or mosaic.

Nameplate: Non-illuminating wall signs, not over one (1) square foot in area, displaying the name and profession of the occupant of the building.

New Business Sign: A sign for purpose of announcing the opening of a new business including, but not limited, to signs announcing "Coming Soon" or "Now Open".

Nonconforming Sign: Any sign lawfully constructed which fails to conform to the provisions of this article.

Off-Premise Sign: The term "off-premise sign" means a sign which is issued or intended to be used to attract attention to activities, commodities, services or other endeavors not offered on the premise on which the sign is located.

On-Premise Sign: The term "on-premise sign" means a sign which promotes or advertises activities, commodities, services, or endeavors which are offered on the premise on which such sign is located.

Outdoor Sales or Rental Advertising: All forms of temporary advertising permitted by this Ordinance including but not limited to banners, pennants, balloons, flags or rigid signs for those uses or facilities requiring outdoor display of vehicles or equipment for rent or sale such as automobile, ATV, golf cart and boat dealerships. Prohibited signs listed in Section 7.2.F of this Ordinance are not included in this definition.

Pennants, Decorative: A wind device usually made of a lightweight plastic, fabric or other material whether or not containing a message of any kind, usually triangular in shape and attached to a common cord. This definition also includes streamers attached to a common cord.

Pole Sign: A freestanding sign supported by a pole or poles having no guys or braces to the ground or to any other structure.

Political Sign: Any type of sign that refers to the issues or candidates involved in a political election; or that espouses a political cause or expresses a person's or group's viewpoint or opinion on an issue.

Portable (or moveable) Sign: Those signs that are not firmly attached to the ground, a building, or other structure, and those that can be easily moved or carried about and reused numerous times at different locations; includes signs mounted on trailers and sandwich board signs.

Projecting Sign: A sign that projects from a building or wall to which it is affixed, by more than twelve (12) inches.

Pylon Sign: See Pole Sign

Reader-board Sign: A changeable copy sign with strips attached to the face of the sign to hold removable display letters and numerals for the purpose of identifying products sold or services provided by the related business tenant on the same premise.

Real Estate Sign: A temporary sign pertaining to the sale, lease or rental of real property.

Real Estate Land Sale: A temporary sign announcing the sale of real estate on parcels in excess of one acre.

Roof Sign: A sign erected upon or above a roof or parapet of a building or structure.

Residential Construction: A temporary real estate sign announcing the construction of residential development.

Sign: Every sign, name, number, identification, description, announcement, declaration, demonstration, device, display, flag, banner, pennant, illustration, logo, balloon, streamer, valance, advertising display, poster, light or insignia, affixed directly or indirectly to or upon any building, window, door or outdoor structure, calling attention to any object, product, service, place, or activity.

Sign Area: Calculation means the area of the sign to be computed by drawing a line or lines around the sign in such a way as to form a rectangle oriented horizontally. The sum square footage of these figures shall be considered as the total area of the sign face. A sign face may be single sided or double sided, as with a typical pole sign; however, to calculate the area of a multi-sided sign, the sum of all sides of the sign shall not exceed twice the area specified for sign face.

Sign Box: The rectangle used to calculate the sign area.

Snipe Sign: A sign made of any material when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, fences, or other objects, and the advertising matter appearing thereon is not applicable to the use of the premises upon which such sign is located.

Spell on Display Mode: The display mode where each word is spelled out until the entire message.

Temporary Sign: Any sign constructed of cloth, canvas, plastic, light fabric, wallboard or other material with or without frames intended to be displayed for a limited period of time only.

Temporary Signs for Community Special Events: Temporary signs for special events are permitted and can be placed in or over State rights-of-way within the City of Granbury and its ETJ. All signs referred to in this section must meet Texas Department of Transportation, (TXDOT) requirements and must be permitted by TXDOT and be in accordance with the Policy & Requirements for Community Special Event Signs including Banners as administered by the City of Granbury.

. The approved permit issued by TXDOT must be submitted to, reviewed and accepted by the City of Granbury before any signs are installed. Only temporary signs promoting events which are hosted by or benefitting groups or organizations that are 501(c) charitable organizations, as defined by the Internal Revenue Service, will be permitted.

The events must be community related. “Community related” shall mean an event that will be held in Granbury and/or the Hood County community at large and that will benefit an organization that operates in or provides a service to the citizenry of Granbury and Hood County. Any private for profit venture or event would be prohibited to apply for these signs by this definition. A private person(s) or business(s) may donate to the non-profit host for the community event, and that contributor’s logo and/or name may be used on signs for the event. Font used to identify sponsors must be a smaller font than that conveying the name of the event and may not dominate a sign. An applicant may choose to hire a private contractor to install the signs. Private contractors placing signs must be insured. If the applicant desires to have City crews install the sign, the applicant seeking the sign permit shall be required to pay installation fees as established by the fee schedule as adopted and amended by the Granbury City Council.

Vehicular Sign: Any sign attached to a trailer, skid, or similar mobile structure, where the primary use of such structure is to provide a base for such sign or constitute the sign itself.

Vertical Banner: Any sign of a lightweight fabric or similar material that is mounted to a pole in a vertical fashion secured at top and bottom of banner.

Wall Area: The area of the wall from the finished floor elevation (or top of foundation) to the top of the parapet wall or to the bottom of the eave, whichever is highest. This wall area is as shown on the architectural elevation of the wall including glass area and recessed wall areas.

Wall Area, Multistory Building: The sign wall area calculation for multistory buildings shall be based upon the height of the first story (including any mezzanine level).

Wall, Primary: The wall determined to be the primary signage wall, subject to its incorporating either the major entrance or the common street address.

Wall, Secondary: The wall of a building which is determined to be of secondary importance to the single business or establishment occupying the premises, and only facing onto a street, right-of-way or parking lot.

Wall Sign: A sign which is attached or affixed to the wall of a building or is an integral part of the wall of a building with the exposed face of the sign in a plane parallel to and not extending more than twelve (12) inches from said wall. A wall sign shall not extend above the wall/parapet to which the sign is attached. For the purpose of this section, awnings, canopy fascias, and mansards extending along a building side shall be considered a part of the wall. The roof (including mansard and fake mansard roofs) and roof area are not included in the wall area.

Weekend Builders Advertising: A temporary sign pertaining to the sale or property displayed on weekends only.

Window Sign: A sign attached to, placed upon or painted on the window or door of a building which is intended for public viewing from the exterior of such building.

12.3.D ADULT ENTERTAINMENT ENTERPRISE DEFINITIONS.....

Adult Bookstore: An establishment or commercial enterprise having ten percent (10%) or more of its stock in trade videos, tapes, cassettes, photographs, books, magazines or other periodicals, or combination thereof, which are distinguished by a predominant emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas.

Movie Arcade - A film or videotape viewing device or booth subject to these provisions is defined as:

Viewing Booth/Arcade: An establishment or commercial enterprise which has within its structure any electrical or mechanical device, which projects or displays film, videotape or reproduction into a viewing area obscured by a curtain, door, or other enclosure which is designed for occupancy by no more than five persons and is used for presenting material distinguished or depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by five (5) or fewer people

Adult Motion Picture Theater: An establishment or commercial enterprise which has an enclosed building with a capacity of more than five (5) persons and is used for presenting material distinguished or

characterized by a predominant emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons.

Adult Cabaret – An establishment whose portion of business is the offering to customers of live entertainment which is intended to provide sexual stimulation or sexual gratification to customers, including but not limited to dancing, posing, modeling, or acting, and which is distinguished by or characterized by a predominant emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas.

Adult Encounter Parlor - An establishment where customers either congregate, associate, or consort with employees who engage in specified sexual activities with or in the presence of such customers, or who display specified anatomical areas in the presence of such customers with the intent of providing sexual stimulation or sexual gratification to such customer.

Adult Lounge - An adult "cabaret" as defined above which is permitted or licensed pursuant to the Alcoholic Beverage Code where alcoholic beverage may be served or sold.

Adult Drive-In Theater - A drive-in theater used for presenting motion picture film, video cassettes, cable television, or any other such visual media distinguished or characterized by a predominant emphasis or matter depicting, describing or relating to specified sexual activities or specified anatomical areas.

Adult Retail Store - A retail establishment in which:

Ten percent or more of the stock in trade consists of items, products or equipment distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas; or

Any person is excluded by virtue of age from all or part of the premises generally held open to the public where products or equipment distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.

“Specified Sexual Activities”:

human genitals in a state of sexual stimulation or arousal; or

acts of human masturbation, sexual intercourse, sodomy, or bestiality;

fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

“Specified Anatomical Areas”: Any of the following that are exposed or less than completely opaquely covered:

human genitals, pubic regions

buttocks;

female breast, below a point immediately above the top of the areola; and

human genitals in a discernable erect state, even if completely and opaquely covered.

12.3.E OUTDOOR LIGHTING DEFINITIONS

Cut-Off, Eighty Degree (80°): A fixture that allows no emission above a horizontal plane through the fixture.

Fixture: The assembly that holds the lamp in a lighting system. It includes the elements designed to give light output control, such as a reflector (mirror) or refractor (lens), the ballast, housing and attachment parts.

Foot-candle: A unit of illuminant amounting to one lumen per square foot.

Fully Shielded: A luminary constructed or shielded in such a manner that all light emitted by the luminary either directly from the lamp or indirectly from the luminary, is projected below the horizontal plane through the luminary’s lowest light emitting part as determined by photometric test or certified by the manufacturer.

Glare: Direct lighting emitted from a luminary that causes reduced vision or temporary blindness.

Halogen Lamp: Also known as tungsten-halogen, is a specialized type of incandescent lamp which has a significantly hotter filament than conventional incandescent lights. Rather than filling the bulb with an

inert gas, the halogen bulbs use a highly reactive element. The resulting reaction produces a significantly brighter light and at extremely high temperatures.

High Pressure Sodium (HPS): A high intensity discharge lamp where radiation is produced from sodium vapor at relatively high partial pressures (100 to). HPS is essentially point source light.

