

ZONING ORDINANCE DISTRICT DESCRIPTIONS

SECTION 11- O-S OFFICE-SERVICES DISTRICT

A. Purposes of District

The Office-Services District is designed to permit those business and professional services that serve primarily the nearby residential areas or adjacent retail and commercial establishments. Activity is characterized by a relatively low daily volume of direct customer contact. The regulations of the district are designed to permit the allowed uses while providing protection to adjacent residential development. The district may be located appropriately either as a buffer between residential and more intensive commercial or industrial uses, or as a free-standing zone placed for maximum efficiency of service to surrounding residential uses.

B. Principal Uses

In this district no building or land shall be used and no building shall be hereafter erected, reconstructed or structurally altered or enlarged except for one or more of the following principal uses.

1. Dwelling, single-family, two family, three family, or four family.
2. Floral shop, gift shop.
3. Health Service Facilities; Clinics, offices of dentists, doctors and other practitioners of the healing arts licensed or similarly recognized under the laws of the State of Texas; offices for specialists in supportive health service fields such as physical, audio and speech therapy, physiotherapy, podiatry and psychological testing and counseling; dental, medical and optical laboratories and blood banks; ambulance dispatch stations, prescription pharmacies; and offices, stores and display rooms for the sale and rental of medical supplies and equipment.
4. Library
5. Museum
6. Non-profit membership organization, but not including related institutional uses, publishing houses or commercial activities.
7. Office, business: any office in which chattels or goods, wares or merchandise are not commercially created, displayed, sold or exchanged.
8. Office, professional; for: accountant, architect, engineer, lawyer or surveyor.

9. Studio, for professional work or teaching of any form of commercial or fine arts, photography, music, drama, dance, but not including commercial gymnasium, dance hall, or job printing.
10. Telephone answering service.

C. Accessory Uses

Any use may be established as an accessory use to any permitted principal use provided that such accessory use:

- a. Is customarily incident to and is maintained and operated as a part of the principal use; and
- b. Is not hazardous to and does not impair the use or enjoyment of nearby property in greater degree than the principal use with which it is associated; and
- c. Does not create levels of noise, odors, vibration and lighting, or degrees of traffic congestion, dust or other pollutants, in a greater amount than that customarily created by the principal use; and
- d. Is located behind the minimum front and side street building setback lines, except that parking areas may extend to the property lines along front and side streets.

D. Special Exceptions

The following may be established only when authorized by the Council under the provisions of Article V. Any accessory use may be permitted without specific Council approval provided it complies with the provisions of Sub-Section C, above. Other special exceptions shall be permitted as provided in Section 5-1.

1. Church, when located on a site of not less than two (2) acres.
2. Club or lodge, private and operated for benefit of members and not for gain.
3. Community Center.
4. Kindergarten, pre-school or day care center.
5. Nursing and care homes.
6. Radio or Television studio.
7. Utility buildings and structures; power sub-stations, water tanks and reservoirs, water and sewer treatment plants, but not including storage or maintenance yards.

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E. Uniform Height and Area Regulations

The uniform height and area regulations set forth in Section 11-2 shall apply to all buildings, walls and uses established on all properties contained within the district but shall be subject to the specific limitations and modifications set forth elsewhere in this ordinance.

In addition to the Uniform Regulations there shall be furnished minimum side yards as follows: 6 feet when adjoining any Living Area Zone; 0 feet along other zones, but if a side yard is provided it shall be not less than 3 feet.

F. Sign Controls

The following signs shall be permitted by right in conjunction with any permitted principal use or authorized special exception subject to the conditions listed.

1. All Signs: unless otherwise allowed all signs shall be subject to the following limitations.
 - (a) Location: mounted on the face of the building or on a canopy over entrance areas but extending not more than two (2) feet above the height of the wall at the face of the building;
 - (b) Size: total area of all signs shall not exceed one (1) square foot in area for each four (4) linear feet of frontage along the street; allowable areas shall be computed separately for each frontage; provided, however, a minimum of at least one sign shall be allowed on each frontage and each such sign or signs may have an area of twelve (12) square feet.
 - (c) Lighting: may be illuminated but the source of light shall not be visible and shall not be intermittent or flashing; revolving signs shall not be permitted.
2. Business Identification Signs: permitted
3. Directional Signs:
 - (a) May be placed in any yard
 - (b) Shall not exceed two (2) square feet in area, nor at a height greater than four (4) feet above curb elevation.
4. Facility Identification Signs:
 - (a) May be placed in any yard

(b) Shall have an area not to exceed one (1) square foot in area for each eight (8) linear feet of frontage along the street provided, however, a minimum of at least one sign shall be allowed on each frontage and each such sign or signs may have an area of twelve (12) square feet.

5. Subdivision Identification Signs: subject to same limitations as a Facility Identification Sign.