

RICHLAND-CHAMBERS
LAKESHORE AREA

ZONING ORDINANCE



Prepared by

THE NAVARRO COUNTY
PLANNING AND ZONING COMMISSION

Adopted by

THE NAVARRO COUNTY COMMISSIONERS COURT

Revised September 2017

Foreword

As enabled by Texas law, the voters of Navarro County in 1986 elected to require the establishment of a zoning ordinance for the Richland-Chambers Lakeshore Area. The Commissioners Court of Navarro County first adopted the zoning ordinance in July 1987. The zoning ordinance has been amended periodically, and this volume contains amendments through September 2017.

The Zoning Ordinance is implemented by the Commissioners Court, acting upon the recommendations of the Navarro County Planning and Zoning Commission.

For additional information about the Zoning Ordinance and building and development regulations in Navarro County, contact:

Navarro County Office of Planning and Development
Navarro County Annex
601 N. 13th Street
Corsicana, Texas 75110

Telephone: 903-875-3312

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LAKESHORE AREA ZONING
ORDINANCE OF THE COUNTY OF
NAVARRO, TEXAS

AN ORDINANCE ESTABLISHING ZONING DISTRICTS, REGULATING THE HEIGHT AND SIZE OF BUILDINGS AND OTHER STRUCTURES AND PERCENTAGE OF LOT THAT MAY BE OCCUPIED AND FOR WHAT PURPOSES, THE SIZE OF YARDS AND OTHER OPEN SPACES, THE DENSITY OF POPULATION, THE LOCATION AND USES OF BUILDINGS, STRUCTURES, AND LAND FOR TRADE, INDUSTRY, COMMERCE, RESIDENCE OR OTHER PURPOSES AND THE ERECTION, CONSTRUCTION, RECONSTRUCTION, ALTERATION, REPAIR OR USE OF THE BUILDINGS, STRUCTURES OR LAND WITHIN SUCH DISTRICTS; PROVIDING FOR OFF-STREET PARKING; ADOPTING A MAP SHOWING AREAS COVERED BY THIS ORDINANCE; PROVIDING FOR A METHOD OF ENFORCEMENT, PERMISSIVE INSPECTION BY ADMINISTRATOR, AND INTERPRETATION OF THE ORDINANCE; DEFINING CERTAIN WORDS; PROVIDING FOR PENALTIES; PROVIDING FOR AMENDMENTS AND CHANGES; RESOLVING CONFLICTS WITH OTHER ORDINANCES IN FAVOR OF THE STRICTER ORDINANCE; AND PROVIDING A SAVING CLAUSE.

Article I

PURPOSE AND OBJECTIVE OF THE ORDINANCE

The zoning regulations and districts as herein established have been made in accordance with a master plan for the purpose of promoting health, safety morals, and the general welfare of the County of Navarro. They have been design to lessen congestion in the streets, to secure safety from fire, panic and other danger, to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population, to facilitate the adequate provisions 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 for its peculiar suitability for particular uses, and with a view of conserving the value of the buildings and land and encouraging the most appropriate uses of the land throughout the area of the County of Navarro, Texas, subject to the provisions of this ordinance.

Article II

AREA SUBJECT TO THE ZONING ORDINANCE

Pursuant to the exercise of their local authority granted by the Local Government Code, Section 231, County Regulatory Authority, Subsection E, Zoning Around Certain Lakes, the voters of the County of Navarro, Texas, have elected to require the establishment of a zoning ordinance as stipulated in Article I, which will be in effect for all land located and falling within the area bounded by the shoreline of the Richland-Chambers Reservoir at its normal pool elevation of three hundred and fifteen feet mean sea level (315' MSL) and a line five thousand feet (5,000') from and following along said shoreline. Any municipality whose territorial and extraterritorial jurisdiction (ETJ) is within this area and whose planning and zoning ordinances are less stringent than this ordinance may adopt and enforce this ordinance.

Article III

ADOPTION OF MAP AND DISTRICTS

A. Zoning Districts. Zoning regulations and districts, as herein set forth, are approved and established. The area within 5000 feet of the normal shoreline (elev. 315 MSL) of Richland-Chambers Reservoir in the County of Navarro is hereby divided into nine (9) classes of Use Districts termed respectively:

- "A" Agricultural District
- "SF-1" Single Family Residential Dwelling District
- "SF-2" Single Family Residential Dwelling District
- "SF-3" Single Family Residential Dwelling District
- "MF" Multi-Family Residential Dwelling District
- "C" Commercial Business District
- "I" Industrial District
- "PD" Planned Development District

B. Map Adopted. All such districts are shown upon the Zoning Map maintained in the Planning and Development Office of Navarro County, which is adopted with and declared to be a part of this ordinance. All notations, references, and other information shown upon said Zoning Map are hereby made a part of this ordinance and shall be considered as much a part of the same as if the matters of information set forth thereby were all fully contained and described herein. Said map shall, on its face, be identified and verified in the manner following: It shall bear the title, "RICHLAND-CHAMBERS LAKESHORE AREA ZONING MAP OF THE COUNTY OF NAVARRO, TEXAS;" it shall bear the names of the County Commissioners Court and County Planning and Zoning Commission members; it shall bear the date with the passage of this ordinance; and it shall be attested by the signatures of the County Judge and the County Clerk. The original of said map shall be kept in the office of the County Clerk in the Navarro County Courthouse; and updated versions of said map shall be kept in the P & Z Office. Any

conflict between this ordinance and any map or exhibit shall be resolved in favor of this ordinance.

C. Map Up-to-Date. The Official Zoning Map shall be made current from time to time to reflect the changes and amendments, if any, that are approved by the Commissioners Court. Any unauthorized change of whatever kind in the Official Zoning Map by any person is prohibited. In the event that the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the Commissioners Court may by resolution adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the Official Zoning Map and bring the Official Zoning Map up-to-date to reflect any and all amendments or changes in the same.

D. District Boundaries. When definite distances in feet are not shown on the zoning map, the district boundaries on the zoning map are intended to be along existing street, alley or property lines or extensions of or from the same. When the location of a district boundary line is not otherwise determined, it shall be determined by the scale of the map measured from a given line.

E. Discrepancies in Map: Where the street layout actually on the ground varies from the street layout as shown on the zoning map, the Commissioners Court may apply the designations shown on the mapped street in such a way as to carry out the intent and purpose of the plan for the particular area in question.

Article IV

REGULATION OF USES BY DISTRICT

A. Uses Allowed

All land, buildings, structures or appurtenances thereon located within the area described in Article II, which are hereafter occupied, used, erected, altered, or converted shall be used, placed and erected in conformance with the zoning regulations prescribed for the zoning district in which such land or building is located as hereinafter provided.

Land and buildings in each of the following classified districts may be used for any of the following listed uses but 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 specified for the district in which it is located by the Schedule of Uses in Table A.

Legend to Table A

* * * * * *	Designates use permitted in district indicated.
	Designates use prohibited in district indicated.
S	Designates use may be approved as Specific Use Permit, Article VI.

NOTE: Number in brackets with each use title corresponds to definition number.
 See Article V, following Table A.

Table A - Schedule of Uses

Type Use [Pg. No for definition is in brackets]	A Agricultural	SF-1 Single Family Dwelling	SF-2 Single Family Dwelling	SF-3 Single Family Dwelling	MF Multi Family Dwelling	C Commercial	I Industrial	PD Planned Development
PRIMARY RESIDENTIAL USES								
Boarding/Rooming House [11]	S	S	S	S	S	*** ***	*** ***	*** ***
Bed and Breakfast, with One Guest Room [10]	*** ***	*** ***	*** ***	*** ***	*** ***			*** ***
Bed and Breakfast with 2- 4 Guest Rooms [10]	S	S	S	S	S			S
Bed and Breakfast with not more than 8 Guest Rooms [10]						*** ***		
Dwellings of Nonconventional Construction [154]	S				S	S	S	S
Hotel, Motel or Cabins [20]						s	*** ***	*** ***
HUD-Code Manufactured Home as a Fixed Dwelling, New [21]	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***	s	*** ***
HUD-Code Manufactured Home as a Fixed Dwelling, Used [21]	S	S	S	S	S	S	S	*** ***
Mobile Home [24]	S				S	S	S	*** ***
Modular Home (Industrialized Home) [25]	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***		*** ***
Multi-Family Dwelling, Apartment [26]					*** ***	*** ***	S	*** ***
Park, Manufactured Home [27]						S		*** ***
Park, RV [27]						S		*** ***

Table A - Schedule of Uses

Type Use [Pg. No for definition is in brackets]	A Agricultural	SF-1 Single Family Dwelling	SF-2 Single Family Dwelling	SF-3 Single Family Dwelling	MF Multi Family Dwelling	C Commercial	I Industrial	PD Planned Development
PRIMARY RESIDENTIAL USES								
Single Family Dwelling- Attached- Condo or Townhouse [35]								* * *
Single Family Dwelling - Detached [36]	* * * * * *	* * * * * *	* * * * * *	* * * * * *	* * * * * *	* * * * * *		* * * * * *
Two Family Dwelling - Duplex [39]					* * * * * *	* * * * * *		* * * * * *

Specific Use Permits for Accessory Buildings in Residential Districts:

All applications for special use permits for accessory buildings shall be accompanied by a site plan showing the general arrangement of the project together with essential requirements such as size, height, construction materials and locations of buildings and the uses to be permitted. Such permits shall be issued for up to 180 days. Extensions may be issued at the discretion of the administrator. No accessory building shall at any time be used as a residence. Accessory buildings shall not exceed 120 sq. feet and shall have no utilities except electricity. No building or land use under a special use permit may be enlarged, modified, structurally altered, or otherwise significantly changed unless a separate permit is granted for such enlargement, modification, structural alteration or change.

Table A - Schedule of Uses

Type Use [Pg. No for definition is in brackets]	A Agricultural	SF-1 Single Family Dwelling	SF-2 Single Family Dwelling	SF-3 Single Family Dwelling	MF Multi Family Dwelling	C Commercial	I Industrial	PD Planned Development
EDUCATIONAL; INSTITUTIONAL AND SPECIAL USES								
Art Gallery or Museum [9]	S	S	S	S	S	S	S	** **
Camp, Day [12]	S					** **		** **
Camp, Extended stay [12]	S					** **		** **
Cemetery or Mausoleum [12]	S					** **	** **	** **
College or University [13]	** **	S	S	S	S	** **	** **	** **
Day Care Center or Kindergarten School [15]					S	** **	** **	** **
Child or Adult Care Institution [13]	** **					** **		** **
Family Home	S	S	S	S	S			** **
Foster Home [18]	** **	** **	** **	** **	** **	** **		** **
Foster Group Home [18]	S	S	S	S	** **			
Fraternal or Civic Club or Lodge [18]	** **					** **	** **	** **
Group Day-Care Hm [15]	S	S	S	S	S			
Hospital (Chronic) [20]								** **
Hospital (General Acute Care) [20]								** **

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Type Use [Pg. No for definition is in brackets]	A Agricultural	SF-1 Single Family Dwelling	SF-2 Single Family Dwelling	SF-3 Single Family Dwelling	MF Multi Family Dwelling	C Commercial	I Industrial	PD Planned Development
EDUCATIONAL; INSTITUTIONAL AND SPECIAL USES								
Library, Public [22]	S	S	S	S	*** ***	*** ***	*** ***	*** ***
Med. or Dental Clinic [24]						*** ***	*** ***	*** ***
Nursing Home or Residence for the Elderly [26]					S	*** ***	*** ***	*** ***
Park, Playground or Swimming Pool (Pub.) [27]	S	S	S	S	S	*** ***	*** ***	*** ***
Place of Worship [32]	*** ***	S	S	S	S	*** ***	*** ***	
Public Building, shop or Yard of Local, State or Federal Government [33]						*** ***	*** ***	
School, Bus. or Trade [35]						*** ***	*** ***	*** ***
School, Public or Denominational [35]	S	S	S	S	*** ***	*** ***	*** ***	*** ***

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Type Use [Pg. No for definition is in brackets]	A Agricultural	SF-1 Single Family Dwelling	SF-2 Single Family Dwelling	SF-3 Single Family Dwelling	MF Multi Family Dwelling	C Commercial	I Industrial	PD Planned Development
UTILITY, ACCESSORY AND INCIDENTAL USES								
Accessory Building [7]	*** ***	S	S	S	*** ***	*** ***	*** ***	*** ***
Community Center, Public [14]	S	S	S	S	S	S	S	S
Electrical Generating Plant [16]							*** ***	*** ***
Electrical substation [16]	S	S	S	S	S	*** ***	*** ***	
Field or Construction Office (Temp.) [37]	S	S	S	S	S	S	S	S
Fire station or similar Public Safety Building [17]	S	S	S	S	S	*** ***	*** ***	S
High Intensity Outdoor Lighting [19]	S					S	S	
Home Occupation [20]	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***
Occasional Sales [26]	*** ***	*** ***	*** ***	*** ***	*** ***			*** ***
Outdoor Display [30]						*** ***	*** ***	*** ***
Outdoor Storage [31]						*** ***	*** ***	*** ***
Outdoor Storage, Limited [31]						*** ***	*** ***	*** ***
Parking, Off-Street, Incidental to Main Use [28]	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***

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Type Use [Pg. No for definition is in brackets]	A Agricultural	SF-1 Single Family Dwelling	SF-2 Single Family Dwelling	SF-3 Single Family Dwelling	MF Multi Family Dwelling	C Commercial	I Industrial	PD Planned Development
UTILITY, ACCESSORY AND INCIDENTAL USES								
Swimming Pool, Private [37]	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***
Telephone Business Office [37]						*** ***	*** ***	*** ***
Telephone Line and Exchange switching or Relay Station [37]	S	S	S	S		*** ***	*** ***	*** ***
Tower (Commercial) - Radio, Television or Microwave [38]	S					S	S	
Water Reservoir, Water Pumping Station or Well [40]	S	S	S	S	S	*** ***	*** ***	S
Water Treatment Plant [40]	S					S	*** ***	

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Type Use [Pg. No for definition is in brackets]	A Agricultural	SF-1 Single Family Dwelling	SF-2 Single Family Dwelling	SF-3 Single Family Dwelling	MF Multi Family Dwelling	C Commercial	I Industrial	PD Planned Development
RECREATIONAL AND ENTERTAINMENT USES								
Entertainment, Commercial, Indoor [8]						** *	** *	
Entertainment, Commercial, Outdoor [13]	S					** *	** *	
Arcade [9]						** *	** *	
Country Club, Private with Golf Course [14]	** *					** *	** *	** *
Dance Hall, Tavern, Nightclub [14]						** *	** *	** *
Golf Course, Commercial [19]	** *					** *	** *	** *
Golf Course, Public [19]	** *					** *	** *	** *
Marina [23]	S					** *	** *	** *
Rodeo Grounds [34]	** *					** *	** *	** *
Roller or Ice skating Rink [34]	** *					** *	** *	** *
Stable, Boarding, Commercial Rental or Private Club [36]	** *						** *	** *
Swim or Tennis Club [36]	** *				S	** *	** *	** *
Theater - Indoor [38]						** *	** *	** *
Theater - Outdoor [38]	** *					** *	** *	