Horizontal Plane: A line horizontal to the lowest point on the fixture from which light is emitted.

IESNA: Illuminating Engineering Society of North America.

Incandescent Lamp: Any lamp that produces light by heating a filament through use of an electric current.

Light Source: A device (such as a lamp) which produces visible energy as distinguished from devices or bodies which reflect or transmit light such as a luminary.

Light Trespass: Light from an artificial light source that is intruding into an area where it is not wanted or does not belong.

Low Pressure Sodium (LPS): A discharge lamp where the light is produced by radiation from sodium vapor at a relatively low partial pressure (about 0.001 to). LPS is a "tube source" monochromatic light.

Luminary: A device or fixture containing a light source and means for directing and controlling the distribution of light from the source.

Luminance: The physical quantity corresponding to the brightness of a surface (e.g. lamp, luminary, sky, or reflecting material) in a specified direction. It is the luminous intensity of an area of the surface divided by that area. The unit is a candela per square meter.

Mercury Lamp: A high intensity discharge lamp where light is produced by radiation from mercury vapor.

Metal Halide Lamp: A high intensity discharge lamp where light is produced by radiation from metal halide vapor.

Partially Shielded: Shielding so that the lower edge of the shield is at or below the centerline of the light source or lamp so as to minimize light transmission above the horizontal plane, or at least 90% of the emitted light projects below the horizontal plane as evidenced by the manufacturer's photometry data.

Photometry: Quantitative measurements of light levels and distribution.

Searchlight (or Skylight) – Any apparatus capable of projecting a beam or beams of light for the purpose of attracting attention to a commercial establishment. Searchlights (skylights) are prohibited in the City of Granbury, except by written permission received either from the Granbury City Council or for a temporary event or festival.

Shielding: A physical structure intended to restrict emitted light.

Spill light: Light emitted by the lighting installation that falls outside the boundaries of the property on which the installation is sited.

Non-essential lighting: Lighting that is not required to ensure the security, safety and the general welfare of the public and the premises.

Value measurement, maximum: Represents the measurement of light measured horizontal to the ground and three feet from the ground at the point of greatest intensity between light sources.

Value measurement, minimum: Represents the measurement of light measured horizontal to the ground and three feet from the ground at the point of least intensity between light sources. Minimum values are also the measurements taken for inside structure measurements or in areas of generally uniform coverage such as canopies, ball fields, tennis courts, etc.

12.3.F. OIL & GAS DRILLING DEFINITIONS [SEE ARTICLE 14]

Definitions: All technical industry words or phrases related to the Drilling and production of Gas Wells not specifically defined shall have the meanings customarily attributable thereto by prudent Operators in the Gas industry. For the purposes of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Abandonment: “Abandonment” as defined by the Railroad Commission and includes the plugging of the Well and restoration of the Drill Site as required by this section.

Applicant: A person to whom a permit or certificate for the Drilling, operation and production of a Well, or the installation or operation of a pipeline, is issued under this section, including, but not limited to, his or her heirs, legal representatives, successors or assigns.

Compressor Station: Those facilities that compress natural gas after production-related activities occur.

Drill Site: The area used for Drilling, completing, or re-working a Well. Drilling: Any digging or boring of a New Well to develop or produce Gas or to inject gas, water, or any other fluid or substance into the earth.

Drilling: Means and includes the re-entry of an abandoned Well. Drilling does not mean or include the re-entry of a Well that has not been abandoned.

Environmentally Sensitive Area: An area under the jurisdiction of the U.S. Army Corps of Engineers where scientific, ecological, cultural or aesthetic features have been identified by the Corps of Engineers.

Exploration: Geologic or geophysical activities, including, but not limited to, surveying and seismic Exploration, related to the search for Gas or other sub-surface hydrocarbons.

Gas: Gas or natural Gas, as such terms are used in the rules, regulations, or forms of the Railroad Commission.

Gas Well: Any Well drilled for the production of Gas or classified as a Gas Well by the Texas Natural Resources Code or the Railroad Commission.

Gas Well Inspector: An independent qualified Gas consultant familiar with and educated in the Gas industry who has been retained by the City.

Gas Well Permit: A permit applied for and issued or denied pursuant to this section authorizing the Drilling, production, and operation of one or more Gas Wells.

Gathering Station: The site where the gathering lines for all the Wells converge.

Hazardous Materials Management Plan: The hazardous materials management plan and hazardous materials inventory statements required by the Fire Code.

New Well: A New Well bore or new hole established at the ground surface and shall not include the re-working of an existing Well that has not been abandoned unless the re-working involves Drilling to a deeper total depth.

Operation Site: The area used for development and production of Gas and all related operational activities after Drilling activities are complete.

Operator: For each Well, the person listed on the Railroad Commission Form W-1 or Form P-4 for a Gas Well, that is, or will be, actually in charge and in control of Drilling,

maintaining, operating, pumping or controlling any Well including, without limitation, a unit Operator. If the Operator, as defined herein, for any Gas Well is not the lessee of any premises affected by the provisions of this section, then such lessee shall also be deemed to be an Operator. In the event that there is no Gas lease relating to any premises affected by this section, the owner of the fee mineral estate in the premises shall be deemed the Operator.

Pipeline Easement Map: A map indicating all gathering line easements. The easements must be located separately from other utility easements.

Railroad Commission: The Railroad Commission of Texas.

Road Repair Agreement: A written agreement obligating the Operator to repair damage, excluding ordinary wear and tear, if any, to public streets, including, but not limited to, bridges, caused by the Operator or its employees, agents, contractors, subcontractors or representatives in the performance of Drilling or production of any Gas Wells authorized by the City.

Well: A hole or bore to any horizon, formation, or strata for the purpose of producing Gas or other hydrocarbons.

12.3.G. TREE PRESERVATION DEFINITIONS [SEE ARTICLE 13]

Buildable Area: That portion of a building site exclusive of the required yard areas on which a structure or building improvements may be erected and including the actual structure, driveway, parking lot, pool and other construction as shown on a site plan.

Building Pad: The actual foundation area of a building and a reasonable area around the foundation necessary for construction and grade transitions.

Construction Drawings: Engineering or architectural drawings which have been prepared by an authorized individual and approved by the authorized authority, that describe in detail by measurements and specifications the method and manner in which a building, structure, utility, street or physical alteration to land or structure is to be accomplished.

Critical Root Zone (CRZ): The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line but not less than one foot radius for each one inch DBH.

Clear Cutting: The removal of all trees or a significant majority of the trees within an area.

Diameter at Breast Height (DBH): The diameter in inches of a tree as measured through the main trunk at a point four and one-half feet (4.5') above the natural ground level.

Drip Line: A vertical line run through the outermost portion of the crown of a tree and extending down to the ground.

Limits of Construction: A delineation on the 'Tree Conservation Plan' which shows the boundary of the area within which all construction activity will occur.

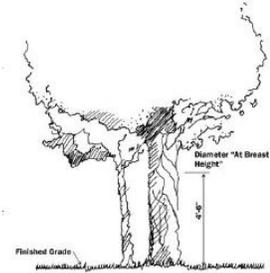
Protective/Temporary Fencing: Snow fencing, chain link fencing, orange vinyl construction fencing or similar fencing which is apparent and visible during construction and with a four (4') foot approximate height.

Replacement Tree: A tree from the replacement tree list with a minimum caliper size of three inches (3") and height of seven feet (7'). For the purpose of determining size, Replacement Trees should be measured at a point twelve (12") above grade.

Tree: Any self-supporting woody perennial plant which will attain a trunk diameter of three inches (3") DBH and normally attains an overall height of at least fifteen (15) feet at maturity, usually with one (1) main stem or trunk and many branches. It may appear to have stems or trunks as in several varieties of oaks.

Tree, Protected: Any tree identified in Section 13.3.B. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at breast height to one-half the diameter of each additional trunk. Protected Trees shall not include the following species: Bois d'Arc, Hackberry, Cedar, Locust and Chinaberry.

Tree Conservation Plan (TCP): A graphic representation drawn to the largest scale practical showing the exact location, size (trunk diameter and height) and common name of all Protected Trees and indication of which trees are to be removed and or replaced. The TCP shall include the information tabulated in Section 13.3.C.



Article 13 - Tree Preservation Requirements

Section 13.1 Purpose

13.1.A PURPOSE AND APPLICABILITY

The purpose of this article is to provide a policy for the preservation of mature, healthy trees and existing natural areas, to save trees as an asset and community resource during the design of streets, alleys, utilities, drainage and any other site development and to provide for replacement of trees when removal is necessary. It also establishes rules for replacement and replanting of trees that have been necessarily removed during construction. Moreover, this section is intended to protect any property from indiscriminate clearing as well as promote, maintain and enhance a positive, healthy image of the city.

The terms and provisions of this article apply to all real property within the City's corporate limits.

13.1.B PLAN REQUIRED AND PROTECTED TREES

No person, directly or indirectly, shall cut down, destroy, remove, move or effectively destroy through damage:

1. Any Protected Tree as defined herein situated on a parent tract, parcel or lot that is 1 acre or greater at the time of the adoption of this Ordinance without first submitting, receiving approval of, and adhering to conditions of a Tree Conservation Plan or 'TCP' unless otherwise specified in this article;
2. Any Protected Tree or replacement tree as defined herein which has been delineated on a previously approved 'TCP' without first submitting and receiving approval of a revised 'TCP' unless otherwise exempted by Section 13.2, #s1-6, and;
3. Any tree whose DBH is greater than or equal to 6" within the Historic Preservation Overlay District without first obtaining a Certificate of Appropriateness from the Historic Preservation Commission pursuant to Section 6.2 - Historic Preservation Overlay District contained herein. A 'TCP' shall not be required when a Certificate of Appropriateness is issued for tree removal.

