

ZONING ORDINANCE DISTRICT DESCRIPTIONS

SECTION 11- LR LOCAL RETAIL DISTRICT

A. Purpose of District

The LR Local Retail District is a restricted business district comprised of business and professional service establishments and of retail stores that serve primarily the every-day shopping needs of the surrounding residential neighborhood. When located adjacent to a state or federal highway the district includes those uses customary and necessary to serve the needs of the tourist and inter-city highway traveler. The regulations of this district are designed to permit the uses listed while protecting adjacent residential development by establishing low density residential district standards.

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. Bank, savings and loan association, financial institution.
2. Cafe, lunch room, tea room, restaurant, excluding drive-in restaurant.
3. Church, when located on a site of not less than two (2) acres.
4. Community Center, public; recreation and park facility, public.
5. Dwelling, single-family, two family, three family, or four family.
6. Floral shop, gift shop.
7. 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.
8. Library
9. Museum
10. Non-profit membership organization, but not including related institutional uses, publishing houses or commercial activities.

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11. Office for business, professional and semi-professional uses and occupations.
12. Personal service establishment, including barbershop, beauty shop, clothing repair, pressing shop, self-service laundry, self-service dry cleaning, shoe repair shop, watch or jewelry repair.
13. Retail store for: drugs, food products, furniture and hardware, household objects, hard goods, soft wares and wearing apparel, notions and paper products; provided that all products offered for sale are new or carry current manufacturer's warranty on parts and equipment.
14. Service station, when located on a corner lot having an area of not less than 22,500 square feet and facing a designated State or Federal Highway.
15. 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.
16. Telephone answering service.
17. Telephone exchange, without shops or garages.

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 set-back 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. Club or lodge, private and operated for benefit of members and not for gain.
2. Drive-in restaurant.
3. Hotel or motel, when located on a designated State or Federal Highway.
4. Medical Care Facilities: Nursing and care homes; hospitals with their related facilities and supportive retail and personal services uses operated by or under the control of the hospital primarily for the convenience of patients, staff and visitors.
5. Outdoor Advertising Sign, when located on property fronting on a designated State or Federal Highway.
6. Radio or Television studio.
7. Swimming pool in conjunction with a hotel, motel, community center or recreation facility when located in the minimum front yard.
8. Trailer park for travel trailers, when located on a site on a designated State or Federal Highway.
9. Utility buildings and structures; power sub-stations, water tanks and reservoirs, water and sewage treatment plants, but not including storage or maintenance yards.

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 one (1) linear foot 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. Center Identification Signs: When this district is combined with the PD Planned Development District one additional sign may be placed along each frontage to identify a planned shopping center subject to the following provisions which are cumulative with other sign regulations.
 - (a) Location: may be located in the front yard;
 - (b) Size:
 - (1) shall have a total aggregate sign area, counting all faces, of two hundred (200) square feet for the first six (6) acres, and fifty (50) square feet for each six (6) additional acres of total shopping center site area
 - (2) shall have a clearance to the bottom of the sign of fourteen (14) feet;
 - (3) shall be mounted on one or two standards, each not over twelve (12) inches in cross-sections;

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- (4) may have a height not greater than the height permitted for buildings in the district, except that such height may be measured at the property line or at the center line of an abutting State or Federal Highway, whichever is bigger.

4. Directional Signs:

- (a) May be placed in any yard.
- (b) Shall not exceed four (4) square feet in area, nor at a height greater than four (4) feet above curb elevation.

5. 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.

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

7. Outdoor Advertising Signs: shall comply with the regulations governing other commercial use structures as to setback, yards and height limits.