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Type Use [Pg. No for definition is in brackets]	A Agricultural	SF-1 Single Family Dwelling	SF-2 Single Family Dwelling	SF-3 Single Family Dwelling	MF Multi Family Dwelling	C Commercial	I Industrial	PD Planned Development
TRANSPORTATION RELATED USES								
Airport, Landing Field, Heliport [8]	S	S	S	S	S	S	S	*** ***
Bus station [12]						*** ***	*** ***	*** ***
Moving or Storage Company [26]						*** ***	*** ***	*** ***
Parking lot or Structure, Commercial [27]						*** ***	*** ***	*** ***
Railroad Right-of-Way and Related Facilities [33]	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***
Railroad or Motor Freight Terminal [33]						*** ***	*** ***	*** ***
Truck Parking lot [39]						*** ***	*** ***	*** ***
VEHICLE SERVICE USES								
Vehicle Repair, Painting or Body Shop [39]						*** ***	*** ***	*** ***
Vehicle Sales and Repair (in Building)						*** ***	*** ***	*** ***
Auto or Boat Sales, New or Used, Outdoor						*** ***	*** ***	*** ***
Parking lot or Structure, Commercial [27]						*** ***	*** ***	*** ***
Railroad Right-of-Way and Related Facilities [33]	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***	*** ***
Railroad or Motor Freight Terminal [33]						*** ***	*** ***	*** ***

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VEHICLE SERVICE USES								
Truck Parking lot [39]						** *	** *	** *
Auto Parts (New) Sales Store [9]						** *	** *	** *
Auto Parts (Used) Sales Store (in Building) [10]						S	S	
Auto Wrecking or Salvage Yard [10]						S	S	
Car Wash or Auto Laundry [12]						** *	** *	** *
Gasoline Service Station [18]						** *	** *	** *
Parking Lot, Commercial (All vehicle types) [27]						** *	** *	** *

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Type Use [Pg. No for definition is in brackets	A Agricultural	SF-1 Single Family Dwelling	SF-2 Single Family Dwelling	SF-3 Single Family Dwelling	MF Multi Family Dwelling	C Commercial	I Industrial	PD Planned Development
RETAIL AND SERVICE TYPE USES								
Animal Keeping [8]	S					** ** **	** ** **	** ** **
Antique Shop [9]						** ** **	** ** **	** ** **
Bakery or Confectionary Shop, Retail [10]						** ** **	** ** **	** ** **
Beauty Shop or Barber Shop [11]						** ** **	** ** **	** ** **
Cafeteria [12]						** ** **	** ** **	** ** **
Cleaning and Pressing Small Shop and Pickup [13]						** ** **	** ** **	** ** **
Drapery, Needlework, or Weaving Shop [16]						** ** **	** ** **	** ** **
Fix-It Shop (Household items) [17]						** ** **	** ** **	** ** **
Florist or Garden Shop [17]						** ** **	** ** **	** ** **
Greenhouse or Plant Nursery, Retail [19]						** ** **	** ** **	** ** **
Handicraft Shop [19]						** ** **	** ** **	** ** **
Laundry or Cleaning (Self-Service) [21]						** ** **	** ** **	** ** **
Mortuary or Funeral Home [25]						** ** **	** ** **	** ** **

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RETAIL AND SERVICE TYPE USES								
Offices - Professional and Administrative [26]						** *	** *	** *
Pawn Shop [28]						** *	** *	** *
Pharmacy [31]						** *	** *	** *
Restaurant with Drive-In Service [33]						** *	** *	** *
Restaurant w/o Drive-In Service [34]						** *	** *	** *
Restaurant with Private Club [34]						** *	** *	** *
Retail Stores and Shops other than those listed [34]						** *	** *	** *
Second Hand or Used Furniture store or Rummage Sale [35]						** *	** *	** *
Service shop, Custom Personal [35]						** *	** *	** *
Studio for Photography, Music, Art, or Health [36]						S	** *	** *
Tool or Trailer Rental, Commercial [38]						** *	** *	** *
Tool Rental, Home [38]						** *	** *	** *

Table A - Schedule of Uses

Type Use [Pg. No for definition is in brackets]	A Agricultural	SF-1 Single Family Dwelling	SF-2 Single Family Dwelling	SF-3 Single Family Dwelling	MF Multi Family Dwelling	C Commercial	I Industrial	PD Planned Development
AGRICULTURAL TYPE USES								
Animal Clinic or Hospital (No Outside Pens) [8]	*** ***					*** ***	*** ***	*** ***
Animal Clinic or Hospital (With Outside Pens) [9]	S					*** ***	*** ***	*** ***
Animal Pound or Humane Society Shelter [9]	S					*** ***	*** ***	*** ***
Farm or Ranch [17]	*** ***							
Greenhouse or Plant Nursery, Wholesale [19]	S					*** ***	*** ***	*** ***
Livestock Auction Feeding Pens or Yards [22]	S						S	S
Poultry Nursery [32]	S						S	S

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Type Use [Pg. No for definition is in brackets]	A Agricultural	SF-1 Single Family Dwelling	SF-2 Single Family Dwelling	SF-3 Single Family Dwelling	MF Multi Family Dwelling	C Commercial	I Industrial	PD Planned Development
COMMERCIAL TYPE USES								
Bakery, Wholesale [10]						*** ***	*** ***	*** ***
Billboard or Painted Bulletin Board [11]						S	S	S
Building Materials Sales or Lumber Yard [11]						*** ***	*** ***	*** ***
Cabinet or Upholstery Shop [12]						*** ***	*** ***	*** ***
Cleaning or Dyeing Plant [13]						S	*** ***	*** ***
Clothing Manufacture or Light Compounding or Fabrication [13]						*** ***	*** ***	*** ***
Contractors Shop or Storage Yard [14]	S					*** ***	*** ***	*** ***
Cotton Gin, Silo, or Other Grain Storage or Dryer [14]	S						S	S
Engine or Motor Repairing [16]						*** ***	*** ***	*** ***
Feed Store [17]						*** ***	*** ***	*** ***
Heavy Machinery Sales or Storage [19]						*** ***	*** ***	*** ***
Milk Depot, Dairy, or Ice Cream Plant [24]						*** ***	*** ***	*** ***
Mobile Home or HUD-Code Manufactured Home Rental or Sales [25]						*** ***	*** ***	*** ***

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Type Use [Pg. No for definition is in brackets]	A Agricultural	SF-1 Single Family Dwelling	SF-2 Single Family Dwelling	SF-3 Single Family Dwelling	MF Multi Family Dwelling	C Commercial	I Industrial	PD Planned Development
COMMERCIAL TYPE USES								
Package Store [27]						** ** **	** ** **	** ** **
Paint Shop [27]						** ** **	** ** **	** ** **
Petroleum Products Storage, Wholesale [28]						S	S	** ** **
Printing, Job or Newspaper [33]						** ** **	** ** **	** ** **
Storage or Sales Warehouse [36]						** ** **	** ** **	** ** **
Welding or Machine Shop [41]							** ** **	** ** **
Wholesale Office and Sample Room [41]						** ** **	** ** **	** ** **

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Type Use [Pg. No for definition is in brackets]	A Agricultural	SF-1 Single Family Dwelling	SF-2 Single Family Dwelling	SF-3 Single Family Dwelling	MF Multi Family Dwelling	C Commercial	I Industrial	PD Planned Development
NATURAL RESOURCE STORAGE AND EXTRACTION								
Extraction and Storage of Stone, Rock or Gravel [17]	S					S	S	*** ***
Mining or Storage of Mining Wastes [24]	S						S	*** ***
Petroleum Collecting or Storage Facility [28]	S	S	S	S	S	S	S	*** ***
MANUFACTURING, GENERAL, HEAVY OR INDUSTRIAL USES NOT PROHIBITED BY LAW AND EXCEPTING THOSE SPECIFICALLY LISTED AS REQUIRING A SPECIFIC USE PERMIT [22-23]								
Petroleum or Gas Well [28]	S	S	S	S	S	S	S	S
Seismic Testing [35]	S	S	S	S	S	S	S	S

Table A - Schedule of Uses

Type Use [Pg. No for definition is in brackets	A Agricultural	SF-1 Single Family Dwelling	SF-2 Single Family Dwelling	SF-3 Single Family Dwelling	MF Multi Family Dwelling	C Commercial	I Industrial	PD Planned Development
SPECIAL INDUSTRIAL PROCESSES								
Asphalt or Concrete Batching Plant [9]	S						S	*** ***
Brick Kiln or Tile Plant [11]							S	*** ***
Cement or Hydrated Lime Manufacture [12]							S	*** ***
Salvage Yard, Open, for Rags, Machinery, etc. [34]							S	*** ***
Sanitary Landfill Area [34]	S						S	*** ***
Slaughterhouse or Meat Packing Plant [36]							S	*** ***
Smelter or Refinery [36]							S	*** ***

Article V

SUPPLEMENTAL DEFINITIONS, EXPLANATORY NOTES AND REGULATIONS

The following definitions, explanatory notes and regulations supplement, restrict and define the meaning and intent of the use regulations set forth in Table A.

(See Table A, page in parentheses, for districts where use is allowed.)

1. Accessory Building [A-5]: A building used for a purpose subordinate and customarily incidental to the primary structure and primary use on the same lot or tract. In a residential district:
 - a. an accessory building shall not involve the conduct of a business other than a home occupation as permitted by this ordinance;
 - b. an accessory building may contain an accessory dwelling unit with an enclosed area, including garages, not exceeding forty percent of the enclosed area of the primary residential structure; and
 - c. no accessory building shall have any interior plumbing fixture prior to occupancy of the primary residential structure.

See Specific Use Permits for Accessory Buildings, page A-2.

2. Accessory Use [A-5]: A use which is clearly subordinate and customarily incidental to the permitted primary use. In a single-family residential district, an accessory use within the primary structure shall not contain an enclosed area greater than forty percent of the enclosed area of the primary dwelling unit.
3. Administrator: The Administrator of the Navarro County Planning and Development Office, or such other person as the Commissioners Court may designate.

4. Adjoining Property: For purposes of this ordinance, a tract or lot shall be considered to adjoin another tract or lot if it is contiguous to that tract or lot or is separated from that tract or lot by a public right-of-way other than a US highway, a state highway or a farm-to-market road.
5. Animal Keeping [A-10]: Boarding and care services for more than four dogs or cats or any combination thereof not to exceed a combined total of four such animals three months of age or older, including the keeping of dogs or cats as pets. Animal keeping includes kennel, animal shelter, breeding facility, pet motel, pet ranch, and dog training center, but does not include animal clinic, animal hospital or veterinary care.
 - a. Not more than four dogs may be kept outdoors within six hundred feet of a protected use or tract in separate ownership.
 - b. The Administrator and such assistants as the Administrator may require shall be permitted to inspect any and all animals and the premises where such animals are kept at any reasonable time during normal business hours.
6. Airport, Landing Field or Heliport [A-8]: A landing facility for fixed and rotary wing aircraft including terminal, fueling, repair, and storage facilities and subject to approval by the County/State/Federal governments
Alcoholic Care: See "Child or Adult Care Facility - "
7. Amusement, Commercial Indoor [A-7]: An amusement or entertainment enterprise wholly enclosed in a building which is treated acoustically so that noise generated by the enterprise is not perceptible at the bounding property line and including but not limited to a bowling alley or billiard parlor.
8. Animal Clinic or Hospital (No Outside Pens) [A-12]: The facility of a veterinarian for the treatment and boarding of animals being treated, which facility is contained within one or more buildings and does not include outdoor pens, corrals, or other open areas.

9. Animal Clinic or Hospital (With Outside Pens) [A-12]: The facility of a veterinarian for the treatment and hoarding of animals being treated, which facility may include outdoor pens, corrals, or other open areas.
10. Animal Pound or Humane Society Shelter [A-12]: A facility, which houses domestic animals such as cats and dogs and which is owned or operated, whether or not for profit, by a group or individual other than the owner of such animal.
11. Antique Shop [A-10] An establishment offering for sale, within a building, articles including but not limited to glass, china, furniture or similar furnishings and decorations' which have value and significance as a result of age, design and/or sentiment.

Apartment: See "Multi—Family Dwelling or. .

12. Arcade [A-7]: An establishment in which not less than twenty-five percent (25%) of the floor area open to the public is utilized for display and use of coin operated skill or pleasure machines, other than billiard or pool tables, or which has not less than five (5) such machines for display and use by the public.
13. Art Gallery or Museum [A-3]: An institution for the collection, display and distribution of objects of art or science and which is sponsored by a public or quasi- public agency and which facility is open to the general public.

Art Studio: See "Studio for. .."

14. Asphalt or Concrete Batching Plant [A-16]: A plant facility where asphalt or concrete is mixed, batched, or otherwise processed or prepared for transport and use.

Auction: See "Livestock..."

15. Auto Parts (New) Sales Store [A-9]: A business dealing primarily in new auto parts, whether such business is located, in a building or portion thereof or out of doors.

16. Auto Parts (Used) Sales Store (in Building) [A-9]: A structure or portion thereof which houses a business dealing in used auto parts.
17. Auto Wrecking or Salvage Yard [A-9]: A yard or building where automobiles or machinery are stored, dismantled and/or offered for sale as whole units, salvaged parts, or as processed metal.
18. Bakery or Confectionary Shop, Retail [A-10]: A business dealing primarily in baked goods or candies for sale to the general public, and which may include facilities for the preparation of such goods.
19. Bakery, Wholesale [A-13]: A business dealing Primarily in baked goods for sale to qualified wholesale buyers, and which includes the facilities for the preparation of such baked goods.
20. Bed and Breakfast [A-1]: A private residence or commercial operation that offers for rent sleeping accommodations in guest rooms, and serves breakfasts at no extra cost to its lodgers.
 - a. Allowed in Districts. Consistent with the maximum number of guest rooms, a bed and breakfast shall be allowed as follows:
 Maximum No.

Guest Rooms:	Permitted or by SUP in districts:
One [A-1]	Permitted in A, SF-1, SF-2, SF-3, MF and PD
Four [A-1]	By SUP in A, SF-1, SF-2, SF-3, MF and PD
Eight [A-1]	Permitted in C
 - b. In the A, SF-1, SF-2, SF-3, MF and PD districts, the proprietor must be a full-time resident of the premises in which the bed & breakfast establishment is housed.
 - c. Rentals shall be for not more than thirty consecutive days
 - d. In the A, SF-1, SF-2, SF-3 and MF districts, meal service shall be provided to overnight guests only.
 - e. No food preparation, except beverages, is allowed within individual guest rooms.

- f. The operator shall keep a current guest register including names, permanent addresses, dates of occupancy and motor vehicle license numbers for all guests.
 - g. In a residential district, no parking area on a bed & breakfast property may be within any required setback. All parking at any bed & breakfast shall be screened from the view of any adjoining protected use or tract in accordance with Art. VII, Sec. A.3.
 - h. In a residential district, no exterior evidence of the bed and breakfast shall be allowed except for parking as required by this ordinance, and except for one single-face sign not larger than six square feet.
21. Beauty Shop or Barber Shop [A-10]: A business under the ownership and/or direct management of a licensed beautician, cosmetologist, or barber, and which business deals primarily in the cutting or trimming of hair or beards. Services may also include shaves, permanents, or dyeing of hair or the manicuring of nails.
22. Billboard or Painted Bulletin Board [A-13]: A sign which is usually a primary use of land which promotes and advertises commodities or services not limited to those being offered on the premises on which such sign is located. (See Ordinance No. 18-1 for additional Billboard regulations.)
23. Boarding/Rooming House [A-1]: A building other than a hotel, motel or bed and breakfast, where lodging and. meals are offered for compensation.
- Boat: See Vehicle.
- Body Repair Shop: See Vehicle Repair.
24. Brick Kiln or Tile Plant [A-16]: The facility where bricks or tile are fired or otherwise treated by heat in kilns or similar heat producing devices.
25. Building Materials Sales or Lumber Yard [A-13]: A business dealing primarily in building materials and/or lumber for sale to the general public or to qualified wholesale buyers.