13.1.C BUILDER'S/CONTRACTOR'S RESPONSIBILITY

All builders, contractors or other individuals affected by this policy shall be responsible to verify if there is a TCP approved on a parcel of land before work begins. On-site work shall not begin where a TCP is required, nor shall any work be conducted in a manner inconsistent with an approved TCP and the provisions of these requirements. All builders, contractors or other individuals who have not submitted a request for a building permit as of the effective date of this ordinance are subject to the requirements herein.

Section 13.2 Exemptions Provided

Tree protection and replacement requirements shall not be required if the following conditions exist:

1. Agricultural: Property zoned Interim holding (IH) and being actively used solely for a documented agricultural purpose shall be exempt from the requirements specified herein.
2. Damaged/Diseased Trees: Trees that are documented to be dead, diseased, damaged beyond the point of recovery, or in danger of falling are exempt from this article. The City may, at its discretion, require that the property owner, developer or affected individual provide an opinion from an arborist to validate the welfare of the tree.

3. **Public Safety:** A tree is exempt that creates unsafe vision clearance or conflicts with other ordinances or regulations, or the tree is determined to be in a hazardous or dangerous condition so as to endanger the public health, safety or welfare.
4. **Utility Service Interruption:** A tree which has disrupted a public utility service due to tornado, flood or other act of God is exempt. Removal shall be limited to the part of the tree which is found necessary to be removed to re-establish and maintain the utility service.
5. **Utility Companies, Utility Service and or Distribution/Transmission Lines:** Utility companies shall be exempt from this article when establishing distribution or transmission lines. When establishing new utility service, services should be routed between the service pole or transmission and distribution lines and the building being served in a manner that does not require the removal of protected trees. All rights of ways, easements or similar types of public property granted to utility companies shall be exempt from the requirements of this article.
6. **Public Property:** All rights of ways, easements or similar types of public property granted to the City shall be exempt from this article.
7. **Homeowners:** The owner of an existing residence shall be exempt from the requirements of this article for that property on which the existing home is located. Residential property owners located within the Historic Preservation Overlay (HPO) must obtain the approval of the Historic Preservation Commission for Protected Trees as defined herein.

Section 13.3 Administrative Review and Approval

13.3.A GENERAL SCOPE OF APPLICATION, REVIEW AND APPROVAL

1. The Director of Community Development or his/her designee will review the Tree Conservation Plan (TCP) submitted by the applicant, report and make recommendations to the Planning and Zoning Commission. As part of the TCP review, the City has the right to reasonably request changes or adjustments in the layout and design of the development to save Protected Trees. The Planning and Zoning Commission will review and approve, approve with modification or condition, or disapprove the TCP. Such review shall remain consistent with the purpose of this article and shall strive to protect existing, mature trees through appropriate site design.
2. The Director of Community Development or his/her designee may make field assessments to determine the correctness of the TCP submittal, validate measurements and locations of the tree species enumerated on the TCP and document compliance with the approved TCP.
3. The TCP application and TCP shall indicate the reasons for removal of any Protected Trees. The required TCP will accompany all plats, site plans, landscape plans or other applications submitted for review to the Planning & Zoning Commission. In those instances where very few Protected Trees exists on a property, the TCP can be incorporated and shown on the preliminary plat when approved by the Director of Community Development.

13.3.B PROTECTED TREES IDENTIFIED

The table below identifies the Protected Trees which are to be included in the TCP. Diameter at Breast Height (DBH) is defined in Article 12 – Definitions.

Protected Trees	Size Req.	Common Name (Examples given)
All varieties of Oaks	≥ 6" DBH	Black, Burr, Chinquapin, Escarpment Live, Lacey, Post, Red, Texas Red, Water
All varieties of Pecans	≥ 6" DBH	Native, Southern, etc.
All varieties of Elms	≥ 6" DBH	American, Cedar, Homestead, Lace Bark, Siberian, etc.
All varieties of Ash, Maples and Poplars	≥ 10" DBH	Texas Ash, October Glory Maple, Red Maple, Silver Maple, Silver Poplar, Box Elder, etc.
Other protected varieties	≥ 10" DBH	Native Willow

13.3.C TREE CONSERVATION PLAN (TCP) CONTENTS

The required Tree Conservation Plan (TCP) shall be submitted as a graphic representation drawn on an eighteen inch (18") x twenty-four inch (24") sheet and to the largest scale practical showing the exact location, size (trunk diameter and height) and common name of ALL trees, highlighting identified protected trees and the indication of which trees are to be removed and or replaced. The TCP shall include the following:

1. Location of all existing or proposed structures (or building pads), impervious cover and extent of development (or limits of construction activity) within the site as shown on the plan and all improvements properly dimensioned and referenced to property lines.
2. Setback and yard requirements.
3. Existing and proposed site grades, contours and any other topographic elements or features.
4. Location of existing or proposed utilities and easements.
5. Spatial location on the map labeling all trees and highlighting Protected Trees identified in Section 13.3.B. The TCP shall clearly identify those trees which are to be protected and those which are to be removed from the site and the location and variety of all replacement trees.
6. A table listing all Protected Trees by species, location key shown on the map with: diameter breast height (DBH), physical condition of tree, and an indication of whether or not the applicant is proposing to remove that tree. Each column with numeric values shall be totaled.
7. Detail of tree protection standards meeting the adopted city requirements,
8. List and location of replacement trees necessary to meet the requirements contained herein.
9. If the purchase of tree credits to the City Tree Fund is proposed, a letter will be required acknowledging the payment with the amount proposed to meet the requirements herein.
10. Title block stating street address, lot and block, subdivision name, and date.
11. Name, address, and phone number of person preparing the plan and the developer or property owner.
12. A calculation table identifying all plantings consistent with requirements defined within Article 8. Such calculation shall assume the submitted TCP was approved as presented. The calculation table shall include the total number of 3" caliper trees, ornamental trees and shrubs to be planted on the property and must also specifically identify additional replacement trees as required within this article.

13.3.D NO PROTECTED TREES

The property owner of a property that is to be developed, platted or replatted may submit a letter certifying that there are no Protected Trees on the property, or that the Protected Trees on the property will not be removed. This letter will be submitted with the understanding that if it is determined that there

are Protected Trees on the property or if Protected Trees are removed without the approval of a TCP, the violation provisions and fines adopted as part of this article will be in full force and effect.

13.3.E APPEALS.....

Decisions of the Planning and Zoning Commission may be appealed by the applicant to the City Council. A written request must be submitted by the applicant to the Community Development Department within forty-five (45) days of P & Z action.

13.3.F TCP EXPIRATION.....

Approved TCP's shall be valid for one (1) year from the approval date by the Planning & Zoning Commission, after which the TCP automatically becomes null and void except where substantial progress is ongoing and the project has not become dormant for a period greater than 12 months.

13.3.G BUILDING PERMITS.....

All builders/contractors should determine if there is an approved TCP before work begins on any property. The City will verify this inquiry and the builder/contractor shall be required to maintain a copy of the approved TCP on-site. No building permit or letter of acceptance for any public improvements shall be issued by the City unless all construction activities meet the requirements of this article and the approved TCP.

Section 13.4 Tree Removal Permit

A Tree Removal Permit will be required for any protected tree to be removed in accordance with an approved TCP by P&Z, or City Council upon appeal. No protected tree may be removed without such permit. A permit fee shall be required as defined in the adopted City of Granbury Fee Schedule as amended.

Section 13.5 Tree Replacement and Planting Requirements

If the approved TCP permits the removal of a Protected Tree, the applicant shall be required to replace the tree(s) being removed with trees selected from the list of approved trees on the replacement tree list. Replacement trees will count toward the landscaping requirements defined in Article 8. Replacement trees must be a minimum of 3 caliper inches measured 12" above grade when planted. The following replacement rules apply:

1. Protected Tree(s) measuring 6" or greater but less than 24" DBH shall be replaced with caliper inches equal to or greater than the total diameter(s) of the tree(s) removed.
2. Protected Tree(s) 24" DBH and larger, will be replaced with caliper inches equal to or greater than twice the number of inches as the tree(s) removed.
3. Replacement trees must be maintained in a healthy manner and appropriately irrigated and kept in a continual healthy condition as is appropriate for that particular species for the season of year.
4. A replacement tree shall not be planted within an area such that the mature root zone will interfere with underground public utility lines, and/or where the mature canopy of the tree will interfere with overhead utility lines.
5. No replacement tree shall be planted within 10' of a fire hydrant, water or sewer line.
6. A replacement tree shall be planted first, in the area visible to the public and second, proximate to the location where trees were removed.
7. Replacement trees shall be selected from the following list and shall be a minimum of 3 caliper inches as measured 12" above grade. Oaks, Elms, and Pecans shall make up at least seventy-five percent (75%) of the required replacement trees.

APPROVED TREE LIST	
Common Name	Scientific Name
Ash, Texas	Fraxinus texensis
Cedar Elm	Ulmus crassifolia
Cedar, Eastern Red	Juniperus virginiana
Cypress, Bald	Taxodium distichum
Elm, Lace Bark	Ulmus parvifolia
Magnolia, Southern	Magnolia grandiflora
Maple, Bigtooth	Acer gradidentatum
Maple, Caddo	Acer saccharum
Oak, Bur	Quercus macrocarpa
Oak, Chinquapin	Quercus muhlenbergil
Oak, Escarpment Live	Quercus fusi formis
Oak, Lacey	Quercus glaucoides
Oak, Live	Quercus virginiana (Escarpment)
Oak, Post	Quercus stellata
Oak, Red	Quercus shumardi
Oak, Texas Red	Quercus texana
Osage Orange	Maclura pomifers (thornless and fruitless)
Pecan (native)	Carya illinoensis
Pistache, Chinese	Pistacia chinensis
Soapberry, Western	Sapindus drummondii
Walnut, Black	Juglans nigra

Section 13.6 Tree Replacement Credits

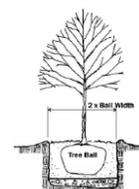
Tree replacement credits may be purchased to reduce the number of replacement inches required to be planted on the subject site. Such credits shall only be issued when it is not possible to comply with planting requirements of Section 13.5.A.

1. Payment of \$125 per caliper inch may be paid to the City of Granbury Tree Fund to reduce the total required caliper inches to be planted as defined in Section 13.5.A. Funds shall be allocated by the City of Granbury Parks Board and will be used for the planting and maintenance of trees and vegetation at approved locations. Funds shall be collected by the City prior to any plat being filed for record or issuance of any permit, whichever occurs first.

Section 13.7 Tree Transplanting and Protection Standards

13.7.A TREE TRANSPLANTING STANDARDS

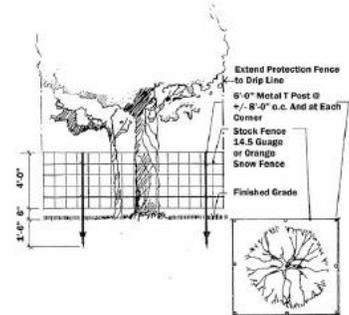
Trees of the variety listed in Section 13.5 above can be transplanted to the subject private property to meet the replacement requirements under the following conditions:



1. Trees of at least three caliper inches (3") but not exceeding six inches (6") DBH are eligible for transplanting and crediting.
2. Transplanted trees must be maintained in a healthy condition. The developer who received the transplanting credit must replace trees that fall into an unhealthy state.

13.7.B TREE PROTECTION STANDARDS

1. General Standards and Tree Flagging: Prior to any construction or land development, the developer shall mark with an aluminum tag or appropriate identification marker each Protected Tree which indicates its relationship to the TCP and clearly flag with bright fluorescent orange vinyl tape all protected trees to be saved. The orange tape should be wrapped and maintained around the main trunk of the protected tree at a height of approximately 5 feet so that the tape is clearly visible during construction at all times. In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required and installed as depicted herein. The protective fence must be maintained during all construction phases until project is finished.



2. Responsible Party: The property owner or developer shall be responsible for protecting identified trees, as necessary.
3. Materials Storage: The developer or contractor shall not store any material or equipment under the drip line of any protected tree. During the construction stage of the development, no cleaning or storage of equipment or material shall be allowed within the drip line of a protected tree. Those materials include but are not limited to oils, solvents, mortar, asphalt and concrete.
4. Signs: No signs, wire or other attachments shall be attached to the protected trees.
5. Traffic: No vehicular traffic, construction equipment traffic or parking shall take place within the drip line of a protected tree other than on existing street pavement. This restriction does not apply to single incident access for purposes of clearing underbrush, establishing the building pad and associated lot grading, vehicular traffic necessary for routine utility maintenance, emergency restoration of utility service or routine mowing operations.
6. Grade: No cut or fill in excess of two inches (2") shall be allowed within the drip line of any protected tree unless adequate construction methods are approved beforehand. If approved, major cut or fill changes (i.e. two inches (2") or greater) within the critical root zone of a protected tree will require additional measures to maintain proper oxygen and water exchange with the roots. Root pruning will be required when disturbance will result in root exposure.
7. Boring: Boring of utilities under protected trees shall be required in those circumstances where it is not possible to trench around the critical root zone of a protected tree. When required, the length of the bore shall be the width of the critical root zone plus two feet (2') on either side of the critical root zone and shall be at a minimum depth of 48 inches.
8. Damage: Any physical damage to a protected tree that is considered to place the survival of the tree in doubt shall be eliminated as a credited tree. A damaged, protected tree shown to be preserved on the approved TCP shall be replaced at a 2:1 caliper inch replacement ratio and also shall be subject to the fines enumerated in Section 13.9. A certified arborist or licensed landscape architect shall be consulted to determine whether physical damage to a tree places the survival of the tree in doubt. The City may select the arborist or landscape architect. However, the property owner or developer shall be responsible for paying the consulting cost of the arborist or landscape architect to determine the damage of the tree.

13.7.C TREE PRUNING STANDARDS

1. General: No protected tree shall be pruned in a manner, which significantly disfigures the tree, or in any manner which would reasonably lead to the death of the tree.

2. Allowed Pruning: A protected tree may be pruned in cases where it is necessary to remove branches broken during the course of construction, or where protected trees must be pruned to allow construction of a structure. Pruning should be done in manner that does not significantly disfigure the tree. Utility companies may prune trees as necessary to reestablish disrupted service or maintain existing service. Utility companies should inform the City of their routine pruning schedules and are encouraged to prune trees in accordance with the Tree Care Industry Association standards for pruning shade trees.

3. Required Pruning: The owner of all trees adjacent to public R.O.W. shall be required to maintain a minimum clearance of twelve feet (12') above traveled pavement or curb of a public street. The City shall also have the right to prune trees overhanging the public R.O.W. as necessary.

Section 13.8 Tree Fund Created

1. Tree Fund Administration: The City shall administer the tree fund. The City Council shall, by policy, have the ability to adopt alternative methods of creating tree credits and methods of distribution of trees and/ or funds for purchasing trees. The funds shall be used for any of the following:

- a. To purchase, plant and maintain trees and vegetation on public property utilizing either city staff or contract labor;
- b. To acquire wooded property for the use as a public park and enjoyment by the community; or,
- c. To perform and maintain a City-wide tree inventory and to educate citizens and developers on the benefits and value of trees.

2. Collection: Money contributed to the Tree Fund shall be paid prior to any site grading work, or the issuance of any construction or building permit and/or prior to filing of a Plat for recording at the Hood County Courthouse, whichever comes first.

Section 13.9 Violations & Penalties

1. The unlawful damage, destruction or removal of each Protected Tree shall be considered a separate incident and each incident subjects the violator to the penalty of \$500 plus \$25 per diameter inch for each Protected Tree, not to exceed \$2,000 per Protected Tree.

2. Any person, firm, corporation, agent or employee thereof who violates any provisions of this article shall be guilty of a misdemeanor and upon conviction hereof shall be fined under Section 1.9 of this ordinance for each offense. A separate offense shall be deemed committed on each day during which a violation occurs. No acceptance of public improvements shall be authorized and no Certificates of Occupancy (C. of O.) or permits shall be issued until all fines for violations of this article have been paid to the City.

Article 14 - Drilling Regulations [Oil & Gas Production]

Section 14.1 Purpose

The exploration, development, and production of Gas in the City is an activity which necessitates reasonable regulation to ensure that all property owners, mineral and otherwise, have the right to peaceably enjoy their property and its benefits and revenues. It is hereby declared to be the purpose of this section to establish reasonable and uniform limitations, safeguards and regulations for operations related to the exploring, drilling, developing, producing, transporting and storing of Oil, Gas and other substances produced in association with Oil and Gas within the City to protect the health, safety and general welfare of the public, minimize the potential impact to property and mineral rights owners, protect the quality of the environment, and encourage the orderly production of available mineral resources.

Section 14.2 Specific Use Permit Required

The Drilling and production of Gas within the City shall only be permitted by Specific Use Permit in accordance with Section 11.1 of this Ordinance. A site plan is required with the Specific Use Permit application and must include all information required by Section 11.11 and the following additional information:

1. The total number of Wells to be drilled.
2. The location of the Drill Site and a layout of the site showing all related facilities, including, but not limited to, Drilling rig, pipe rack, water and sanitary sewer facilities, electrical supply and camper/office trailers. The operator must provide the City with geographic coordinates of the surface Well Bore, using the North American Datum 1983 (NAD 83), Texas State Plane - North Central Zone (4202), in United States feet as well as the coordinates for all gather and flow lines.
3. The location of the Operation Site and a layout of the site showing all related facilities, including but not limited to Wellheads, separators, dehydrators, tank batteries, compressors, and metering stations.
4. Size, location and purpose of any shared facilities, including, but not limited to, centralized tank batteries for multiple Wells or Drill Sites.
5. The design, location, and arrangement of all access roads.
6. A route map of the public streets to be used by truck traffic to and from the Drill Site.
7. The location of any floodplain, drainage or flowage easement.
8. An outdoor lighting plan in accordance with Article 10, hereof.
9. A tree survey if mandated by the City's Landscape Plan Requirements set forth in Section 8.3, hereof.
10. A Pipeline Easement Map indicating the location of the nearest Gathering Station and the alignment of the pipeline(s) connecting the Operation Site to the Gathering Station.
11. A video documenting existing conditions of the City streets shown on the route map that will be used by truck traffic to the site, plus a video of the property being used for the Drill Site.
12. A detailed Emergency Response Plan addressing well blow-outs, environmental spillage and other potential catastrophic occurrences. The Emergency Response Plan will also show firefighting apparatus and supplies on-site and will be filed with the City's Fire Inspector and County Volunteer Fire Department.

Section 14.3 Road Repair Agreement

An executed Road Repair Agreement shall be submitted in conjunction with the application for Specific Use Permit. The Agreement must be signed by the Operator and filed with the Public Works Department. The City Manager shall have the authority to execute the Road Repair Agreement on behalf of the City.