26. Bus Station [A-8]: Any location where commercial bus transportation stops or terminates on a scheduled basis for the purpose of taking on or dropping off riders, luggage, parcels, or other cargo. Tickets or passes may be sold at the same location or elsewhere.
27. Cabinet or Upholstery Shop [A-13]: A shop dealing primarily in the construction of cabinets either in-store or on location or deals in the fabrics used to cover chairs, sofas, recliners, or other furnishings, and which may also sew, tack, or otherwise fit fabrics to furnishings.

Cabins - See "Hotel, Motel, or - "

28. Cafeteria [A-16]: A restaurant or dining facility where food is served in a buffet or cafeteria style for consumption on premises.
29. Camp, Day [A-3]: A facility arranged and conducted for the instruction and organized outdoor recreation of children on a daytime basis.
30. Camp, Extended Stay [A-3]: A facility arranged and conducted for the instruction and organized outdoor recreation of children providing overnight accommodations for the extended stay of children for one or more nights.
31. Car Wash or Auto Laundry [A-9]: A commercial facility for the washing or cleaning of any vehicle whether by the vehicle's owner, owner or employee of the facility, or other person(s), and which washing or cleaning is done for a fee whether by a coin-operated equipment or otherwise.
32. Cement or Hydrated Lime Manufacture [A-16]: A facility where cement is made or where lime is combined with water or other liquid to form hydrated lime.
33. Cemetery or Mausoleum [A-3]: Any property or structure dedicated for use in burying the remains of deceased persons or animals.

Chiropractic Clinic: See "Medical or Dental Clinic"

Civic Club: See "Fraternal - "

34. Child or Adult Care Institution [A-3]: A facility that provides twenty-four hour residential care for thirteen or more children or adults and includes standards for emergency shelter, basic, residential treatment, halfway house, maternity homes, and therapeutic camp care, as well as care for the mentally fragile.
35. Cleaning and Pressing Small Shop and Pickup [A-10]: A retail establishment of the customer-self-serve-type or a custom cleaning shop not exceeding 2,500 square feet in floor area.
36. Cleaning or Dyeing Plant [A-13]: A business which uses organic or chemically produced substances to clean or dye fabrics, yarns, or other materials in large quantities.
- Cleaning (Self-Service): See "Laundry or - "
37. Clothing Manufacture or Light Compounding or Fabrication [A-13]: Any business which includes the manufacture of clothing, jewelry, trimming decorations, or any similar item not involving the generation of noise, odor, vibration, dust, or hazard.
38. College or University [A-3]: An academic institution of higher learning accredited or recognized by the State and offering a program or series of programs of academic study.
39. Commercial Outdoor Entertainment [A-7]: Participatory and spectator-oriented recreation and entertainment uses open to the public for a fee or charge and conducted in open or partially enclosed facilities. Typical uses include sports arenas, amusement parks, batting cages, golf driving ranges, tennis centers and miniature golf courses. Kart racing facilities are permitted, subject to the supplemental use restrictions of this section, but no other form of vehicle racing is included.
- a. No batting cage or kart racing facility may be located within one thousand feet of a protected use or tract except by SUP.

b. Site lighting shall be subject to the compatibility standards of this ordinance without regard to proximity of a protected use or tract. (See also High Intensity Outdoor Lighting in this article.)

40. Community Center, Public [A-5]: A building and grounds owned and/or operated by a governmental body or quasi-governmental agency for the social, recreational, health, or welfare of the community served.

Concrete Batching Plant: See "Asphalt or - "

Condominium: See "Single Family Dwelling, Attached - "

Construction Office (Temporary): See Temporary Use.

41. Contractors Shop or Storage Yard [A-13]: The permanent place of business, including any structure or outdoor storage area, where a contractor operates, constructs, or stores materials.

42. Cotton Gin, Silo or other Grain Storage or Dryer, Commercial [A-13]: Any commercial facility where cotton is ginned or grain is siloed, stored, or dried.

43. Country Club, Private, with Golf Course [A-7]: An area of twenty-five (25) acres or more containing a golf course and clubhouse which is available to a specific recorded membership. Such a club may include, as adjunct facilities, a dining room, private club, swimming pool, cabanas, tennis courts, and similar service and recreational facilities for members and their guests.

Dairy: See "Milk Depot - "

44. Dance Hall, Tavern, or Nightclub [A-7]: An establishment offering to the general public facilities for dancing and entertainment with or without a fee and subject to licensing and regulation by the County and/or State.

a. A structure used as a dance hall, tavern or nightclub shall be located not less than one thousand feet from a protected use or tract.

b. A parking area provided for or made available to patrons of a dance hall, tavern or nightclub, whether on-site or off-site, shall be located not less than six hundred feet from a protected use or tract.

45. Day-care Facility [A-3]: A facility providing care, training, education, custody, or supervision for more than four persons, whether children or adults, who are not related by blood, marriage, or adoption to the owner or operator of the facility, for less than 24 hours per day, whether or not the facility is operated for profit or charges for the services it offers. Each day-care facility shall be further classified as one of the following three types:

a. Day-care Center [A-3]: a day-care facility that provides care for more than twelve persons for less than twenty-four hours per day, including Kindergarten School.

b. Group Day-care Home [A-3]: A day-care facility that provides care for seven to twelve persons for less than twenty-four hours a day. Not more than two persons who do not reside on the premises full time may be employed in a group day-care home. A group day-care home in the MF district shall be the only dwelling on its lot or tract.

c. Family Home [A-3]: A day-care facility that provides regular care in the caretaker's own residence for not more than six persons, excluding children who are related to the caretaker and, if approved by Specific Use Permit, may provide care after school hours for not more than six additional elementary school children, but the total number of persons in care, including children who are related to the caretaker, may not exceed twelve at any given time. The term does not include a home that provides care exclusively for any number of children who are related to the caretaker. Not more than one person may be employed in a family home who is unrelated to the caretaker or who is not a full-time resident in the home.

1. Hours. A permitted day care facility in any residential district may operate between the hours of 6:00 a.m. and 7:00 p.m. or by SUP during any specified hours from 7:00 p.m. to 6:00 a.m.

2. Screening. A day care facility providing care for children shall provide a six-foot high visual screen meeting the requirements of Art. VII, Sec. A.3 along any side or rear boundary that adjoins a residential district.
3. Outdoor play area: Any outdoor play area associated with a day care facility shall be located behind the front building setback line.
4. Separation. Any day care facility or foster group home in a residential district shall be separated from any other day care facility, foster group home or child or adult care institution in any district by not less than six hundred feet, measured in a straight line between the subject properties. Upon recommendation of the commission, the court may grant exceptions to this rule upon finding that such exceptions do not contribute to the proliferation of child care facilities or group homes within a neighborhood.

Dental Clinic: See "Medical or - "

46. Drapery, needlework, or Weaving Shop [A-10]: A business which specializes in the making and/or sale of draperies, needlework, woven goods, cloths, yarns, or other materials associated with such business.

Drug Abuse Care: See "Child or Adult Care Institution"

Duplex: See "Two Family Dwelling - Duplex" _

Dyeing Plant: See "Cleaning or - "

47. Electrical Generating Plant [A-5]: A facility where electrical power is produced and transmitted to any other facility or receiving unit.
48. Electrical Substation [A-5]: A facility for the reception and retransmission of electrical power but which does not originate such power.
49. Engine or Motor Repair [A-13]: See "Vehicle Repair . . ."

50. Extraction and Storage of Stone, Rock, or Gravel [A-15]: Any location where stone, rock, or gravel is extracted from the ground or quarried, loaded, shipped, dumped, or stored.

Fabrication: See "Clothing Manufacture or Light Compounding or - "

51. Facility for Care of Alcoholic, Drug Abuse, or Psychiatric Patients: See "Child or Adult Care Facility"

52. Farm or Ranch [A-12]: An area of three (3) acres or more which is used for growing of usual farm products, vegetables, fruits, trees, and/or grain and/or for the raising of 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 and garbage to swine and other animals and not including any type of agriculture or husbandry specifically prohibited by ordinance or law.

Fast Food: See "Restaurant With Drive—In Service"

53. Feed Store [A-13]: A business which supplies feed and/or other products for livestock and/or domestic animals to the general public and/or qualified wholesale buyers.

54. Field or Construction Office [A-5]: See Temporary Use.

55. Fire Station or Similar Public Safety Building [A-5]: A structure or portion of any structure where firefighting or public safety equipment is housed and which may but need not also house personnel on duty.

56. Fix—It Shop (Household Items) [A-10]: A shop, which offers service to the public for repair of household appliances or furniture.

57. Florist or Garden Shop [A-10]: A shop or store specializing in the sale at retail or wholesale of floral or garden items such as cut flowers, floral arrangements, plants, seeds, special soils, vases, and/or other accessories, whether or not cultivated at the location.

58. Foster home [A-3]: A facility that provides a residence and care for not more than six persons for twenty-four hours a day.
59. Foster group home [A-3]: A facility that provides a residence and care for seven to twelve persons for twenty-four hours a day.
- a. Not more than two persons who do not reside on the premises full time may be employed in a group foster home.
 - b. A group foster home in the MF district shall be the only dwelling on its lot or tract.
 - c. Any day care facility or foster group home in a residential district shall be separated from any other day care facility, foster group home or child or adult care institution in any district by not less than six hundred feet, measured in a straight line between the subject properties. Upon recommendation of the commission, the court may grant exceptions to this rule upon finding that such exceptions do not contribute to the proliferation of child care facilities or group homes within a neighborhood.
60. Fraternal or Civic Club or Lodge [A-3]: A permanent structure where members of a fraternal organization, civic club or lodge group may hold meetings or other functions not otherwise prohibited by the zoning district where located.

Funeral Home: See "Mortuary or Funeral Home"

Furniture (Used): See "Second Hand.. ."

Garden Shop: See "Florist or -"

Gas Well: See "Petroleum or..."

61. Gasoline Service Station [A-9]: A facility which provides gasoline, diesel, or other products for the propulsion of automobiles or other vehicles or boats and which may include above-ground or in-ground tanks and one or more pumping mechanisms. Such facility shall be in constant compliance with all EPA and other governing agency requirements. (See also Vehicle Repair.)

62. Golf Course, Commercial [A-7]: A golf course constructed by a private individual or group and operated as a commercial enterprise other than a driving range, miniature golf or similar golf oriented commercial amusement.
63. Golf Course, Public [A-7]: A golf course owned and operated by a municipality, the County, or a special governmental district for the use, benefit and enjoyment of the citizens.

Grain Storage or Dryer: See "Cotton Gin, Silo or..."

Gravel: See "Extraction and Storage of Stone, Rock..."

64. Greenhouse or Plant Nursery, Retail [A-10]: A business, which cultivates plants, flowers, or other botanical products and offers them for sale to the general public.
65. Greenhouse or Plant Nursery, Wholesale [A-12]: A business which cultivates plants, flowers, or other botanical products for sale to qualified wholesale buyers.
66. Handicraft Shop [A-10]: A business which offers for sale to the public handicraft goods, supplies, or equipment for making handcrafted goods and which may also offer lessons in the making of such handcrafted items.

Health Studio: See "Studio for..."

67. Heavy Machinery Sales or Storage [A-13]: A business which sells heavy machinery, either wholesale or retail, and/or which stores such machinery for compensation.

Heliport: See "Airport - "

68. High Intensity Outdoor Lighting [A-5]: Lighting which does not conform to the site lighting regulations in Art. VII, Sec. 4 (compatibility standards) of this ordinance. Typical uses include lighting for recreation fields, golf driving ranges, industrial sites and construction sites where because of the placement, orientation or brightness of light fixtures, one or more light sources are visible beyond the property. In approving a specific use permit for high intensity

outdoor lighting, the Commissioners Court may establish such reasonable conditions as the court finds necessary to mitigate the impact of lighting on the users of surrounding properties and roads.

69. Home Occupation [A-5]: Accessory use of a dwelling that constitutes all or a portion of the livelihood of a person or persons living in the dwelling. The home occupation shall be clearly incidental and secondary to the residential use of the dwelling. A home occupation:
- a. shall be conducted only within a building;
 - b. shall not change the essential residential character of the dwelling or adversely affect the uses permitted in the district of which it is a part;
 - c. shall not involve outside storage of any kind;
 - d. shall be conducted principally by persons residing on the premises, provided however that one non-resident person may be employed in the home occupation;
 - e. shall not involve any sign or identification of the home occupation;
 - f. shall not involve any deliveries between 6:00 p.m. and 8 a.m.
 - g. shall create no disturbing or offensive noise, smoke, vibration, electrical interference, dust, odor, heat, glare, unhealthy or unsightly condition, traffic, or demand for parking, traffic, water, or wastewater facilities in excess of what is normal within the neighborhood; and
 - h. shall involve no on-site retail sales or services.
70. Hospital (Chronic Care) [A-3]: An institution where those persons suffering from illness, injury, deformity, deficiency or age are given care and treatment on a prolonged or permanent basis and which is licensed by the State.
71. Hospital (General Acute Care) [A-3]: An Institution where sick or injured patients are given medical or surgical treatment intended to restore them to health and an active life and which is licensed by the State.
72. Hotel, Motel, or Cabins [A-1]: A building or group of buildings, other than a bed and breakfast, designed and occupied as a temporary residence by individuals for compensation. Such an establishment shall contain a minimum

of six (6) individual guest rooms or units and shall furnish customary services such as linens, maid service, telephone, and/or use and upkeep of furniture.

73. HUD-Code Manufactured Home as a Fixed Dwelling (New and Used) [A-1]: A structure that was constructed after June 15, 1976, (for pre—6/15/76 construction see "Mobile Home" pg 42) transportable in one or more sections, which, in the travel mode, is eight feet or more in width or 40 feet or more in length. When erected on site there must be 640 or more square feet of living area, built on a permanent chassis designed for use as a dwelling, with a permanent foundation, when connected to utilities, and includes the plumbing, heating and air conditioning, and electrical system therein.
- a. New: A new HUD-Code Manufactured Home has not been previously purchased by a first purchaser at retail and has never been previously installed for occupancy at any home site
 - b. Used: A used HUD-Code Manufactured Home has previously been purchased by another purchaser at retail and may have been previously installed for occupancy at another purchaser's home site.
 - c. See also the Manufactured Home Ordinance.

Humane Society Shelter: See "Animal Pound or - "

Hydrated Lime Manufacture: See "Cement or - "

Ice Cream Plant: See "Milk Depot, Dairy, or - " _

Ice Skating Rink: See "Roller or..." _

Industrialized Home: See "Modular Home or..."

Kindergarten: See "Day Care Facility"

74. Laundry or Cleaning (Self—Service) [A-10]: A building or any portion which contains laundering or clothes cleaning equipment and offers the use of same to the public for a fee whether or not such equipment is coin—operated.

75. Library (Public) [A-4]: A facility owned and operated by a public agency where literary and artistic materials are kept and from which such materials may be lent to the public with or without a fee.