Section 14.4 Gas Well Permit

1. An application for a Gas Well Permit may be filed with the City concurrently with the application for a Specific Use Permit; provided, however, that the City shall not be required to consider the application for a Gas Well Permit unless and until a Specific Use Permit is approved by the City Council.
2. A single Gas Well Permit may be obtained for multiple Wells on contiguous tracts if approved by the City. In addition, each gas well permit application may include wells on contiguous tracts located both within the territorial limits of the City and its ETJ; provided, however, with respect to wells located in the ETJ, demonstrated compliance with Ordinance No. 06-127, as it may be amended, as additionally required.
3. No person shall engage in the Drilling and production of Gas Wells within the City without first obtaining a Gas Well Permit.
4. When a Gas Well Permit has been issued covering a Well, the permit shall constitute authority for the following, so long as conducted in strict accordance with this section: Drilling, operation, production, gathering of production, maintenance, repair, re-working, testing, site preparation consisting of rigs or tank batteries, plugging and Abandonment, and any other activity authorized by this section associated with Drilling or production by the Operator or its employees, agents, contractors, subcontractors or representatives. A Gas Well Permit shall also constitute authority for the construction and use of all facilities reasonably necessary or convenient in connection therewith, including gathering lines and discharge lines, by the Operator or his employees, agents, contractors, subcontractors or representatives, so long as constructed and used in strict accordance with this section.
5. An original Gas Well Permit shall not, however, constitute authority for the re-entering and Drilling of an abandoned Well. Re-entry and Drilling of an abandoned Well shall require a new Gas Well Permit.
6. A Gas Well Permit may be issued for any lot, tract, described property, or other parcel of property, and public utilities may be extended or connected to serve the Drill Site, whether or not the lot, tract, or other parcel of property is part of a recorded plat. The activities as outlined in the Gas Well Permit application shall be contained within the areas described and issued under such permit.
7. In addition to obtaining a Gas Well Permit and before establishing a Drill Site and access road, the Operator must obtain the necessary permits from the City Building Inspections and the Public Works/Engineering Department. The Public Works/Engineering Department will require a storm water pollution prevention plan and a grading/drainage plan unless the City Engineer determines that they are not necessary.
8. Issuance of a gas well permit requires, at a minimum, review and approval of the City Manager, City Engineer/Public Works Director, Fire Inspector and Community Development Director, or their designated representatives.

Section 14.5 Administration of Gas Well Permit

1. Applications for Gas Well Permits shall be submitted in writing on forms provided by the City and signed by the Operator.
2. Applications for Gas Well Permits shall be filed with the Community Development Department. All applications shall be accompanied by a gas well permit administration fee and an annual inspection fee established pursuant to the City of Granbury Fee Schedule, as amended. The annual inspection fee shall be provided to the City of Granbury on or before November 1 of each year. Failure to provide the annual inspection fee by the date provided above shall be deemed a violation of this Article and the City shall enforce remedies as defined in Section 14.18 of this Ordinance. The administration fee portion is not refundable regardless of the outcome of the application. Incomplete applications shall be returned to the Applicant. The City shall return any application as incomplete if there is a dispute pending before the Railroad Commission regarding the determination of the Operator.

3. No Gas Well Permit shall be issued if the proposed activities are not in conformance with the approved Specific Use Permit and associated site plan, provisions of this section, Building Code, Fire Code and all other applicable City ordinances.
4. A decision to deny an application for a Gas Well Permit shall be provided to the Operator in writing, including the reason for the decision. The Operator may appeal any such denial to the City Council within thirty-days of receipt of such notification.
5. If an application for a Gas Well Permit is denied, nothing herein contained shall prevent a new application from being submitted to the City for the same Well. A new application fee shall accompany each new application.
6. Gas Well Permits shall automatically expire after a (1) one year period of no wells included in the Gas Well Permit being drilled. If the first well included in the Gas Well Permit is not drilled within (1) one year of issuance, or if an additional well approved under the same Gas Well Permit is not drilled within (1) one year of the previous well being drilled, the Gas Well Permit shall automatically become null and void for any undrilled well included in the Gas Well Permit and new applications and fees shall be required for any undrilled wells.

Section 14.6 Insurance and Indemnification

The Operator shall provide or cause to be provided the insurance described below for each Well for which a Gas Well Permit is issued, such insurance to continue until the Well is abandoned and accepted by the City as having been restored. The Operator may provide the required coverage on a “blanket” basis for multiple Wells if the site of each Well is sufficiently identified and the limits of coverage comply with those set forth in paragraph 2.d of this Section 14.6.A. The Operator must provide to the City sufficient documentation that the Operator’s insurance complies with the requirements of this section before the issuance of the Gas Well Permit.

1. General Requirements: Indemnification and Express Negligence Provisions
 - a. Each Gas Well Permit issued by the City shall include the following language and regardless of whether such language is actually included in the Gas Well Permit it shall be deemed to be included therein:

OPERATOR DOES HEREBY EXPRESSLY AND IRREVOCABLY RELEASE AND DISCHARGE ALL CLAIMS, DEMANDS, ACTIONS, JUDGMENTS, AND EXECUTIONS OF ANY AND ALL KINDS WHICH IT OR ITS SUCCESSORS OR ASSIGNS EVER HAD, OR NOW HAS OR MAY HAVE, OR CLAIMS TO HAVE, AGAINST THE CITY OF GRANBURY, TEXAS, ITS DEPARTMENTS, AGENTS, OFFICERS, SERVANTS, EMPLOYEES, SPONSORS, OR VOLUNTEERS, THE GAS WELL INSPECTOR, AND EACH OF THEIR RESPECTIVE HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, AND ASSIGNS (THE CITY OF GRANBURY, TEXAS AND ALL OTHER FOREGOING PARTIES BEING HEREIN REFERRED TO COLLECTIVELY AS THE “INDEMNIFIED PARTIES”) CREATED BY OR ARISING OUT OF PERSONAL INJURIES, KNOWN OR UNKNOWN, OR INJURIES TO PROPERTY, REAL OR PERSONAL, OR IN ANY WAY INCIDENTAL TO OR IN CONNECTION WITH THE PERFORMANCE OF THE WORK PERFORMED BY THE OPERATOR UNDER A GAS WELL PERMIT. OPERATOR AGREES TO FULLY DEFEND, PROTECT, INDEMNIFY, AND HOLD HARMLESS THE INDEMNIFIED PARTIES FROM AND AGAINST EACH AND EVERY CLAIM, DEMAND, OR CAUSE OF ACTION AND ANY AND ALL LIABILITY, DAMAGES, OBLIGATIONS, JUDGMENTS, LOSSES, FINES, PENALTIES, COSTS, FEES, AND EXPENSES INCURRED BY THE

INDEMNIFIED PARTIES CAUSED BY OR ARISING OUT OF, INCIDENTAL TO, OR OTHERWISE IN CONNECTION WITH ANY WORK PERFORMED BY OPERATOR UNDER A GAS WELL PERMIT, INCLUDING, WITHOUT LIMITATION, PERSONAL INJURIES AND DEATH IN CONNECTION THEREWITH WHICH MAY BE MADE OR ASSERTED BY OPERATOR, HIS AGENTS, ASSIGNS, OR ANY THIRD PARTIES. OPERATOR AGREES TO FULLY DEFEND, PROTECT, INDEMNIFY, AND HOLD HARMLESS THE INDEMNIFIED PARTIES FROM ANY CLAIMS, LIABILITIES, OR DAMAGES SUFFERED AS A RESULT OF CLAIMS, DEMANDS, COSTS, OR JUDGMENTS AGAINST THE INDEMNIFIED PARTIES, CREATED BY OR ARISING OUT OF THE ACTS OR OMISSIONS OF THE CITY OF GRANBURY OR ANY OF THE OTHER INDEMNIFIED PARTIES, OCCURRING ON THE DRILL SITE OR OPERATION SITE IN THE COURSE AND SCOPE OF INSPECTING AND PERMITTING THE GAS WELLS INCLUDING, BUT NOT LIMITED TO, CLAIMS, LIABILITIES, AND DAMAGES ARISING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF ANY OF THE INDEMNIFIED PARTIES, INCLUDING THE SOLE NEGLIGENCE OF ANY INDEMNIFIED PARTY, OCCURRING ON THE DRILL SITE OR OPERATION SITE IN THE COURSE AND SCOPE OF INSPECTING AND PERMITTING THE GAS WELLS. IT IS UNDERSTOOD AND AGREED THAT THE INDEMNITY PROVIDED FOR IN THIS SECTION IS AN INDEMNITY EXTENDED BY THE OPERATOR TO INDEMNIFY AND PROTECT THE CITY OF GRANBURY, TEXAS AND THE OTHER INDEMNIFIED PARTIES FROM THE CONSEQUENCES OF THE NEGLIGENCE OF ANY OF THE INDEMNIFIED PARTIES, WHETHER THAT NEGLIGENCE IS THE SOLE OR CONTRIBUTING CAUSE OF THE RESULTANT INJURY, DEATH, AND/OR DAMAGE. THE FOREGOING IS NOT INTENDED TO REQUIRE THE OPERATOR TO INDEMNIFY THE INDEMNIFIED PARTIES FROM THE INDEMNIFIED PARTIES' GROSS NEGLIGENCE OR INTENTIONAL HARM, IRRESPECTIVE OF WHETHER THAT GROSS NEGLIGENCE OR INTENTIONAL HARM IS THE SOLE OR CONTRIBUTING CAUSE OF THE RESULTANT INJURY, DEATH, AND/OR DAMAGE.

- b. All policies shall be endorsed to read “*This policy will not be cancelled or non-renewed without thirty (30) days advanced written notice to the owner and the City of Granbury, Texas, except when this policy is being cancelled for nonpayment of premium, in which case ten (10) days advance written notice is required*”.
- c. Liability policies shall be written by: (i) carriers licensed to do business in Texas and with companies with A: VIII or better rating in accordance with the current Best Key Rating Guide, or (ii) non-admitted carriers that have a financial rating comparable to carriers licensed to do business in Texas and which are approved by the City.
- d. Liability policies shall name as “Additional Insured” the City and other Indemnified Parties. Waivers of subrogation shall be provided in favor of all Indemnified Parties.
- e. Copies of insurance policies must be presented to the City evidencing all coverages and endorsements required by this section before the issuance of the Gas Well Permit, and the acceptance of a policy without the required limits and/or coverages shall not be deemed a waiver of these requirements. The City may, in its sole discretion, accept a certificate of insurance in lieu of a copy of the policy pending the Operator’s receipt of the policy. After the issuance of the Gas Well Permit, the City may require the Operator to provide a copy of the most current insurance policies for review at any time. An administration fee of \$150 will be charged to cover the cost of such review.

- f. Claims-made policies shall not be accepted except for excess policies and environmental Impairment (or Seepage and Pollution) policies.
2. Required Insurance Coverage:
- a. Commercial or Comprehensive General Liability Insurance:
- (1) Coverage should be a minimum Combined Single Limit of One Million Dollars (\$1,000,000) per occurrence for Bodily Injury and Property Damage, with a Two Million Dollar (\$2,000,000) annual general aggregate. This coverage must include premises, operations, blowout or explosion, products, completed operations, blanket contractual liability, underground property damage, underground reservoir (or resources) damage, broad form property damage, independent contractors protective liability and personal injury.
- (2) Underground Reservoir (or Resources) Damage shall be on an occurrence basis, shall not be limited to sudden and accidental occurrences, shall not have a discovery or reporting limitation and shall not exclude damage to water tables, formation or strata.
- (3) Environmental Impairment (or Seepage and Pollution) shall be either included in the coverage or written as separate coverage. Such coverage shall not exclude damage to the lease site. If Environmental Impairment (or Seepage and Pollution) Coverage is written on a “claims made” basis, the policy must provide that any retroactive date applicable precedes the effective date of the issuance of the permit. Coverage shall apply to sudden and accidental pollution conditions resulting from the escape or release of smoke, vapors, fumes, acids, alkalis, toxic chemicals, liquids, Gases, waste material, or other irritants, contaminants or pollutants. Coverage shall be a minimum combined single limit of One Million Dollars (\$1,000,000), per occurrence. A discovery period for such peril shall not be less than 30 days after the occurrence.
- b. Automobile Liability Insurance: Minimum Combined Single Limit of One Million Dollars (\$1,000,000) per occurrence for Bodily Injury and Property Damage. Such coverage shall include owned, non-owned, and hired vehicles.
- c. Worker's Compensation Insurance: In addition to the minimum statutory requirements, coverage shall include Employer's Liability limits of at least One Million Dollars (\$1,000,000) for each accident, One Million Dollars (\$1,000,000) for each employee, and a One Million Dollars (\$1,000,000) policy limit for occupational disease, and the insurer agrees to waive rights of subrogation against any of the Indemnified Parties for any work performed for the City by the Operator.
- d. Excess (or Umbrella) Liability Insurance: Minimum limit of Ten Million Dollars (\$10,000,000) coverage for a single well or Twenty Five Million Dollars (\$25,000,000.00) coverage for multiple wells, in excess of the preceding liability insurance policies.
- e. Control of Well Insurance:
- (1) Minimum limit of Ten Million Dollars (\$10,000,000) per occurrence, with a maximum deductible of Two Hundred and Fifty Thousand (\$250,000) per occurrence.
- (2) Policy shall cover the cost of controlling a Well that is out of control, re-drilling or restoration expenses, and seepage and pollution damage. Damage to property in the Operator's care, custody, and control with a sub-limit of Five Hundred Thousand Dollars (\$500,000) may be added.
- (3) The Control of Well insurance policy shall be endorsed to read “In the event of a well out of control, no other payments may be made until all pollution claims by the City of Granbury and its citizens have been settled.”

Section 14.7 Security

A security instrument that covers each Well must be delivered to the City before the issuance of the Gas Well Permit for the Well. The instrument must provide that it cannot be cancelled without at least thirty (30) days prior written notice to the City.

1. As to each Well, the instrument shall secure the obligations of the Operator to:
 - a. Comply with the Road Repair Agreement and the insurance provisions set forth in this section; and
 - b. Pay fines and penalties imposed upon the Operator by the City for any breach of the Gas Well Permit, Zoning Ordinance or other ordinance of the City applicable to such operations.
2. The security instrument may be in the form of an irrevocable letter of credit issued by a bank located in the City of Granbury, Texas and approved by the City or a payment bond issued by a surety approved by the City. The instrument shall run to the City for the benefit of the City, shall be filed with the City and become effective on or before the date the Gas Well Permit is issued, and shall remain in force and effect for a period not less than six (6) months after the expiration or termination of the Gas Well Permit or after the Well is plugged and abandoned and the site restored.
3. A certificate of deposit may be substituted for the letter of credit or payment bond. The certificate shall be issued by a bank located in the City of Granbury, Texas and approved by the City, shall be payable to the order of the City to secure the obligations of the Operator described above, and shall be pledged to the City with evidence of delivery provided to the City and an appropriate control agreement signed by the issuing bank sufficient to perfect the City's interest in the deposit. Interest on the certificate of deposit shall be payable to the Operator. The Certificate of Deposit shall be filed prior to the Gas Well Permit being issued by the City.
4. The minimum amount of the security shall be One Hundred Thousand Dollars (\$100,000) for any active single Well and Two Hundred Thousand Dollars (\$200,000) for active multiple Wells on a "blanket" basis under the same Gas Well Permit. The security source shall be replenished, if drawn upon by the City, to maintain the minimum security amount set forth herein.
5. The form and substance of the documents evidencing the security instruments described above must be acceptable to the City Manager or his designated representative, within his sole discretion. Notwithstanding anything contained herein to the contrary, the security shall remain effective until the Well has been abandoned and the property and public infrastructure are in a condition acceptable to the City after inspection.

Section 14.8 Periodic Reports

1. The Operator shall notify the Community Development Director of any change to the following information within one (1) business day after the change occurs.
 - a. The name, address, or phone number of the Operator;
 - b. The name, address, or twenty-four (24) hour phone number of the person(s) with supervisory authority over Drilling or operations activities;
 - c. The name, address, or phone number of the person designated to receive notices from the City, which person must be a resident of Texas that can be served in person or by registered or certified mail; or
 - d. The Operator's Emergency Action Response Plan including "drive-to maps" from public rights-of-way to each area covered by the applicable Specific Use Permit and associated site plan.
2. The Operator shall provide a copy of any "incident reports" or written complaints submitted to the Railroad Commission or any other state or federal agency within thirty (30) days after the Operator has notice of the existence of such reports or complaints.
3. Beginning on December 31st after each Well is completed, and continuing on each December 31st thereafter until the Operator notifies the City that the Well has been abandoned and the site restored, the Operator shall prepare a written report to the City identifying any changes to the

information that was included in the application for the applicable Gas Well Permit that have not been previously reported to the City.

Section 14.9 Amended Gas Well Permits

1. An operator must submit an application to the Community Development to amend the Gas Well Permit, to commence Drilling at a location that is shown on (or incorporated by reference as part of) the existing permit, or to otherwise amend the existing permit.
2. Applications for Amended Gas Well Permits shall be in writing on forms provided by the City and signed by the Operator, and shall include the following:
 - a. A gas well permit administration fee. The administration fee is not refundable regardless of the outcome of the application;
 - b. A description of the proposed amendments;
 - c. Any changes to the information submitted with the application for the current Gas Well Permit (if such information has not previously been provided to the City);
 - d. Such additional information as is reasonably required by the Gas Well Inspector or City Staff to demonstrate compliance with the applicable Specific Use Permit and associated site plan and the provisions of this section; and
 - e. Such additional information as is reasonably required by the Gas Well Inspector or City Staff to prevent imminent destruction of property or injury to persons.
3. If, in the judgment of the City or the Gas Well Inspector, the activities proposed by the amendment require an inspection, the Operator shall pay the re-inspection fee established pursuant to the City of Granbury Fee Schedule, as amended.
4. Incomplete applications shall be returned to the Applicant. The City shall return any application as incomplete if there is a dispute pending before the Railroad Commission regarding the determination of the Operator.
5. If the activities proposed by the amendment are materially different and, in the judgment of the City or the Gas Well Inspector, might create a risk of imminent destruction of property or injury to persons that was not associated with the activities covered by the existing permit or that was not otherwise taken into consideration by the current permit, the amendment must be processed as a new Gas Well Permit application under the provisions of Section 14.4 of this Article.
6. A decision to deny an amendment to a Gas Well Permit shall be provided to the Operator in writing, including an explanation of the basis for the decision. The Operator may appeal any such denial to the City Council.
7. No Amended Gas Well Permit shall be issued if the proposed activities are not in conformance with the approved Specific Use Permit and associated site plan, provisions of this section, Building Code, Fire Code and all other applicable City ordinances. If in the judgment of the City, the amendment is inconsistent with the original Specific Use Permit, the applicant may apply for an amendment to the Specific Use Permit in order to accommodate the changes proposed by the applicant in the request to amend the Gas Well Permit.

Section 14.10 Transfer of Gas Well Permits

1. A Gas Well Permit may be transferred upon written request by the Operator with the consent of the City Manager or his designated representative:
 - a. If the transferee agrees to be bound by the terms and conditions of the current Gas Well Permit and Road Repair Agreement;
 - b. If all information previously provided to the City as part of the current Gas Well Permit application is updated to reflect any changes; and
 - c. If the transferee provides the insurance and security required by this section.
2. The insurance and security provided by the transferor shall be released if a copy of the written transfer is provided to the City. The transfer shall not relieve the transferor from any liability to the City arising out of any activities conducted prior to the transfer.

Section 14.11 On-Site Operation

1. No Drill Site shall be permitted within:
 - a) three hundred feet (300) of the boundary line of any preliminary or final platted, residential property, and;
 - b) six hundred (600) feet from any residential structure, public property, hospital, institution, school building or outdoor activity area, day care center, or commercial building.

Notwithstanding the foregoing, a Drill Site may be exempted from the distances set forth in subparagraph a. if persons within three hundred feet (300') owning property in the adjacent preliminary or final platted residential subdivision agree in writing. In addition, the distances in subparagraph b. may be reduced to not less than three hundred feet (300') if property owners within the six hundred foot (600') radius agree in writing.