Light Compounding: See "Clothing Manufacture or - "

76. Livestock Auction Feeding Pens or Yards [A-12]: Barns, pens, sheds, or other enclosures for the temporary holding and sale of livestock.

Lodge Organization: See "Fraternal or Civic Club or - "

Lumber Yard: See "Building Materials Sales or - "

Machine Shop: See "Welding or - "

77. Manufacturing, Heavy or Industrial Uses Not Prohibited by Law and Excepting Those Specifically Listed as a Specific Use Permit [A-15]: Any manufacturing, industrial servicing, or storage process not prohibited by law, except the following uses, may be located in the Industrial Zoning District. The following uses may be located in the Industrial District upon approval by the County Commissioners Court in accordance with the procedure established in Article VI of this Section:

- a. Acid Manufacture
- b. Ammonia Manufacture
- c. Carbon Black Manufacture
- d. Cement, Lime, Gypsum, or Plaster of Paris Manufacture
- e. Chlorine Manufacture
- f. Cotton Gin or Compress
- g. Explosives Storage or Manufacture
- h. Glue and Fertilizer Manufacture
- i. Petroleum and Petroleum Products Refining and Manufacture
- j. Petrochemical Plant k Rendering Plant

- k. Tanning, Curing, Treating, or Storage of Skins or Hides
- l. Wrecking Yard or Salvage Yard (not including automobiles or machinery -- see pg 28)

Any use which due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, or vibration or danger of explosion or fire is presently or in the future determined a hazard and subject to special control.

- 78. Major Utility Facility [A-6]: Water or wastewater treatment plant, electric transformer station, petroleum or natural gas pump station, storage yard for utility materials, equipment or vehicles, or a commercial signal receiver dish exceeding eight feet in diameter.
 - a. A major utility facility site shall have an eight foot high visual screen, meeting the standards of Art. VII, Sec. A.3., on any side of the facility visible from a protected use or tract within one thousand feet. b. If chain-link or similar security fencing is provided, any required visual screen shall be on the outside of the fence.
- 79. Marina [A-7]: Any water based facility for the commercial mooring, fueling, or servicing of water craft, including all structures (docks, breakwaters) and associated anchoring facilities. Tarrant Regional Water District has an application for Marina Construction, Guidelines, and Permit Package that have precedence over this Zoning Ordinance. Potential marina owners will be required to also submit site plans and plats, both preliminary and final, to the Navarro County Planning and Zoning Commission and Navarro County Commissioners Court.
- 80. Masonry: A wall or building facade constructed of brick, natural stone, manufactured stone, three-course stucco on metal lath, or split-face concrete block, but not including smooth-face concrete block or cement fiberboard (i.e., Hardy board or Hardy panel).

Mausoleum: See "Cemetery or - "

Meat Packing Plant: See "Slaughterhouse or - "

81. Medical or Dental Clinic [A-4]: A facility for the treatment of medical or dental patients owned and/or operated by licensed physician(s) of medicine, dentistry, or osteopathy. The term may also include chiropractic clinics.
82. Milk Depot, Dairy, or Ice Cream Plant [A-13]: Any facility which receives, ships, and/or stores milk or dairy products, or which produces milk through the milking of cows, goats, or other animals, or which manufactures ice cream. Such facility may include pasteurizing and sterilizing equipment.
83. Mining or Storage of Mining Wastes [A-15]: Any location where any substance is mined from the ground or where waste products from such operation are stored.
84. Mini-Warehouse: A structure containing separate storage units of varying sizes which can be leased or rented as individual spaces. This term includes self-storage and mini-storage.
 - a. The use of the facility and its individual storage units shall be limited to storage purposes. A manager's office and one accessory dwelling are permitted accessory uses. Occasional sales, garage sales and other retail sales of goods and services are prohibited; provided, however, that this shall not restrict the right of the manager to dispose of abandoned or forfeited property as otherwise permitted by state law or to sell associated materials for use at the warehouse, i.e. boxes, tape, etc.
 - b. All street frontage shall be screened to a height of eight feet in accordance with Art. VII, Sec. A.3, except that no screening is required where a masonry building facade abuts a front setback line. (See Masonry)
 - c. Electrical service to any individual storage unit shall be limited to a single circuit providing a maximum force of twenty amperes, with no more than one duplex outlet providing single-phase electrical service of no more than one hundred ten volts.
85. Mobile Home [A-1]: A structure that was constructed before June 15, 1976, (for post—6/15/76 construction see "HUD—Code Manufactured Home - " pg 35) transportable in one or more sections which, in the travel mode, is eight feet

or more in width or 40 feet or more in length and when erected on site has 640 or more square feet of living area, built on a permanent chassis, designed for use as a dwelling, with or without permanent foundation, when connected to required utilities, and includes the plumbing, heating and/or air conditioning, and electrical system therein. See also the Manufactured Home Ordinance.

86. Mobile Home or HUD-Code Manufactured Home Rental or Sales [A-13]: The location, including any office, where one or more HUD—Code Manufactured or mobile homes are situated for rental or sale purposes only. No home may be occupied as a residence at such rental or sales location.
87. Model Home: See Temporary Use.
88. Modular Home (Industrialized Home) [A-1]: A single family structure or building module manufactured at a location other than the location where it is installed and used as a residence by a consumer, transportable in one or more sections, and designed to be used as a permanent dwelling when installed and placed upon a permanent foundation system. The term includes the plumbing, heating and/or air conditioning and electrical systems contained in the structure. The term does not include a mobile home or trailer, nor does it include building modules incorporating concrete or masonry as the primary structural material. The term does include any HUD—Code Manufactured Home installed upon a permanent foundation.
89. Mortuary or Funeral Home [A-10]: A business which conducts funeral or memorial services, and which may also prepare human remains through embalming and/or cremation, which may offer for sale such items as caskets, urns and/or vaults for containment of such remains, and which may offer other services pertaining to the transporting, preparation, and interment of deceased persons.

Motel: See "Hotel..."

Motor Freight Terminal: See "Railroad or..."

Motor Repair: See "Vehicle Repair."

90. Moving or Storage Company [A-8]: A business whose purpose is to move or store furniture, equipment or any other personal property for a fee.

Muffler Installation Shop: See "Vehicle Repair..."

91. Multi-Family Dwelling or Apartment [A-1]: Any building or portion thereof, which is designed, built, rented, leased or let to be occupied as three or more dwelling units or apartments or which is occupied as a home or place of residence by three or more families living in independent dwelling units.

Museum: See "Art Gallery or..."

Music Studio: See "Studio for - "

Needlework: See "Drapery - "

Newspaper: See "Printing..."

Nightclub: See "Dance Hall..."

Nursing Home or Residence for the Elderly [A-4]: See "Child or Adult Care Institution"

92. Occasional sales [A-5]: (includes garage sale, porch sale, and estate sale): Sales of tangible personal property at retail, not to exceed two in number during any twelve-month period, by a person who does not hold himself out as engaging or does not habitually engage in the business of selling such tangible personal property at retail; provided that the duration of each such sale shall not exceed three (3) consecutive calendar days. Any sign must be in compliance with the sign ordinance. Any other signs at any location remote from the sale property are illegal.

93. Offices — Professional or Administrative [A-11]: A building or portion thereof which houses the professional offices or administrative services of any business and which may be the headquarters, main office, or a subsidiary of such business.

94. Package Store [A-14]: An establishment offering for sale in a building or portion thereof liquor, as that term is defined In the Texas Alcoholic Beverage Code, Section 1.04, to customers for off-premises consumption only and not for the purpose of resale.
95. Paint Store [A-14]: Any establishment, which sells paints of any sort, but not to include painting or the application of paint to any object.
96. Park, Manufactured Home [A-1]: A tract of land designed or being used to accommodate one or more manufactured home dwelling units (as that term is defined elsewhere in this ordinance) with or without permanent foundation. (See Section TWO - Manufactured Home Parks.)
97. Park Playground, or Swimming Pool (Public) [A-4]: An open recreation facility or park owned and/or operated by a public agency such as a municipality, the County, the State, or a special governmental agency, and available to the general public. Such facility may include an athletic field or stadium, a baseball field, football field, and/or swimming pool.
98. Park, RV [A-1]: A tract of land designed to accommodate one or more recreational vehicles (RVs) and providing for not more than twelve (12) RVs per acre and also providing water, electricity, sewage disposal, and other needs of such RVs for one or more days and charging a fee for such accommodation and otherwise meeting all requirements of this ordinance.
99. Parking Lot or Structure, Commercial [A-8, A-9]: An area or structure devoted to the parking or storage of automobiles, boats and trailers, or RVs for a fee. This may include, in the case of parking structures only, a facility for servicing of automobiles provided such service is primarily an internal function for automobiles occupying the structure and which creates no special problems of ingress or egress.

Parking Lot, Truck: See "Truck Parking Lot"

100. Parking, Off-Street, Incidental to Main Use [A-5]: Spaces provided in accordance with the requirements specified by this ordinance for off—street parking and located on the lot or tract occupied by the main building.
101. Pawn Shop [A-11]: A shop or business, which lends money for personal property left at the shop as security.
102. Petroleum Collection or Storage Facility [A-15]: Any location where a tank or tank battery is placed for the collection and storage of petroleum.
103. Petroleum Products Storage, Wholesale [A-14]: Any business, which deals primarily in the storing of petroleum products for qualified wholesale customers.
104. Petroleum or Gas Well [A-15]: Any excavation bored or dug in the ground for the purpose of attempting to locate and/or extract by pump or otherwise any type of petroleum or gas.
 - a. Entry of Administrator. Those persons in control of the drilling or operations of any oil or gas well shall permit the Administrator, or any subordinate or designee thereof, to come upon the premises and make inspections and tests at all reasonable hours.
 - b. Permission of owner to drill near residence or commercial building. No well for oil or gas shall be drilled nor permit be given to drill any such well for oil or gas within two hundred feet of any residence or commercial building unless the applicant has first secured the permission in writing of the owner or owners thereof to drill such well.
 - c. Sour gas wells. No well shall be drilled and no permit shall be given to drill a well which is subject to Railroad Commission of Texas statewide rule 36 (hydrogen sulfide area).
 - d. Proximity to schools, churches, or public buildings. No well for oil or gas shall be drilled and no permit shall be given to drill a well for oil or gas where the hole is to be drilled within less distance than three hundred feet from any school building and one hundred feet from the boundary line of

any land used as a school, church, or public building site. No well being drilled within seven hundred feet of any school or church in the County shall have drill stem testing tools open during school hours, or from 8:00 a.m. to 5:00 p.m. on any day when school is in session, or at a time when such services are being held at a church within the aforementioned seven hundred feet. Nothing in this section shall be construed as affecting the rights of the school district or church to its pro rata part of oil or gas produced in the unit in which any of its land is situated in the same manner as provided in this article for other owners.

- e. Authority to further restrict location. The commissioners court shall have the power and reserves the authority to refuse any application for a specific use permit to drill any well at any particular location within the county's zoning jurisdiction, where by reason of such particular location and the character and value of the permanent improvements already erected on or approximately adjacent to the particular location in question, or because of the use to which the land and surroundings are zoned or adapted for residential, school, college, university, hospital, park or civic purposes, or for health reasons, or safety reasons, or any of these, where the drilling of such well on such particular location might be injurious, or be a disadvantage to the county or to its inhabitants as a whole, or to a substantial number of its inhabitants, or to visitors as a group, or would not promote the orderly development and conservation of oil, gas and minerals, or orderly growth and development of the county.
- f. Fencing. All oil and/or gas wells when completed shall be enclosed by a good and substantial smooth net wire fence, sufficiently high and properly built so as ordinarily to keep persons and animals out of the enclosure. The gate to the enclosure shall be kept locked when the permittee or his employees are not at the premises.
- g. Removal of derricks and equipment. After any oil and/or gas well is brought into production, all derricks shall be timely taken down after the

completion of the well and there shall remain on top of the ground during the natural flowing life of the well only a Christmas tree and a separator and their equipment and the pipes leading thereto or leading therefrom. Nothing in this section shall, however, be construed as prohibiting the installation of all necessary equipment in the necessary reconditioning of the well. When the natural flow has ceased or become so light as to make necessary the installation of pumps, all such derricks and equipment may be installed for such purpose and the pumping equipment maintained for such well.

- h. Road Bond. There shall be a road bond provided in an amount to be determined by the County Commissioner to cover any damages to county roads.
- i. Excavation in Right of Way. There shall be no excavation for any purpose or construction of any lines for conveyance of fuel, water, or minerals on, under or through the public right of way without express written permission of the County Precinct Commissioner. Emergency repairs may be made without such permission when the delay required to obtain written permission would involve a hazard to person or property.
- j. Mufflers Required. All oil/gas wells shall have a permanent stationery muffler.

105. Outdoor Display and Storage [A-5]: Outdoor display and storage shall be allowed in nonresidential districts in accordance with this section. Any merchandise, material or equipment situated outdoors in any nonresidential district shall be subject to the requirements of this section. Outdoor display and storage shall not be allowed within any public right-of-way or within any required parking space. For the purpose of this section, outdoor storage and display shall be further classified as follows:

- a. Outdoor Display [A-5]: Outdoor display is the existence of items actively for sale between a public right of way and the front wall or eave of a primary building. Outdoor display may extend from the front wall or

eave of the primary building into one half the depth of the required front setback and may consist of only merchandise, material or equipment associated with the business. The width of any outdoor display area in front of the building setback line shall not exceed the width of the primary building adjoining the display space.

- b. Limited Outdoor Storage [A-5]: Limited outdoor storage is temporary storage of goods in individual packaging or containers, but not bulk materials or any item in a shipping container exceeding five feet on any side or any palletized or bundled items. Limited outdoor storage shall not be allowed within a required front setback. Where limited outdoor storage is placed between a primary building wall or eave and a public right of way, any such storage area exceeding fifty percent of the linear distance along the building wall shall be screened from the right of way in accordance with Art. VII, Sec. A.3.
 - c. General Outdoor Storage [A-5]: General outdoor storage consists of all remaining forms of outdoor storage not classified as outdoor display or limited outdoor storage, including items stored in shipping containers or semi-trailers not attached to a truck, and bulk materials. General outdoor storage shall be screened from view from any protected lot or tract within six hundred feet or any public right of way by a six foot high screen in accordance with Art. VII, Sec. A.3. Stored goods or materials within any required building setback shall not exceed the actual height of the screen provided, regardless of the required screen height.
 - d. Exceptions: Vehicles for sale as part of a permitted vehicle sales use, and ordinary waste containers, shall not be considered items for sale or stored goods subject to the restrictions of this section.
106. Pharmacy [A-11]: A business, located in a separate building or in part of a larger store, which has as its primary function the filling of prescriptions for sale to customers. Such business shall be under the control of a licensed pharmacist. The location may include a retail store dealing in other products.