3. Erosion control shall comply with the storm water pollution prevention plan approved by the Public Works/Engineering Department.
4. A Drill Site or Operation Site may only be allowed in a floodplain with the approval of the City or, where applicable, the U.S. Army Corps of Engineers. A Drill Site shall not have a single means of access if such access is through a designated floodplain.
5. Permanent weatherproof signs reading "DANGER NO SMOKING ALLOWED" in a minimum of four inch (4") lettering shall be posted at the entrance of each Drill Site and Operation Site. The permanent sign shall not be larger than 8 square feet or smaller than 4 square feet. The sign shall also include the phone number for emergency services (9-1-1), the name and phone number for the Operator, and the Well designation required by the Railroad Commission in two inch (2") lettering. The information on the sign shall be in English and Spanish. The sign shall be reflective. The same sign shall be posted at the entry point off of the public road leading into the well site but will not be required to include the "DANGER NO SMOKING ALLOWED" language.
6. All facilities used for parking, loading, unloading, driveways and all other vehicular access shall be constructed of concrete, asphalt or an alternative equivalent strength surface which complies with all Fire Code standards, provided that the drive approach from the street be constructed of concrete. The surface for such facilities and drive approach must always be maintained in good condition and repair.
7. A temporary six-foot chain link with a minimum height of six (6) feet shall be required around a Drill Site during the drilling process, and any gate to the site shall be locked when no operations personnel are present.
8. The equipment or facilities on an Operation Site must be enclosed, individually or collectively, by eight (8) foot high, opaque screening. If a screening wall or fence is utilized to achieve required screening, 2' x 2' openings in the screening shall be provided at each corner of every plane or side of the screening to allow for visual inspections by City personnel. City Staff may require alternative locations for openings within the required screening wall or fence to provide adequate visibility for inspection. Low-profile equipment or facilities must be used on the Operation Site and must not exceed the height of the screening. Any gates in the screening enclosure shall remain locked at all times when no operations personnel are present and shall be constructed of a metal and be completely opaque. The Operator must provide the City Fire Inspector and County Volunteer Fire Department with a knock box with a key to access the Operation Site in case of an emergency. As an alternative, the Operator may secure the Operation site using a traditional lock, provided that the City Fire Inspector and County Volunteer Fire Department are each provided a key or combination to gain access to the Operation Site. Screening, meeting the requirements of this section, must remain in place until the well is abandoned and the site is restored and accepted by the City in accordance with Section 14.16.A, hereof, and shall be constructed of the following materials:
 - a. Brick, stone or split-face concrete masonry unit;
 - b. Pre-cast concrete wall or pour-in-place concrete wall with a similar appearance as brick, stone or split-face concrete masonry unit;

- c. Wooden privacy fence with stone or brick columns. The columns shall not be spaced further than 25' on-center and shall be constructed to have a minimum diameter of 2 feet. All required wooden fencing shall be treated to protect against weathering with the decorative (smooth) side facing outward toward the adjoining property.
- d. Earthen berm, appropriately landscaped, or;
- e. A combination of landscaped earthen berm and one of the construction materials listed above.

9. No refining process, or any process for the extraction of products from Gas, shall be carried on at a Drill Site or Operation Site, except that a dehydrator and separator may be maintained for the separation of liquids from Gas. Any such dehydrator or separator may serve more than one Well. All production equipment on an Operation Site shall be maintained at all times.

10. No person shall place, deposit, or discharge or cause or permit to be placed, deposited, or discharged any oil, naphtha, petroleum, asphalt, tar, hydrocarbon substance, refuse, wastewater, brine or hazardous substance from any Gas operation or the contents of any container used in connection with any Gas operation in, into, or upon any public right-of-way, storm drain, ditch or sewer, sanitary drain or sewer, any body of water, or any private property.

11. Electric lines to the Drill Site or Operation Site shall be located underground.

12. All fire suppression and prevention equipment required by any applicable federal, state, or local law shall be provided by the Operator, at the Operator's cost, and the maintenance and upkeep of such equipment shall be the responsibility of the Operator.

13. No Operator shall excavate or construct any lines for the conveyance of fuel, water, oil, Gas or petroleum liquids on, under, or through the streets, alleys or other properties owned by the City without an easement or right-of-way permit from the City, at a price to be agreed upon, and then only in strict compliance with this section, other City ordinances, and the specifications established by the Department of Public Works.

14. The digging up, breaking, excavating, tunneling, undermining, breaking up, or damaging of any public street or leaving upon any public street any earth or other material or obstruction, is prohibited unless the Operator has first obtained written permission from the City, and then only in compliance with specifications established by the City.

15. No Gas Well Permit shall be issued for any Well to be drilled within any of the public street or alley rights-of-way of the City and/or future streets shown on the Master Thoroughfare Plan. No street shall be blocked or encumbered or closed due to any Exploration, Drilling, or production activities unless prior consent is obtained from the City's Public Works Department, and then only temporarily.

16. No commercial vehicles not in use shall be permitted at the Operation Site, as the term is defined in 43 TAC§18.2.

Section 14.12 Practice, Safety and Environmental Standards

14.12.A OPERATIONS & EQUIPMENT STANDARDS.....

1. Adequate nuisance prevention measures shall be taken to prevent or control offensive odor, fumes, dust, noise and vibration.
2. No person shall permit any lights located on any Drill Site or Operation Site to be directed in such a manner so that they shine directly on public streets, adjacent property or property in the general vicinity of the Drill Site or Operation Site. Site lighting shall be shielded and directed downward so as to avoid glare on public streets and buildings in accordance with an approved outdoor lighting plan and the Lighting requirements contained herein.
3. The Operator shall at all times comply with the rules and regulations of the Railroad Commission including but not limited to all applicable Field Rules.
4. Noise levels must not exceed eighty (80) decibels at any point beyond three hundred (300) feet of the Drill Site. All internal combustion engines used on a Drill Site must be equipped with mufflers that will reduce noise to no more than the maximum decibel level set forth herein. If noise levels at a distance of three hundred (300) feet from a Drill Site exceed eighty (80) decibels,

a sound reduction enclosure shall be required around a Drilling rig and any internal combustion engines. The noise level during fracturing operations must not exceed the maximum decibel levels set forth herein.

5. Noise levels must not exceed sixty (60) decibels beyond the boundaries of an Operation Site as defined in the Specific Use Permit and associated site plan. All internal combustion engines used on an Operation Site must be equipped with mufflers that will reduce noise to no more than the maximum decibel level set forth herein.

6. An Operator is allowed to construct, use, and operate such storage equipment and separation equipment as shown on the applicable Specific Use Permit and associated site plan and Gas Well Permit. The use of centralized tank batteries is permitted only as shown on the applicable Specific Use Permit and associated site plan and Gas Well Permit.

7. In parallel to Gas gathering pipeline, a flow back line may be installed to handle water and Gas flow back following Well fracture treatment.

8. Vehicles, equipment, and machinery shall not be placed or located on a Drill Site or Operation Site or on any public street, alley, driveway, or other public Right-of-Way in such a way as to constitute a fire hazard or to unreasonably obstruct or interfere with fighting or controlling fires.

9. Except in the case of an emergency, Well servicing operations and any deliveries to the site shall be scheduled to occur between the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 6:00 p.m., Saturday and Sunday, only. The time limits set forth herein do not apply during the Well Drilling and fracturing process. Alternative times may be approved as a condition of an SUP.

10. Air, Gas, or pneumatic Drilling shall not be permitted.

11. The Operator shall immediately notify the City of any substantial accumulations of dirt, dust, mud or other debris deposited on City thoroughfares by vehicles involved in the Well Drilling or servicing or pipeline installation process and propose a plan to remedy or remediate the accumulations of such material. If for safety or other reasons, the City elects to perform the removal, the cost of such removal shall be paid by the Operator.

12. Within 60 days of the completion of the Well or within 60 days of re-working a Well, the area around the Well shall be cleaned up and cleared of all material and equipment, holes or excavations filled, and the land graded and returned to its original condition including replanting of vegetation to match the surrounding area.

14.12.B. SAFETY & ENVIRONMENTAL STANDARDS.....

1. The Drilling and production of Gas and accessing the Drill Site or Operation Site shall be in compliance with all State and Federal environmental regulations and shall not occur within Environmentally Sensitive Areas without the prior approval of the U.S. Corps of Engineers.

2. Gas Wells may have a target location or bottom-hole location that is under an Environmentally Sensitive Area when the Gas Well is drilled directionally from a location outside the Environmentally Sensitive Area.

3. Each producing Well shall be equipped with an automated valve that closes the Well in the event of an abnormal change in operating pressure. All well heads shall contain an emergency shut off valve to the Well distribution line.

4. The well site shall not become unsightly, dilapidated or unsafe to its surrounds.

5. Flaring or burning of gas or petroleum of any kind after the well is in production is prohibited. Temporary flaring or burning to accommodate public safety may be performed only when approved by and under the direction of the City's Fire Inspector.

6. Each applicant shall be responsible for identifying and placing warning markers where a pipeline crosses a public roadway where such crossing is permitted by the city.

7. The fracturing of a well may only be performed in accordance with Texas Railroad Commission rules and standards.

8. Each storage tank shall be equipped with a level control device that will automatically activate a valve to close the Well or automatically call the operator's response personnel to manually close the Well in the event of excess liquid accumulation in the tank.

9. Storage tank facilities shall be equipped with a secondary containment system including lining with an impervious material. The secondary containment system shall be of a sufficient height to contain one and one-half (1½) times the contents of the largest tank. The liner shall be installed to the manufacturer's specifications. Drip pots shall be provided at pump out connections to contain the liquids from the storage tank.

10. Tank battery facilities shall be equipped with a remote foam dispensing system and underground line utilizing a two and one-half (2.5) inch National Standard Hose Thread fire department connection meeting Fire Department specifications. All locations shall be determined by the City Fire Inspector. The applicant may elect to pay a fee-in-lieu of installing the remote foam line established pursuant to the City of Granbury Fee Schedule, as amended. Such fee shall be used by the Granbury Volunteer Fire Department to operate and maintain a mobile foam dispensing trailer. In the event the mobile foam dispensing trailer is needed for fire suppression at a well site during an emergency event, the City shall invoice and notify the applicant, in writing, of any costs associated with the use of the mobile foam dispensing trailer during the event, excluding labor and operating costs, but including replenishment of foam chemicals and repair or replacement of damaged equipment. Within fifteen (15) days of receipt thereof, the applicant shall pay to the City, the entire invoiced amount. All charges made by the City shall be the sole responsibility of the applicant. Failure to timely payment to the City may result in the suspension, revocation or termination of the applicable Gas Well Permit.

11. A lightning arrestor system shall be installed according to the most current edition of the National Electrical Code.

12. An approved Hazardous Materials Management Plan shall be filed with the Fire Inspector and on file with the Fire Department. Firefighting apparatus and supplies shall be kept on-site and at the locations shown on the Emergency Response Plan. The costs of cleanup operations due to hazards associated with a Well site shall be the responsibility of the Operator.

13. No salt-water disposal Wells shall be located within the City.

14. The following inspections shall be required:

a. Surface Casing: An Operator must set and cement sufficient surface casing to protect all usable-quality water strata, as defined by state law. In addition, the following shall be required:

(1) Centralizers must be used at an interval of one (1) centralizer per one hundred (100) feet, or ten (10) centralizers per one thousand (1,000) feet.

(2) New surface casing is required.

(3) Proper floating equipment shall be used.

(4) Class "H" or Class "C" cement with accelerators shall be used.

(5) The Operator shall circulate cement to surface; if not, the Operator shall cement with one (1) inch tubing and top off.

(6) The Operator shall wait on cement a minimum of eight (8) to twelve (12) hours prior to commencing further Drilling operations.

(7) The Operator shall test the blowout preventer before Drilling out of surface casing to one thousand (1,000) psi.

b. Completion: The Well must be equipped with a blowout preventer before this operation is commenced. If a bridge plug is set over a producing formation prior to additional completion, it must be pressure-tested to a sufficient pressure to ensure that it is not leaking.

c. Final Inspection: After the site has been cleaned up and screened, the Operator shall notify the Gas Well Inspector for a final inspection. Prior to the final inspection, the operator must provide the City with geographic coordinates of the Well Bore, using the North American Datum 1983 (NAD 83), Texas State Plane - North Central Zone (4202), in United States feet.

15. The Gas Well Inspector shall conduct periodic inspections of all permitted Wells in the City to determine that the Wells are operating in accordance with the requirements of this section and all regulations of the Railroad Commission. If a violation of the applicable Specific Use Permit and associated site plan or the Gas Well Permit is found during an annual inspection, a re-inspection

shall be required. If a re-inspection is required, the Operator shall pay the re-inspection fee established pursuant to the City of Granbury Fee Schedule, as amended. The re-inspection fee must be received by the City of Granbury within 30 days of notice to the gas company.

16. If a Gas field in the City is identified as a Hydrogen Sulfide (H₂S) Gas field, the Operator shall immediately cease operation.

17. A Closed Loop Mud System shall be required and used in conjunction with drilling and reworking operations for all Gas Well Permits. All tanks used for storage shall conform to the following:

- a. Operator must use portable closed steel storage tanks for storing liquid hydrocarbons. Tanks must meet the American Petroleum Institute standards or equivalent. All tanks must have a vent line, flame arrester and pressure relief valve. All tanks must be enclosed by a fence applicable to the issued permit classification. No tank battery shall be within one hundred (100') feet of any dwelling or other combustible structure.
- b. Drilling mud, cuttings, liquid hydrocarbons and all other field waste derived or resulting from or connected with the drilling, re-working or deepening of any well shall be discharged into the closed loop mud system. All disposals must be in accordance with the rules of the Commission and any other appropriate local, state or federal agency.
- c. Waste materials shall be removed from the site and transported to an off-site disposal facility not less often than every thirty (30) days. Water stored in on-site tanks shall be removed as necessary.
- d. All waste shall be disposed of in such a manner as to comply with the air and water pollution control regulations of the State, this Ordinance and any other applicable ordinance of the City.

Section 14.13 Required Flow and Gathering Lines

To the extent that an operator is unable to demonstrate an exemption under federal or state law, the following requirements shall apply to the construction and operation of a flow line or gathering line:

1. An Operator shall place an identifying sign, in English and Spanish, at each point where the Operator has constructed or caused to be constructed a flow line or gathering line across a public street or road.
2. An Operator shall place a warning sign, in English and Spanish, for lines carrying Hydrogen Sulfide (H₂S) Gas as required by the Railroad Commission.
3. All flow lines and gathering lines within the City (excluding City utility lines and franchise distribution systems) that are used to transport oil, Gas, and/or water, shall be limited to the maximum allowable operating pressure applicable to the pipes installed. All gathering and distribution lines shall be buried and shall be installed with at least the minimum cover or backfill specified by 49 CFR Part 192, as amended. Flow lines shall be surrounded by protective barriers approved by the City Fire Inspector to ensure lines are not damaged during the drilling and fracturing process.
4. Easements must be acquired for all flow lines, gathering lines and flow back lines that are located outside of the leased premises or in the case of a pooled unit, those lines located outside of the pooled unit boundary. The location of easements shall be shown in a Pipeline Easement Map.
5. Structures shall not be built over flow lines or gathering pipelines.
6. All gathering lines and pipelines not located within the Operation Site shall be located underground. The location of all gathering lines and pipelines must be marked with warning signs in accordance with industry standards. Within the City of Granbury, the distance between such signs shall not exceed five hundred (500) feet. In addition, during backfill of pipeline excavations, "Buried Pipeline" warning tape shall be buried one (1) foot above the pipeline to warn future excavators of the presence of buried pipeline.

Section 14.14 Compressor Stations

1. A Specific Use Permit shall be required for all compressor stations and shall be accompanied by a T-4 Permit issued by the Railroad Commission.
2. A building permit shall be issued prior to the development of the compressor station site.
3. The station site shall adhere to all development requirements of this ordinance for a commercial development within the City of Granbury and any additional requirements imposed as conditions of the SUP approval.
4. All compressor station equipment and sound attenuation structures shall be enclosed within a building. Such building shall adhere to construction standards contained within in this Ordinance and other applicable codes adopted by the City.
5. A pre-development ambient noise level reading shall be taken by the developer and verified by the City at all property lines and provided to the Chief Building Official with the building plan submittal prior to development on the site. The operation of the site shall not produce a noise greater than those levels defined in Section 8.05.003 of the City of Granbury Code of Ordinances.

Section 14.15 Supplemental Drilling

1. Supplemental Drilling to deepen or directional drill a Well that has not been abandoned shall be conducted in accordance with the conditions of the applicable Specific Use Permit and associated site plan and the Gas Well Permit for the Well.
2. The Operator shall provide the City with a copy of additional Railroad Commission permits that allow Drilling to a deeper depth.

Section 14.16 Notice

Any person who intends to re-work a Well using a Drilling rig, to fracture stimulate a Well after initial completion, or to conduct seismic Exploration involving explosive charges shall give written notice to the City at least twenty (20) days before the activities begin. The notice shall identify where the activities will be conducted and shall describe the activities in reasonable detail, including but not limited to the duration of the activities and the time of day they will be conducted. The notice must also provide the address and twenty-four (24) hour phone number of the person conducting the activities. The person conducting the activities shall post a sign, in English and Spanish, on the property giving the public notice of the activities, including the name, address, and twenty-four (24) hour phone number of the person conducting the activities. No Well shall be re-worked without the approval of the Gas Well Inspector. If the Gas Well Inspector determines that an inspection is necessary, a Gas Well Re-Inspection fee shall be charged.

Section 14.17 Abandonment of Wells and Pipelines

1. Upon Abandonment of a Well or Well site, within sixty (60) days, the Well shall be plugged in accordance with Railroad Commission standards, the site shall be cleaned and cleared of all material and equipment, holes or excavations filled, and the land graded and returned to its original condition including replanting of vegetation to match the surrounding area. All Well casings shall be cut and removed to a depth of at least ten (10) feet below the surface.
2. No structures shall be built within ten (10) feet of an abandoned Well.
3. Upon Abandonment of a pipeline, within sixty (60) days of Abandonment, a pipeline must be purged and plugged in accordance with the rules and regulations of the State of Texas in effect at that time.
4. The Operator shall contact the City and request an inspection of a restored site. The insurance coverage required herein shall be maintained until the site is accepted by the City.

Section 14.18 Remedies

1. If an Operator or his officers, employees, agents, contractors, subcontractors or representatives fails to comply with the conditions of the applicable Specific Use Permit and associated site plan or any requirement of a Gas Well Permit (including any requirement incorporated by reference as part of the permit), or any applicable provisions of this section or any other City ordinances, the City shall endeavor to give written notice to the Operator specifying the nature of the alleged failure and giving the Operator a specified time to cure, taking into consideration the nature and extent of the alleged failure, the extent of the efforts required to cure, and the potential impact on the health, safety, and welfare of the community. If circumstances warrant proceeding without notice, no notice shall be required. In any case, failure to give such notice shall not prohibit the City from pursuing any available remedy.
2. If the Operator does not cure the alleged failure or environmental hazard within the time specified by the City, the City may notify the Railroad Commission and request that the Railroad Commission take appropriate action. In addition, the City may pursue all other remedies allowed by law, including but not limited to the following:
 - a. The City Manager may suspend the Gas Well Permit until the alleged failure is cured; and
 - b. The City Manager may revoke the Gas Well Permit if the Operator fails to initiate and diligently pursue a cure; and
 - c. The City Manager may seek recourse against the security delivered pursuant to this Article.
3. The Operator may appeal a decision to suspend or revoke the Gas Well Permit to the City Council.

Section 14.19 Enforcement Provisions

City Staff and the Gas Well Inspector are authorized and directed to enforce this section and the provisions of any Gas Well Permit. Whenever necessary to enforce any provision of this section or a Gas Well Permit, or whenever there is reasonable cause to believe there has been a violation of this section or a Gas Well Permit, City Staff and/or the Gas Well Inspector may enter upon any property covered by this section or a Gas Well Permit at any reasonable time to inspect or perform any duty or requirement imposed by this section. If entry is refused, the City shall have recourse to every remedy provided by law and equity to gain entry.