107. Photography Studio: See "Studio for..."
108. Place of Worship [A-4]: A use providing regular organized religious worship and religious education incidental thereto, which may include the on-site housing of ministers, rabbis, priests, nuns or similar staff personnel but excluding, in the SF-1, SF-2 and SF-3 districts, private primary or secondary educational facilities, community recreational facilities, and day care centers. A property tax exemption obtained pursuant to state law shall constitute prima facie evidence of religious assembly use and a place of worship.
- a. Any building, parking space or driveway used in conjunction with a place of worship shall be set back at least twenty-five feet from the boundaries of other properties in any residential district provided, however, that any wall less than twelve feet in height and unbroken by doors, windows other than fixed glass, or other openings shall be set back at least fifteen feet from such boundaries.
 - b. A place of worship capable of seating more than thirty persons in the main assembly room, when located in or adjacent to any residential district, shall have its principal vehicular entrance and exit on a numbered county road or state highway or on another street within one hundred fifty feet of that street's intersection with a numbered county road or state highway.
 - c. A place of worship shall meet the requirements of this ordinance for any accessory uses, including but not limited to private school, recreation facilities and day care facilities.
 - d. A place of worship in the SF-1, SF-2, SF-3 or MF district may not exceed three thousand square feet of gross building area.

Plant Nursery, Retail: See "Greenhouse - Retail"

Plant Nursery, Wholesale: See "Greenhouse. . Wholesale"

Playground: See "Park - "

109. Poultry Nursery [A-12]: A business dealing in the hatching and/or rearing of young fowl such as chickens, turkeys, ducks, or geese.

110. Printing, Job or Newspaper [A-14]: Any business whose primary function is the printing of jobs by offset press or otherwise or the publication of any newspaper.

Protected Use, Protected Tract: See Article VII. A, page 43.

Psychiatric Care: See "Child or Adult Care Institution - "

111. Public Building, Shop, or Yard of Local, State or Federal Government [A-4]: Facilities such as office buildings, maintenance yards or shops required by branches of local, State or Federal government for service to an area.

Public Safety Building: See "Fire Station or - "

Rags: See "Salvage Yard, Open - "

112. Railroad Right-Of-Way and Related Facilities [A-8]: A siding for spotting and unloading or loading box cars or other railroad cars and which area is connected to a public street by a drive for access, but not including railroad stations, sidings, team tracks, loading facilities, docks, yards or maintenance areas.

113. Railroad or Motor Freight Terminal [A-8]: A station or terminus of railroad cars for passengers or freight which may include a depot, ticket office, storage facility, tracks, sidings, loading facility, and/or docks.

Ranch See "Farm or..."

Refinery See "Smelter or - "

Relay Station: See "Telephone Line"

Rental Lot for Mobile Homes: See "Mobile Home..."

114. Restaurant With Drive-In Service [A-11]: An eating establishment having any combination of tables and/or booths, specializing in short order food and beverages and including facilities where food may be dispensed from service windows to persons in vehicles or walking up, for consumption either on or off the premises.

115. Restaurant Without Drive-In Service [A-11]: An eating establishment having counter stools, tables and/or booths, with all service indoors and providing no service to persons in vehicles or at walk up windows, and shall include most restaurants, cafeterias, and other stores of a similar nature.
116. Restaurant With Private Club [A-11]: An eating establishment which may also offer membership in a club for a fee, which club sells liquor by the drink for on premises consumption only.
117. Retail Stores and Shops Other Than Those Listed [A-11]: Any business, not otherwise described herein, dealing in the sale of any product or service to the general public.

Rock: See "Extraction and Storage of Stone..."

118. Rodeo Grounds [A-7]: A place for individuals to show, ride or otherwise compete in activities involving livestock, such as horses, cattle, or swine, which place may include an arena, stalls, or barn, and an admission fee may but need not be charged to entrants or the viewing audience.
119. Roller or Ice Skating Rink [A-7]: A facility located either in a building or out of doors where participants may roller skate or ice skate.

Rummage Sale See "Second Hand or Used Furniture or - "

Sales Lot for Mobile Homes etc.: See "Mobile Home..."

Salvage Yard (Auto): See "Auto Wrecking or..."

120. Salvage Yard, Open, for Rags, Machinery, etc [A-16]: Any location where rags, whether or not they are baled or bundled, machinery, or similar items are stored.

Sample Room See "Wholesale Office or..."

121. Sanitary Landfill Area [A-16]: The specially designated location where household or non-manufacturing waste may be safely deposited. Such waste must not require special handling or treatment for disposal

122. School, Business or Trade [A-4]: A business organized to operate for a profit and offering instruction and training in a service or art.
123. School, Public or Denominational [A-4]: A school, whether accredited or non-accredited, under the sponsorship of a public or religious agency having a curriculum generally equivalent to public elementary or secondary schools, but not including trade or commercial schools.
124. Seat Cover, Tire or Muffler Installation Shop [A-8]: See "Vehicle Repair . . ."
125. Second Hand or Used Store or Rummage Sale [A-11]: A business or outlet, whether in a building or out—of— doors, which deals primarily in the sale of used items, such as clothing, toys, or furniture, not considered antiques. Items may be sold on a consignment basis or purchased or received as a gift or donation by the business owner for resale.
126. Seismic Testing [A-15]: Any mineral exploration that includes seismic activity. Also the process of exploring for mineral deposits beneath 'the earth's surface by detonating explosives or vibrating the ground This Involves the drilling of shallow holes, placing explosives in the holes, and the laying of cables on the surface to transmit the data to a central location.
127. Service Shop, Custom Personal [A-11]: Tailor, dressmaker, shoe shop or similar shop offering custom service.
Service Station: See "Gasoline - "
128. Sexually Oriented Business: See regulations in Navarro County Commissioners Court order 01-03.
Silo: See "Cotton Gin - "
129. Single Family Dwelling, Attached — Condominium or Townhouse [A-2]: A dwelling which is joined to another dwelling at one or more sides by a party wall or abutting separate wall and which is designed for occupancy by one family and is located on a separate lot delineated by front, side, and rear lot lines.

130. Single Family Dwelling, Detached [A-2]: A dwelling designed and constructed for occupancy by one family and located on a lot or separate building tract and having no physical connection to, a 'building located on any other' lot or tract and occupied by one family. The term may include a modular home or HUD—Code Manufactured Home provided it is installed on a permanent foundation system.
131. Slaughterhouse or Meat Packing Plant [A-16]: A facility where animals are killed for food and where the flesh of butchered animals is processed and packaged for storage or shipment.
132. Smelter or Refinery [A-16]: A facility where ore is melted or fused or where a crude substance such as petroleum, sugar, fat, or ore is purified.
133. Stable — Boarding, Commercial Rental, or Private Club [A-7]: An establishment where horses are kept. If a boarding stable, horses are quartered for owners on a fee basis. If a commercial rental stable, horses are kept and rented to the general public for riding. If a private club stable, horses are kept for a specified number of recorded members and maintained for the exclusive use of such members and their guests.
- Stone: See "Extraction and Storage of. ."
- Storage Company: See "Moving or - "
134. Storage or Sales Warehouse [A-14]: Any structure used for the storing of large quantities of goods for a fee and which may sell stored goods.
135. Studio for Photography, Music, Art or Health [A-11]: A structure or portion thereof specifically equipped and/or lighted for use by a photographer, musician, artist, or for physical fitness.
136. Swim or Tennis Club [A-7]: A private recreational club with restricted membership, usually less area than a country club but including a clubhouse and/or a swimming pool, tennis courts and similar recreational facilities, none of which are available to the general public. Service uses such as restaurants or

private clubs for members and their guests are permitted in conjunction with this use under the terms and conditions of the zoning district in which the use is located. This definition includes court centers and uses commonly referred to as racquetball clubs.

137. Swimming Pool (Private) [A-6]: A pool three or more feet deep constructed above or in ground, on private Property for private swimming and not available to the general public, individuals or groups for a fee.

Swimming pool (Public): See "Park, Playground or..."

Switching Station: See "Telephone Line and Exchange..."

Tavern: See "Dance Hall..."

138. Telephone Business Office [A-6]: A structure or portion thereof housing the business office or headquarters of any company in business to sell telephone service and/or equipment to the public.

139. Telephone Line and Exchange, Switching or Relay Station [A-6]: A structure housing equipment for the switching and/or relay of telephone transmissions, but not including public business facilities, storage or repair facilities.

Tennis Club: See "Swim or - "

140. Temporary Uses. Intent: Temporary uses as set forth below, are declared to have characteristics which require certain controls in order to insure compatibility with other uses in the district within which they are allowed. These regulations are to enable temporary uses as part of the orderly development of the lakeshore area and to mitigate their impacts on surrounding uses.

Model Home, Temporary Sales Office, and Construction Oversight Office: A model home, temporary sales office or construction oversight office may be located in any district provided it is located within the legal subdivision in which lots or homes are being sold. A model home, temporary sales office or construction oversight office may only be used to market lots or oversee

construction on lots within the subdivision in which the model home, sales office or construction oversight office is located or within one contiguous subdivision, provided that the contiguous subdivision shall not contain more lots than the subdivision in which the model home, temporary sales office or construction oversight office is located. For purposes of this section, a legal subdivision contains all of the lots shown on a valid recorded plat of the subdivision and consists of only that phase or section of the subdivision shown on the particular plat.

141. Theater — Indoor [A-7]: A building or any portion of a building with a permanent or removable screen for showing motion pictures and/or having a stage for presentation of entertainment where patrons view indoors.
142. Theater — Outdoor [A-7]: A theater for the showing and viewing of motion pictures or live entertainment with an open-air screen or stage where patrons may view from a vehicle or open— air seating.

Tile Plant: See "Brick Kiln or - "

Tire Shop: See "Seat Cover..."

Tool or Trailer Rental Commercial [A-11]: A store or shop renting any type of tools and/or equipment used for residential, commercial, or industrial purposes.

143. Tool Rental, Home [A-11]: A store or shop renting tools, equipment and/or other goods for use in normal residential activities. This specifically excludes any type of equipment normally associated with commercial or industrial activity.
144. Tower Commercial — Radio, Television, or Microwave [A-6]: Structures supporting antennae for transmitting or receiving any portion of the radio spectrum but excluding noncommercial antennae installations for home use of radio or television.

Townhouse See "Single Family Dwelling, Attached..."

145. Truck Parking Lot [A-8, A-9]: Any location with access from a public thoroughfare, which will accommodate and permits the parking of a tractor-trailer or similar rig or any part thereof.

146. Two Family Dwelling Duplex [A-2]: A single structure designed and constructed with two living units under a single roof for occupancy by two families.

Upholstery Shop: See "Cabinet or - "

Warehouse: See "Storage or Sales - "

147. Vehicle: Any automobile, truck, motorcycle, trailer, tractor, bus, watercraft, aircraft, "utility vehicle" or "recreational vehicle," whether licensed or not, and whether intended for on-road or off-road use, or any other motorized personal conveyance defined or regulated as a vehicle by state law.

148. Vehicle Repair, Painting or Body Shop [A-8]:

- a. Within fifty feet of a protected use, no vehicle repair shall be performed except within the primary building, and no door, window or side of the building shall be open facing a protected use when any repair is in progress.
- b. Any area in which vehicles are awaiting or undergoing service, repair, painting or body work shall be screened from any adjoining protected use or tract by an eight foot tall screen in accordance with Art. VII, Sec. A.3.
- c. Any area in which more than one vehicle in one or more of the following listed conditions is kept overnight shall be screened from any adjoining protected use or tract by an eight foot high visual screen in accordance with Art. VII, Sec. A.3:
 - i. Any vehicle in a state of disassembly apparent from the property boundary.
 - ii. Any vehicle lacking a current license and inspection if required for operation of that vehicle on a public street.

149. Waste Container: An outdoor device for the temporary holding and containment of waste material, including but not limited to dumpster, barrel, and waste, refuse or recycling compactor.

The regulations of this section shall apply to waste containers serving any use not permitted in the SF-1, SF-2 or SF-3 district. The intent of this section is that waste containers not create visual blight or a nuisance to the public or the users of surrounding properties. The Administrator may approve alternatives to strict compliance with the regulations of this section where site conditions would result in unreasonable hardship to the owner to comply with these regulations, provided that alternative provisions for placement and screening of waste containers meet the above intent to the maximum extent considered reasonable by the Administrator. The owner shall be responsible for maintaining required screening of waste containers at all times.

- a. Waste containers shall be located behind the front wall line of the principal building that the containers serve.
- b. Waste containers shall be located at least fifty feet from any protected use or tract.
- c. Driving surfaces used by waste collection vehicles for access to waste containers shall be of sufficient construction and grading to withstand axle loads of waste collection vehicles, to prevent ruts, and to prevent standing water. A minimum six-inch thick reinforced concrete pad should be provided wherever a dumpster pickup action creates a temporary load concentration on the collection vehicle's front wheels.

150. Water Reservoir, Water Pumping Station, or Well [A-6]: Any hole or trench bored or excavated for the purpose of holding, channeling, or accessing and holding untreated, naturally occurring ground or rain water or any facility augmenting or assisting the flow of water.

151. Water Treatment Plant [A-6]: A facility for the collection of waste water, treatment of such by the introduction of chemicals and/or beneficial bacteria,

and the release of such treated water into a stream, creek, river, or transmission line.

Weaving Shop: See "Drapery, Needlework or - "

152. Welding or Machine Shop [A-14]: A facility where metals are joined whether through the use of heat or pressure, with or without the use of an intermediate or filler substance, or where machines or their parts are made, finished, or repaired.

Well, Petroleum or Gas: See "Petroleum or Gas Well"

Well, Water: See "Water Reservoir - "

153. Wholesale Office and Sample Room [A-14]: The office and showroom of any business not otherwise described herein which deals in the sale of merchandise to qualified wholesale buyers or in items too large to be contained at the business location where a sample or scale model may be viewed.

154. Dwellings of Nonconventional Construction [A-1] Any dwelling or portion thereof that requires nonconventional construction materials or methods including shipping containers, geodesic domes structures, or any other structure designated as nonconventional by the Planning and Zoning Administrator.

Article VI

CLASSIFICATION OF NEW AND UNLISTED USES:

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

The new or unlisted use will be referred to the Planning and Zoning Administrator who will make a determination as to the appropriate classification of the new or unlisted use based on findings of fact in relation to the nature of the new or unlisted uses. The P & Z Administrator shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the district or districts within which such uses will be permitted. In such cases that any party may be aggrieved by the decision of the P & Z Administrator, the matter may be appealed to the Planning and Zoning Commission.

Nothing in this ordinance shall be construed as repealing any existing ordinance of the County regulating nuisances or pertaining to or permitting uses, which are not prohibited by ordinances.

Article VII

SUPPLEMENTAL DEVELOPMENT REGULATIONS

A. Compatibility Standards

- a. **Intent.** The application of these compatibility standards is intended to provide an alternative to relying only on the separation of different uses to further desirable, stable residential development. The Commissioners Court finds that the predominant land use planned in the lakeshore area is residential, and that these compatibility standards are necessary to promote the orderly development of the lakeshore area and to help mitigate the impacts of permitted non-residential uses on existing and future residents.
- b. **Applicability.** The compatibility standards of this section shall be applied to every non-residential use located adjacent to any protected use or tract, or as otherwise specified in this ordinance or in a Specific Use Permit.
- c. A non-residential use is any use not listed under Primary Residential Uses in Table 1, except that for purposes of applying these compatibility standards, non-residential use shall also include boarding/rooming house, hotel, motel, rental cabins and RV Park.
- d. A Protected Use is any Primary Residential Use in the SF-1, SF-2, SF-3, MF or PD district, or any Primary Residential Use in the A district that occupies a structure within one hundred feet of the contiguous boundary of the non-residential use.
- e. A Protected Tract is any lot or tract zoned SF-1, SF-2, SF-3, or MF or designated for residential use within a Planned Development district.
- f. When any non-residential use requiring a Specific Use Permit is proposed on the opposite side of a public right of way from a protected use or tract, these compatibility standards may be adapted as appropriate to that spatial arrangement and applied through the Specific Use Permit.

B. Screening. When required by this ordinance or by a Specific Use Permit, visual screening shall be not less than eighty percent opaque. Screening shall be placed and maintained in the vertical space between one foot above ground and a minimum six feet

above ground, except where a greater minimum height is specifically required. Gates shall provide the required degree of screening. Except for necessary drainage openings, screening shall be continuous along and within one foot of any boundary where it is required, except the Administrator may approve alternative locations based on site conditions. Screening shall be accomplished by one or a combination of the following:

- Masonry wall constructed on a continuous concrete footing or consisting of an engineered pre-cast concrete panel & post system.
- Wood fence constructed with cedar or pressure treated wood and installed on galvanized metal posts, cedar posts or pressure treated wood posts.
- Earth berm not exceeding six feet high, with complete vegetative cover sufficient to prevent erosion. Additional fence, wall or screening vegetation may be required on top of a berm to achieve any required screening height over six feet. If screen planting is placed on top of a berm, the owner shall make permanent provision for irrigation.
- Vegetation. Plants shall be capable of providing an evergreen screen of the required minimum height and eighty percent opaqueness within three years and shall provide fifty percent opaqueness within two years. The owner shall provide for watering sufficient to ensure the establishment and continued viability of the planting and its effectiveness as a vegetative screen. Plant materials should be selected for low water consumption from species recommended for Navarro County by the Texas Agricultural Extension Service.
- Other means approved by the Administrator.

Required screening may be placed within a required side or rear building setback, and within the one half of the required front setback adjoining the setback line. No screening structure or screening plant shall be placed within a required sight triangle. (see Art. VIII, Sec. H)

C. Environmental Standards

The regulations of this section are to control contamination of the air, water, and soil and to safeguard the health, safety, and general welfare of the public. No machine,

process, or procedure shall be employed nor any activity conducted on any property in the lakeshore area in which:

Emission of noxious or toxic smoke, dust, or lethal gas is detectable beyond the perimeter of the property.

Materials are stored, exposed or accumulated in such a way that they may be carried by rain water in natural or improved drainage channels beyond the limits of the property, which are noxious, toxic, radioactive, or contain oil, grease, or sediment.

The Commissioners Court recognizes that some permitted uses involve temporary or intermittent conditions of undesirable impact on their surroundings, and that legal construction activities necessary to initiate and conduct a permitted use often involve temporary site disturbance and temporary environmental impacts which differ from the permanent circumstances of the permitted use. The Commissioners Court or the Administrator may establish, within any permit required by this ordinance, requirements to ensure substantial compliance with this Section B by any permitted use, including during any term of construction or site disturbance. Such requirements may include but are not limited to: stabilized construction entrances to public streets, silt fencing, sedimentation basins, dust suppression, revegetation of disturbed soil, and limits on the hours during which certain activities may be conducted.

D. Architectural Standards

These standards shall apply to all dwellings located in SF-1, SF-2, SF-3 and all platted subdivisions. The purpose of this section is to set forth standards for the placement, construction and architectural appearance of dwellings within the 5,000-ft. jurisdiction of the Lakeshore Area Zoning Ordinance. The intent is to ensure that all dwellings are compatible in residential neighborhoods and platted subdivisions by setting minimum construction, placement and architectural standards. All dwellings placed in this 5,000-ft. jurisdiction shall meet the following minimum specifications:

The exterior finish shall consist of one or more of the following: vinyl or aluminum lap siding, wood, cedar or other wood siding, weather-resistant press board siding, stucco, brick or stone which shall be comparable in composition, appearance and durability to the exterior finish commonly used in standard residential construction. Corrugated aluminum, corrugated fiberglass and sheet metal are expressly prohibited as an exterior wall covering. Exterior wall covering shall extend to the ground or to the top of the foundation. When a crawl space is required due to the construction of the home, the perimeter shall be enclosed with one of the following materials allowing access to the crawl space; the same material that is on the exterior of the home, masonry or stucco.

All dwellings shall be securely affixed to the ground using a foundation in accordance with the Standard Building Code or the Texas Department of Housing and Community Affairs.

E. Specific Use Permits for RV Parks

Manufactured Home Parks and RV Parks, as well as Hotels and Motels, require a Specific Use Permit in the Commercial district.

Density of transient population must be controlled, as well as their use of property within the lake control zone, to avoid intrusion into the rights of neighboring property owners, devaluation of lake property generally and contiguous to the RV Park, and for the health and welfare of the RV owners and inhabitants themselves.

There will be no more than twelve (12) RV slips per acre, and width of each slip shall not be less than thirty—five feet (35'). There will be approved sewage disposal connections for each slip. Each park will have fire hydrants and fencing adequate to reasonably protect property and persons of park neighbors and RV owners/inhabitants. Some form of screening between slips is recommended, as is rental of alternate slips until density requires a heavier concentration of RVs throughout the park, and drive through construction is highly recommended.

If motel or other accommodations are included in the site plan of the RV park, each motel room will be counted the same as an RV slip in calculations of slips per acre.

F. Specific Use Permits for RVs Not in Parks:

RVs shall not be used as a permanent living facility. They shall have a current license as required by the State of Texas. No more than one RV may be stored on one lot. The vehicle must be mechanically ready to be moved at any time and must be kept in good repair at all times. SUPs may be issued under the following circumstances:

Specific Use Permits may be issued for up to 120 days during construction of a permanent dwelling. Thirty-day extensions may be issued at the discretion of the Administrator.

S-U-Ps may be issued for up to one year when said use is not within 1000 feet of a protected use.

Any violation of the foregoing conditions will be grounds for cancellation of the SUP.

G. Temporary Use Permits for RVs Not in Parks:

Temporary Use Permits may be issued to record owner of property for 72 hours use and occupancy not to exceed five (5) permits in any six-month period. Permits will not be issued when said use conflicts with recorded deed restrictions.

Article VIII

AREA REGULATIONS

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in the district in which it is located unless it is in conformity with all the minimum regulations herein specified for lot area, lot width, lot depth, dwelling unit area, lot coverage, building height, vehicle parking spaces, and front, side, and rear yards and dwelling area.

A. Lot Area, Width, and Depth:

The minimum lot area, width, and depth for the various districts shall be In accordance with the following schedules, except that a residential lot having less area, width, or depth than herein required, which was an official "lot of record" prior to the adoption of this ordinance, may be used for a single family dwelling and no lot existing at the time of passage of this ordinance shall be reduced in area, width, or depth below the minimum required as hereinafter provided.

B. Lot Coverage and Floor Area Ratio:

The maximum percentage' of any area which may hereafter be covered by the main building and all accessory buildings and the maximum ratio of floor area to the total area of the lot or tract on which a building is located shall not exceed the following schedules, except where an existing building at the effective date of this ordinance may have a greater percentage of the lot covered or a higher floor area ratio and shall be considered a conforming use.

C. Front, Side, and Rear Yard:

No building, structure or use shall hereafter be located, erected, or altered so as to have a smaller front, side, or rear yard than hereinafter required. Where the frontage on side of a street in the same block is zoned for two classes of districts, the setback of the most restrictive district shall apply to the entire block.

D. Minimum Area Per Dwelling Unit:

The minimum enclosed living area for a dwelling unit located in the various districts as hereinafter provided shall be in accordance with the following schedules.

E. Building Height:

No building or structure shall be located, erected or altered to exceed the maximum height limit specified for the district in which it is located, provided, however, non-habitable structures for utility and/or institutional uses may be erected up to thirty percent (30%) above the height limit established for the zoning district, consistent with the Federal Aviation Administration air space limitations and the Building Code if set-backs are provided in accordance with the provisions of this ordinance. The use of high intensity white obstruction lights on any such structure shall not be allowed in any zoning district, and if such lights are otherwise required by Federal or State law, no such structure may be erected within any zoning district.

F. Vehicle Parking:

The minimum number of off-street parking spaces for residential uses in the various zoning districts shall be in accordance with the schedules hereinafter provided.

G. Sight Triangle:

On any corner lot, nothing shall be erected, placed, or allowed to grow in such a manner as to materially impair vehicle drivers' vision at an intersection, within a triangle defined by the property lines and a line joining two points located twenty-five feet back from the intersection of the property lines; except that fences, walls, objects or plants are permitted provided that they do not impair vision from three to six feet above each of the roadways' centerlines.

Table B Schedules of Area, Height, Size, Set-backs, Parking Requirements

1. SINGLE FAMILY DWELLING (DETACHED)

ZONING DISTRICT	MIN. LOT SIZE (SQ. FT.)	MIN. LOT WIDTH	MIN. LOT DEPTH	MAX. BLDG. COVERAGE %	SETBACK REQUIREMENTS			MIN. FLOOR AREA (SQ. FT.)	HEIGHT STORIES	PARKING SPACES AT DWELLING UNIT (MIN.)
					FRONT	REAR	SIDE			
A	130,680 (3 ACRES)*	250	350		100	*** 25	10	640+		2
SF-1	43,560 (1 ACRE)*	150	200	25	50	*** 25	10	1600	2 1/2	2
SF-2	32,670 (3/4 ACRE)*	125	160	35	40	*** 20	10	1200	2 1/2	2
SF-3	21,780 (1/2 ACRE)*	100	130	40	35	*** 15	10	1000	2 1/2	2
MF	15,000*	100	130	40	40	*** 15	10	1000	2 1/2	2
C	15,000*	100	130	40	40	*** 15	10	1000	2 1/2	2
PD	**	**	**	**	**	**	**	640+	**	**

Footnotes:

* Land lying below the 315 foot M.S.L. contour line is not included in the computation of this minimum requirement.

** Established by site plan which is part of amending ordinance.

*** Main building and all accessory buildings may not cover more than 50% of lot area lying behind a line connecting the midpoint of side line to the midpoint of the other side line.

NOTE: Detached accessory buildings must have a minimum side set-back of 3' if less than 160 square feet and 6' side set-back and 10' rear set-back if more than 160 square feet, except that no detached accessory building may be constructed nearer than 12' to residential building on an adjacent lot or parcel.

See also definition and supplemental regulations for Accessory Building, Page 7.

Table B Schedules of Area, Height, Size, Set-backs, Parking Requirements

2. SINGLE FAMILY DWELLING (ATTACHED)

ZONING DISTRICT	MIN. LOT SIZE (SQ. FT.)	MIN. LOT WIDTH	MIN. LOT DEPTH	MAX. BLDG. COVERAGE %	SETBACK REQUIREMENTS			MIN. FLOOR AREA (SQ. FT.)	HEIGHT STORIES	PARKING SPACES AT DWELLING UNIT (MIN.)
					FRONT	REAR	SIDE			
PD	**	**	**	**	**	**	**	**	**	**

Footnotes:

- * No structure nearer than 50' to centerline of any street upon which building fronts, or ahead of any building line established by this ordinance.
- ** Established by site plan which is part of amending ordinance.
- *** Main building and all accessory buildings may not cover more than 50% of lot area lying behind a line connecting the midpoint of side line to the midpoint of the other side line.

NOTE: Detached accessory buildings must have a minimum side set-back of 3' if less than 160 square feet and 6' side set-back and 10' rear set-back if more than 160 square feet, except that no detached accessory building may be constructed nearer than 12' to residential building on an adjacent lot or parcel.

See also definition and supplemental regulations for Accessory Building, Page 7.

Table B Schedules of Area, Height, Size, Set-backs, Parking Requirements

3. TWO FAMILY DWELLING

ZONING DISTRICT	MIN. LOT SIZE (SQ. FT.)	MIN. LOT WIDTH	MIN. LOT DEPTH	MAX. BLDG. COVERAGE %	SETBACK REQUIREMENTS			MIN. FLOOR AREA (SQ. FT.)	HEIGHT STORIES	PARKING SPACES AT DWELLING UNIT (MIN.)
					FRONT	REAR	SIDE			
MF	21,780*	100	130	40	40	*** 15	10	450/D.U.	2 1/2	2
C	21,780*	100	130	40	40	*** 15	10	450/D.U.	2 1/2	2
PD	**	**	**	**	**	**	**	**	**	**

Footnotes:

- * Land lying below the 315 foot M.S.L. contour line is not included in the computation of this minimum area requirement.
- ** Established by site plan which is part of amending ordinance.
- *** Main building and all accessory buildings may not cover more than 50% of lot area lying behind a line connecting the midpoint of side line to the midpoint of the other side line.

Buildings may not be located below 320 foot M.S.L. except with Specific Use Permit.

NOTE: Detached accessory buildings must have a minimum side set-back of 3' if less than 160 square feet and 6' side set-back and 10' rear set-back if more than 160 square feet, except that no detached accessory building may constructed nearer than 12' to residential building on an adjacent lot or parcel.

See also definition and supplemental regulations for Accessory Building, Page 7.

Table B Schedules of Area, Height, Size, Set-backs, Parking Requirements

4. MULTIPLE FAMILY DWELLING OR APARTMENTS

ZONING DISTRICT	MIN. LOT SIZE (SQ. FT.)	MIN. LOT WIDTH	MIN. LOT DEPTH	MAX. BLDG. COVERAGE %	SETBACK REQUIREMENTS			MIN. FLOOR AREA (SQ. FT.)	HEIGHT STORIES	PARKING SPACES AT DWELLING UNIT (MIN.)
					FRONT	REAR	SIDE			
MF	9000 MIN. 840/D.U.	80	100	60	25	*** 10	10	450/D.U.	2 1/2	2
C	9000 MIN. 840/D.U.	80	100	60	25	*** 10	10	450/D.U.	2 1/2	2
PD	**	**	**	**	**	**	**	**	**	**

Footnotes:

- * No structure nearer than 50' to centerline of any street upon which building fronts, or ahead of any building line established by this ordinance.
- ** Established by site plan which is part of amending ordinance.
- *** Main building and all accessory buildings may not cover more than 50% of lot area lying behind a line connecting the midpoint of side line to the midpoint of the other side line.

Buildings may not be located below 320 foot M.S.L. except with Specific Use Permit.

NOTE: Detached accessory buildings must have a minimum side set-back of 3' if less than 160 square feet and 6' side set-back and 10' rear set-back if more than 160 square feet, except that no detached accessory building may constructed nearer than 12' to residential building on an adjacent lot or parcel.

See also definition and supplemental regulations for Accessory Building, Page 7.

Table B Schedules of Area, Height, Size, Set-backs, Parking Requirements

5. NON-RESIDENTIAL

ZONING DISTRICT	MIN. LOT SIZE (SQ. FT.)	MIN. LOT WIDTH	MIN. LOT DEPTH	MAX. BLDG. COVERAGE %	SETBACK REQUIREMENTS			MIN. FLOOR AREA (SQ. FT.)	HEIGHT STORIES	PARKING SPACES AT DWELLING UNIT (MIN.)
					FRONT	REAR	SIDE			
C				2:01	25	***	***		5	
PD	**	**	**	**	**	**	**		**	
I				2:01	*	***	***		5	

Footnotes:

- * No structure nearer than 50' to centerline of any street upon which building fronts, or ahead of any building line established by this ordinance.
- ** Established by site plan which is part of amending ordinance.
- *** Where any non-residential use abuts a common district line, whether separated by an alley or not, dividing the district from any of residential districts, a minimum of 15' shall be provided.

NOTE: Detached accessory buildings must have a minimum side set-back of 3' if less than 160 square feet and 6' side set-back and 10' rear set-back if more than 160 square feet, except that no detached accessory building may constructed nearer than 12' to residential building on an adjacent lot or parcel.

See also definition and supplemental regulations for Accessory Building, Page 7.

Article IX

VEHICLE PARKING REGULATIONS

A. General:

1. In all zoning districts the off-street parking regulations are listed by use in Section D of this Article.
2. When a lot is used for a combination of uses, the off—street parking requirements are the sum of the requirements for each use, and no off—street parking space for one use is included in the calculation of off—street parking requirements for any other use.
3. In all districts, required off—street parking must be available as free parking or contract parking on other than hourly or daily fee basis. This requirement does not apply to institutional uses.
4. A parking space must be at least twenty feet (20') from the right—of—way line adjacent to a street or alley if the space is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. This provision controls over any building line platted to a lesser set—back and any other provision of the zoning ordinance.
5. In the SF—1, SF—2, SF—3, and MF Districts, no portion of a street, alley, public right-of--way, lot, garage, carport, or other structure shall be used for the parking or storage of any truck, truck tractor, farm tractor or trailer as these terms are defined in Sections 3, 4, and 5 of Article 6701d, Vernon's Annotated Civil Statutes (see Appendix B), except panel and pickup trucks not exceeding one and three quarters (1 3/4) tons capacity.

B. Construction Provisions for Off—Street Parking:

1. Each off-street parking space must be provided in accordance with the following dimensional standards:

- a. A parking space parallel with the access lane must be twenty-two feet (22') long and eight feet (8') wide. A one-way access lane must have a minimum width of ten feet (10'); a two-way access lane must have a minimum width of twenty feet (20').
 - b. A parking space perpendicular to the access lane must be twenty feet (20') long and ten feet (10') wide. A one-way or two-way access lane must have a minimum width of twenty-four feet (24').
 - c. A parking space at a thirty degree (30°) angle to the access lane must be eighteen feet (18') long and nine feet (9') wide. A one-way access lane must have a minimum of twelve feet (12') width and a two-way access lane must have a minimum of twenty feet (20') width.
 - d. A parking space at a forty-five degree (45) angle to the access lane must be eighteen feet (18') long and nine feet (9') wide. A one-way access lane must have a minimum of fourteen feet (14') width and a two-way access lane must have a minimum of twenty feet (20') width.
 - e. A parking space at a sixty degree (60) angle to the access lane must be eighteen feet (18') long and nine feet (9) wide. A one-way access lane must have a minimum width of sixteen feet (16') and a two-way access lane must have a minimum width of twenty feet (20').
2. For uses other than single family or two-family residential, each off-street parking space must be clearly identified by use of stripes, buttons, tiles, curbs, barriers, or other method.
 3. See also Compatibility Standards, Article VII.

C. Non-Conforming Uses:

Any lawfully existing use or structure on the effective date of this ordinance need not provide the amount or standards of vehicle parking as set forth in this Article. No existing vehicle parking in connection with said use or structure shall be reduced below the minimum number of spaces required by this Article. All building additions and use expansions shall provide additional parking for the proposed expansion to the standards of this Article.

D. Parking Space Schedule:

1. The schedule in this Section is applicable to all zoning districts. All uses, unless specifically stated to have a lesser standard, shall provide a minimum of five (5) parking spaces.
2. Bank, Savings and Loan or similar financial establishment one (1) space for each three hundred (300) square feet of floor area.
3. Bowling Alley – Six (6) spaces for each lane.
4. Commercial Outdoor Amusement – Twenty (20) spaces plus one (1) space for each one hundred (100) square feet of floor area over one thousand (1000) square feet.
5. Clinic or Doctors' Offices – One (1) space for each three hundred (300) square feet of floor area.
6. Child or Adult Care Institution – One (1) space for each six (6) rooms or beds.
7. Gasoline Service Station - Minimum of six (6) spaces.
8. Golf Course – Minimum of thirty (30) spaces.
9. High School, College or University – One (1) space for each classroom, laboratory or instructional area plus one (1) space for each, four (4) students accommodated in the institution.
10. Hospitals – One (1) space for each two (2) beds.
11. Hotel or Motel - One (1) space for each room, unit or guest accommodation..
12. Library or Museum – Ten (10) spaces plus one (1) space for each three hundred (300) square feet of floor area.
13. Manufacturing, Processing or R' – One (1) space for each two (2) employees or one (1) space for each one thousand (1000) square feet of floor area, whichever is greater.

14. Offices, General — One (1) space for each three hundred (300) square feet of floor area.
15. Places of Worship: One (1) space for each three (3) seats exceeding thirty seats in the main assembly room.
16. Public Assembly - One (1) space for each three (3) seats provided.
17. Restaurant or Cafeteria — One (1) space for every three (3) seats under the maximum seating arrangement.
18. Retail or Personal Service — One (1) space for every two-hundred (200) square feet of floor area.
19. Schools, Elementary or Junior High - One (1) space for each classroom plus one (1) space for each four (4) seats in any auditorium, gymnasium, or other place of assembly.
20. Storage or Warehouse — One (1) space for each two (2) employees or one (1) space for each one thousand (1000) square feet of floor area, whichever is greater.
21. Theaters, Meeting Room, and Places of Public Assembly - One (1) space for every three (3) seats.

E. Parking Requirements for New or Unlisted Uses:

1. Where questions arise concerning the minimum off-street parking requirement for any use not spec listed, the requirements may be interpreted as those of a similar listed use.
2. Where a determination of the minimum parking requirement cannot be readily ascertained for new or unlisted uses according to Section E, 1, above, or where uncertainty exists, the minimum off-street parking requirements shall be established by the same process as provided for classifying new and unlisted land uses as set forth in Classification of New and Unlisted Uses (Article VI).

Article X

SIGN AND BILLBOARD REGULATIONS

A. SIGNS. The following rules shall apply with respect to all signs in all districts with the exception of freestanding billboards.

Classes of Signs:

Billboard - a sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.

Flush wall sign - any sign attached to or erected against the wall of a building with the sign facing parallel of said wall and which does not extend more than twelve inches from the building fascia wall.

For Sale and For Rent Items - a sign indicating the availability of rent or lease of the specific lot, building or portion of a building upon which the sign is erected or displayed.

Freestanding sign - a detached sign which is supported by one or more columns, uprights, poles or braces extended from the ground or from an object in the ground, provided that no part of the sign is attached to any part of any building, structure or other sign.

Ground sign - a type of freestanding sign which is erected on the ground and which contains no free air space between the ground and the top of the sign.

Permanent sign - a sign which is permanently affixed or attached to the ground or to a structure.

Portable sign - a sign which is not permanently affixed or attached to the ground or to any structure or a sign mounted upon, painted upon or otherwise erected upon a van, truck, automobile, bus, railroad car, tractor trailer or other vehicle, whether or not such vehicle is in operating condition.

Projecting wall sign - any sign other than a flush wall sign which projects from and is supported by a wall or a building.

Rooftop sign - a sign erected upon or above a roof or above a parapet wall of a building.

Sign face - the surface of the sign upon, against or through which the message is displayed or illustrated.

Sign, illegal - any sign which was erected in violation of this ordinance.

Sign, legal non-conforming - any sign which was lawfully erected and maintained prior to the enactment of this chapter and any amendments thereto and which does not conform to all the applicable regulations and restrictions of this chapter.

Exclusions:

The terms "sign" and "signs" shall not include the following:

- a. Flags, pennants or insignia of nations or an organization of nations, states or cities, or fraternal, religious and civic organizations or any educational institutions except when such flags are used in connection with a commercial promotion or as an advertising device.
- b. Placards, banners, pennants, merchandise, pictures or models or products or services incorporated in a window display.
- c. Works of fine art which in no way identify a product or business and which are not displayed in conjunction with a commercial enterprise, which enterprise may benefit or realize direct commercial gain from such display.
- d. One nameplate per public entrance per business of not more than two square feet per face which is suspended under a canopy.
- e. Temporary decorations or displays clearly incidental and customary and commonly associated with national, local or religious holiday celebrations.
- f. Signs not visible beyond the boundaries of the lot or parcel upon which they are located or from any public thoroughfare or right-of-way.
- g. Traffic and other official signs or any public or governmental agency.
- h. On-site traffic directional signs, which do not exceed four square feet per face or six feet in height and which do not exceed four square feet per face or six feet in height and which do not carry any commercial message or identification.

- i. Temporary interior window signs.

General Sign Regulations.

Exterior signs shall be permanent in nature, except for "for sale" or "for rent" signs with shall not exceed six square feet in a residential zone.

Flashing, moving, blinking, chasing or animation effects are prohibited on all signs.

Rooftop signs and all other signs which project above the fascia, portable signs, tent signs, strings of light bulbs not permanently mounted on a rigid background used in connection with commercial purposes (other than traditional holiday decoration), posters and wind driven signs (except banners and pennants) shall be prohibited in all zones.

Permanent outside signs shall not be permitted below six feet above grade unless located twenty-five feet or more from the public right-of-way.

Signs, which identify business, goods or services no longer provided on the premises, shall be removed within ninety days after such business ceases.

No sign may project over the public right-of-way in any district.

All signs shall be maintained in good repair. "Good repair" includes, but is not limited to, the following: shall be maintained erect, with legible copy and when painted, shall not be permitted to deteriorate, as with peeling or cracked paint.

Prohibited Signs:

No sign shall be located on a public right-of-way or public access easement, except traffic regulatory signs and government signs.

No revolving beam or beacon of light resembling any emergency vehicle light shall be permitted as part of a sign display in any zoning district.

No sign shall be located so as to obstruct the vision or sight distance of motor vehicle operators or pedestrian at any street intersection.

Signs, which imitate or resemble any official traffic sign, signal or device.

Portable signs are specifically prohibited unless permitted by a special use permit.

No person shall attach or maintain any sign on a public utility pole or structure in public right-of-way.

Any sign is prohibited which emits sound, odor, or visible matter, which would serve as a distraction to persons within a public right-of-way.

Signs, which are erected or maintained upon trees or painted or drawn upon rocks or other natural features.

Permit or SUP Required.

In accordance with the regulations contained in this Article, all signs shall require a sign permit issued by the Planning Department. In the case of freestanding billboards, a specific use permit is required.

Temporary Subdivision Identification Signs

Developers or owners seeking a permit for an identification sign in a new subdivision shall apply to the Planning Department for a sign permit prior to the placement of a sign on the property. Permits shall be granted by the Administrator upon application demonstrating compliance with all requirements of this ordinance. The sign permit shall allow the placement of a temporary sign for the first year of construction of the subdivision after the granting of the permit.

Renewal of Sign Permit

Developers or owners seeking a renewal of a sign permit may apply to the Planning Department at least 30 days prior to the expiration of the year following granting of the original permit. The Planning Department, as part of the permitting process, shall make an inspection of the sign in question and document its state of repair. Approval of a renewal permit shall be by the Administrator.

Signs in SF-1, SF-2 and SF-3 Districts

Signs in the Single Family 1, 2, and 3 districts may include and shall be limited to the following:

One identification sign per residential lot, provided such sign does not exceed two square feet in area per face.

One "For Sale" or "For Rent" sign per lot, provided such sign does not exceed six feet in area per face and is unlighted.

One identification sign may be allowed by permit during the first year of construction of a new subdivision as provided above. Such sign shall not exceed 100 square feet in area per face and is unlighted.

Signs in C, I and PD Districts

Signs in the Commercial, Industrial and Planned Development districts may include and shall be limited to the following:

Such signs as are permitted in the Single Family 1, 2, and 3 districts.

Flush wall signs, projecting wall signs, window signs, freestanding signs and ground signs, provided that the placement and use of all such signs shall be governed by and shall be governed by and shall be within the following limitations:

- a. For the first two hundred feet in building fascia length, the maximum sign area permitted shall be equal to three square feet of sign area for each lineal foot of building fascia length.
- b. For that portion of a building fascia which exceeds two hundred feet in length, the maximum sign area permitted shall be equal to one square foot of sign area for each lineal foot of building fascia length over such two hundred feet.
- c. In no event shall the total sign allowance for any property be less than one square foot of sign allowance for each lineal foot of lot frontage.

- d. For the purpose of this subsection, the sign allowance shall be calculated on the basis of the area of the one building fascia, which is most nearly parallel to the street it faces.
- e. One freestanding sign per one freestanding building.

B. Billboard And Painted Bulletin Board Regulations

In zones where Billboard or Painted Bulletin Board signs are permitted, the following rules shall apply:

- 1. When electrical service is provided to Billboard or Painted Bulletin Board signs, all such electrical service shall be underground.
- 2. Such signs shall comply with the following requirements with respect to size, height, and location:
 - A. Billboards or Painted Bulletin Boards that do not exceed TWENTY (20) SQUARE FEET in size require:
 - i. A MINIMUM TEN (10) FEET set back from the Right-of-Way;
 - ii. A MAXIMUM TEN (10) FEET height above grade; and
 - iii. A MINIMUM SIX (6) FEET height above grade.
 - B. Billboards or Painted Bulletin Boards that do not exceed THIRTY (30) SQUARE FEET in size require:
 - i. A MINIMUM FIFTEEN (15) FEET set back from the Right-of-Way;
 - ii. A MAXIMUM TWELVE (12) FEET height above grade; and
 - iii. A MINIMUM (6) SIX FEET height above grade.
 - C. Billboards or Painted Bulletin Boards that do not exceed FORTY (40) SQUARE FEET in size require:
 - i. A MINIMUM TWENTY (20) FEET set back from the Right-of-Way;
 - ii. A MAXIMUM FOURTEEN (14) FEET height above grade; and
 - iii. A MINIMUM SIX (6) FEET height above grade.
 - D. Billboards or Painted Bulletin Boards that do not exceed FIFTY (50) SQUARE FEET in size require:

- i. A MINIMUM TWENTY FIVE (25) FEET set back from the Right-of-Way;
 - ii. A MAXIMUM SIXTEEN (16) FEET height above grade; and
 - iii. A MINIMUM SIX (6) FEET height above grade.
- E. Billboards or Painted Bulletin Boards that do not exceed SIXTY (60) SQUARE FEET in size require:
 - i. A MINIMUM THIRTY (30) FEET set back from the Right-of-Way;
 - ii. A MAXIMUM EIGHTEEN (18) FEET height above grade; and
 - iii. NO MINIMUM height above grade.
- F. Billboards or Painted Bulletin Boards that do not exceed SEVENTY (70) SQUARE FEET in size require:
 - i. A MINIMUM THIRTY FIVE (35) FEET set back from the Right-of-Way;
 - ii. A MAXIMUM TWENTY (20) FEET height above grade; and
 - iii. NO MINIMUM height above grade.
- G. Billboards or Painted Bulletin Boards that do not exceed EIGHTY (80) SQUARE FEET in size require:
 - i. A MINIMUM FORTY (40) FEET set back from the Right-of-Way;
 - ii. A MAXIMUM TWENTY TWO (22) FEET height above grade; and
 - iii. NO MINIMUM height above grade.
- H. Billboards or Painted Bulletin Boards that do not exceed NINETY (90) SQUARE FEET in size require:
 - i. A MINIMUM FORTY FIVE (45) FEET set back from the Right-of-Way;
 - ii. A MAXIMUM TWENTY FOUR (24) FEET height above grade; and
 - iii. NO MINIMUM height above grade.
- I. Billboards or Painted Bulletin Boards that do not exceed ONE HUNDRED (100) SQUARE FEET in size require:
 - i. A MINIMUM FIFTY (50) FEET set back from the Right-of-Way;
 - ii. A MAXIMUM TWENTY SIX (26) FEET height above grade; and

iii. NO MINIMUM height above grade.

3. The size of the Billboard or Painted Bulletin Board is calculated by multiplying the width by the length of the larger of the front facing or rear facing side of the sign.
4. The maximum size for any such sign shall be one hundred (100) square feet. No such sign shall be built within fifteen (15) feet of any side lot line.
5. No more than one (1) Billboard or Painted Bulletin Board per street frontage shall be permitted for any property.
6. The minimum distance between signs shall be two hundred (200) feet.

BILLBOARD AREA AND DIMENSIONAL STANDARDS

Minimum Set Back from Right-of-Way (Feet)	Maximum Height Above Grade (Feet)	Minimum Height Above Grade (Feet)	Maximum Size of Billboard or Painted Bulletin Board (Square Feet)
10	10	6	20
15	12	6	30
20	14	6	40
25	16	6	50
30	18	NA	60
35	20	NA	70
40	22	NA	80
45	24	NA	90
50	26	NA	100

Article XI

SPECIAL DEED RESTRICTIONS IN ZONING DISTRICTS

In zoning districts where certain subdivisions and additions exist and have been legally recorded at the time of official passage of this ordinance, and there are in force certain deed restrictions, priority shall be given such deed restrictions if such restrictions are of higher order or classification than the zoning requirements. Likewise, if the zoning requirements are of a higher order or classification than the deed restriction for those areas, same shall be given priority over the deed restrictions.

Article XII

NONCONFORMING USES

A. Use of Existing Property:

Any use of property existing at the time of the passage of this ordinance that does not conform with the regulations prescribed in the preceding Articles of this ordinance shall be deemed a nonconforming use, except that any duplex or apartment use existing 9 at the time of the passage of this ordinance shall be thereafter deemed a conforming use.

B. Continuing Lawful Use of Property:

The lawful use of land existing at the time of the passage of this ordinance, although such does not conform to the provisions thereof, may be continued, but if said nonconforming use is discontinued, increased, or altered, any future use of said premises shall be required to be in conformity with the provisions of this ordinance.

C. Alteration of Existing:

The lawful use of a building at the time of the passage of this ordinance may be continued although such does not conform to the provisions hereof, and such use may be extended throughout the building provided not a structural alteration is made therein, except those required by law or ordinance. If no structural alteration is made, a nonconforming use of the building may be changed to another nonconforming use of the same or more restricted classification, provided, however, that in the event a nonconforming use of a building is once changed to a nonconforming use of higher or more restricted classification it shall not later be reverted to the former lower or less restricted classification. If such nonconforming building is removed, every future use of the land or premises shall be in conformity with the provisions of this ordinance.

D. Abandonment or Discontinuance of Nonconforming Use

A legal nonconforming use or structure, when abandoned or discontinued, shall not be resumed. Abandonment or discontinuance is hereby defined as follows:

1. When land being used for a nonconforming use shall cease to be used in a bona fide manner for one (1) calendar month.
2. When a building or structure that is designed or arranged for a nonconforming use shall cease to be used in a bona fide manner as a legal nonconforming use for a continuous period of six (6) consecutive calendar months.
3. When a building or structure that is designed or arranged for a conforming use shall cease to be used in a bona fide manner as a legal nonconforming use for a period of six (6) consecutive calendar months.

The Commissioners Court shall have the power to extend the above limits not to exceed six (6) months upon substantial evidence of hardship.

E. Restoration of Damaged Property:

Nothing in this ordinance shall be taken to prevent restoration of a building destroyed to the extent of not more than seventy percent (70%) of its reasonable value by fire, explosion or other casualty, or act of God, or a public enemy, nor the continued occupancy or use of such building or part thereof which existed at the time of such partial destruction.

F. Completion of Permitted Buildings

Nothing herein contained shall require any change in plans, construction or designated use of a permitted building or site improvement actually under construction on the effective date of any amendment to this ordinance that would render the building or use nonconforming, provided that the permitted building or site improvements shall be completed within one (1) year from the effective date of such amendment.

Building permits become null and void if work or construction authorized is not commenced within six months or if construction is not completed within one year.

Article XIII

CHANGES AND AMENDMENTS

A. Authority to Amend:

The County Commissioners Court may from time to time, on its own motion or on petition of an interested property owner or owners, amend, supplement, or change by ordinance the boundaries of the districts or the regulations herein established. All such petitions shall be accompanied by a fee of One Hundred Fifty Dollars (\$150.00), payable to the County of Navarro, no part of which shall be returnable regardless of the action taken on the petition.

B. Recommendation of Planning and Zoning Commission:

Before taking action on any proposed amendment, supplement, or change, the Commissioners Court shall submit same to the Planning and Zoning Commission for its recommendation and report.

C. Public Hearing on Proposed Amendments:

1. The Planning and Zoning Commission shall hold a public hearing on any amendment or change prior to making its recommendation and report to the Commissioners Court. Written notice of all public hearings before the Planning and Zoning Commission on a proposed amendment or change shall be sent to all owners of real property lying within two hundred feet (200) of the property on which the change is requested. Such notice shall be given not less than ten (10) days before the date set for hearing by posting such notice properly addressed and postage paid to each taxpayer as the ownership appears on the last approved County tax roll.
2. A public hearing shall be held by the Commissioners Court before adopting any proposed amendment, supplement, or change. Notice of such hearing shall be given by publication in the official publication of the County of Navarro stating

the time and place of the hearing on or before the 10th day before the date of the hearing.

D. Petition for Zoning Changes

Any or persons seeking a zoning change shall make application for such change to the P & Z Administrator, who shall schedule public hearings before the P & Z Commission and Commissioners Court, which bodies shall take such action as may appear appropriate.

E. Specific Use Permits.

1. Application

Any person seeking a Specific Use Permit (SUP) shall first complete the appropriate application and attach the required photographs and fee, all of which shall be submitted, to the P & Z Administrator for processing.

2. Authorization Procedure

The County Commissioners Court of the County of Navarro, Texas, after public bearing and proper notice to all owners of property within 200 feet of affected property, and after recommendation by the County Planning and Zoning Commission, may authorize the issuance of Specific Use Permits for the uses described by "S" in the Schedule of Uses, Table 1. Legal notice will be published in the local daily newspaper not less than ten (10) days prior to such public hearing.

The Planning and Zoning Commission, in considering and determining its recommendation to the County Commissioners Court on any request for a Specific Use Permit, shall require from the applicant plans, information, operating data and expert evaluation concerning the location and function and characteristics of any building or use proposed. The County Commissioners Court in the interest of the public welfare and to assure compliance with this ordinance, establish conditions for operation, location, arrangement and construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as Specific Use Permits, the County Commissioners Court, after public hearing, may impose such development standards and safeguards as

the conditions and locations indicate important to the welfare and protection of adjacent property from excessive noise, vibration, dust, smoke, fumes, gas, odor, explosion, glare, offensive view or other undesirable or hazardous condition.

Should information be presented to the P& Z Commission to the effect that conditions upon which the SUP was granted were never put into effect, or that the owner has ignored or neglected continued satisfaction of these conditions, or that new conditions have become evident which relate to the viability of the SUP, the P & Z Commission should hold a hearing on the matter. All owners of property within 200 feet of affected property who have an interest in the matter should be invited by mail to meet with the Commission and present any reasonable evidence they may have. After hearing all the evidence and undertaking all such investigation of the issues as may be appropriate, the Commission may vote to:

1. Take no action in the matter.
2. Recommend temporary suspension of the SUP pending any contemplated action by the owner.
3. Recommend termination of the SUP.

In the event action 2 or 3 is chosen, recommendations will be sent to the Commissioners Court of Navarro County for appropriate action, to include payment of a new SUP application fee.

In any event, SUPs will be reviewed by the Commission every third year from the date of approval to assure that all conditions upon which the SUP was based are being met.

F. Planned Development Districts:

Purpose: The purpose of this district is to accommodate planned associations or uses developed as integral land use units such as industrial parks or industrial district, office, commercial or service centers, shopping centers, residential developments of multiple or mixed housing, or any appropriate combination of use which

may be planned, developed, and operated as integral land use units either by a single owner or combination of owners.

Process: The County Commissioners Court of Navarro County, after public hearing and proper notice to all parties affected, after recommendation from the Planning and Zoning Commission, may authorize the creation of a Planned Development District.

In establishing a Planned Development District in accordance with this Article, the County Commissioners Court shall require a comprehensive site plan of the proposed development at the time of application. Such site plan shall be approved and filed as part of the application prior to the issuance of any building permit in the Planned Development District. Such required plan and application shall set forth the requirements for the Planned Unit Development. Any Planned Development containing residential lots must have a minimum lot size of 6,000 square feet. The following items will be required to be shown on a comprehensive site plan:

1. A scale drawing showing any proposed public or private streets and alleys; building sites or building lots; any proposed for dedication or reserved as parks, parkways, playgrounds, utility and garbage easements, school sites, street widening, street changes; the points of ingress and egress from existing public streets on an accurate survey of the boundary of tract and topography with contour intervals of not less than five (5) feet or spot grades wherever the relief is limited.
2. A land use plan where multiple types of land use are proposed that delineates the specific area to be devoted to various uses.
3. A site plan where building complexes are proposed showing the location of each building and the minimum distance between buildings and between buildings and the property line, street line, and/or alley line.
4. A plan indicating the arrangement and provision of off-street parking and off-street loading where required, as well as any special traffic regulation facilities proposed or required to assure the safe function of the circulation plan.

5. A designation of the maximum building coverage of the site shall be indicated on the site plan.
6. Screening and landscape plan shall be required where such treatment is essential to the proper arrangement of the development in relation to adjacent property.

Every Planned Development District approved under the provisions of this ordinance shall be considered as an amendment to the ordinance as applicable to the property involved. In approving the Planned Development District, the County Commissioners Court may impose conditions relative to the standard of development, and such conditions shall be complied with before a Permissive Inspection is made by the P & Z Administrator and a statement issued indicating compliance which is part of the Planned Development District and such conditions shall not be construed as conditions precedent to the approval of the Zoning Amendment, but shall be construed as conditions precedent to the Permissive Inspection and issuance of statement by the P& Z Administrator. Any property "reserved" at the time the Planned Development is approved is subject to Specific Use Permit application before use is granted. When manufactured homes, as that term is defined herein, are to be used within Planned Development, conditions described In Section Two, Article XI shall apply.

A Planned Development shall not be used as a device for avoiding requirements of other sections of this ordinance.

Uses and site development in any PD shall conform with all provisions of the Zoning Ordinance except as otherwise depicted in the PD exhibits required by this section or as specified in the PD ordinance amendment for the development.

Article XIV

VARIANCES AND APPEALS:

Subject to being overruled by the Commissioners Court, the Planning and Zoning Commission shall have the following powers and duties, which shall be in harmony with the purpose and intent of this ordinance and in accordance with the public interest and the most appropriate development of the area:

To hear and decide appeals from, and review any order, requirement, decision or determination made by an administrative official charged with enforcement of the regulations established by this ordinance.

1. To authorize, upon appeal in specific cases, variances from the terms of this ordinance where, by reason of exceptional narrowness, shallowness or slope of a specific piece of property at the time of the enactment of this ordinance, or by reason of exceptional topographic conditions or other extraordinary and exceptional situations, or conditions of such piece of property, the strict applications of any regulation enacted herein would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of such property, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purposes of this chapter, provided that no variance shall authorize any use in a zoning district other than a use specifically permitted in such zoning district.
2. Notice of appeal of a decision or determination made by the Planning and Zoning Commission must be delivered to the Planning Administrator within sixty (60) days from the date of the written decision. Any extension of this time period shall be made only for good cause and shall be made at the sole discretion of the Planning and Zoning Commission.

Article XV

BUILDING PERMITS AND INSPECTIONS

A. Permits Required. In general, permits, applications, and reviews have been considered as an integral part of the zoning ordinance. All political bodies that use zoning to regulate land use also require applications, permits, and site plans. They are necessary elements to insure compliance with the regulations that have been authorized by law.

The Commissioners Court by rule requires, with respect to one or more districts that a permit be obtained before:

1. A new structure is constructed;
2. An existing structure is substantially altered;
3. A new use is established;
4. An existing use is substantially changed; or
5. Certain activities, as specified by rule by the Planning and Zoning Commission, are undertaken, including drilling, excavating, or blasting.
6. A permit must be obtained from the office of Planning and Zoning before a structure may be replaced, rebuilt, or substantially changed or repaired.
7. A person, firm or corporation shall not erect, construct, enlarge, move, improve, remove, convert, or demolish any building in the applicable jurisdiction, or cause the same to be done without a building permit for such building or structure.

B. Permissive Inspection by Administrator

When a building is erected or structurally altered, the Administrator may require inspection of such premises at the expense of the owner for the purpose of determining compliance with this ordinance. In the event of noncompliance, the Administrator may recommend that the Commissioners Court take appropriate injunctive or other relief as may be necessary to enforce this ordinance.

C. Penalty for Violation

Any person or entity violating any provision of this ordinance shall be given notice in writing of such violation by the Administrator and shall be afforded a reasonable time, as determined by the Administrator, to remedy such violation. In the event that such person or entity continues to violate any provision of this ordinance, after notice and expiration of the time afforded for remedy of the violation, such person or entity shall be criminally responsible for such conduct or omission and may be prosecuted for such criminal violation in the appropriate court. Upon conviction of such criminal conduct, the Court shall impose a penalty consistent with that defined for punishment of Class C misdemeanors in the Texas Penal Code. Each day during which such violation exists shall be deemed a separate offense.

Additionally, if any violation of this ordinance is brought to the attention of the Commissioners Court, that Court shall be authorized to request that the Criminal District Attorney's Office proceed with appropriate criminal prosecution or civil proceedings for the enforcement hereof. In the alternative, the Commissioners Court shall be authorized to retain other counsel for the prosecution of such civil proceedings as may be necessary for the enforcement of this ordinance by injunctive or other relief.

D. Improvement Violations - Permit Penalties

When work for which a permit is required by this ordinance is initiated prior to obtaining said permit, the fees herein specified shall be doubled, but the payment of such doubled fee shall not relieve any person from fully complying with the requirements of this ordinance in the execution of the work nor from any other penalties prescribed herein. The violator will also pay court costs and reasonable attorney's fees if found to have been in violation of this ordinance.

1. When a violation is found, the Planning and Zoning Administrator shall send a notice, certified mail, return receipt requested, informing owner of the alleged

violation and demanding compliance within ten (10) days or legal action would ensue.

2. If no corrective action is initiated within time permitted, the Planning and Zoning Administrator shall refer violation to the Navarro County Sheriff's Department for appropriate action.

Article XVI

REPEALING CLAUSE

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Article XVII

SAVING CLAUSE

It is hereby declared to be the intention of the County of Navarro, Texas, that the articles, sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable and if any phrase, clause, sentence, paragraph, section or article of this ordinance shall be declared unconstitutional or to contravene superior law by valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, articles, sentences, paragraphs, or sections of this ordinance, since the same would have been enacted by the Commissioners Court without the incorporation in this ordinance of any unconstitutional or invalid phrase, clause, sentence, paragraph, section, or article.

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