

§ 10. "C-2" GENERAL BUSINESS DISTRICT.

The "C-2," General Business District is intended predominantly for heavy retail and commercial uses of a service nature which typically have operating characteristics or traffic service requirements compatible with typical retail or shopping, but generally not with residential environments. The following regulations shall apply:

10.1 Uses Permitted.

10.1-1 Any use permitted in the "C-1" or "OKD" Districts.

10.1-2 Assembly Hall.

10.1-3 Bakery.

10.1-4 Bus Barns or Lots.

10.1-5 Carpenter, Cabinet or Pattern Shops.

10.1-6 Commercial Amusement (See Definitions).

10.1-7 Commercial Greenhouse.

10.1-8 Educational Facility (Tutoring/Vocational/Trade Only).

10.1-9 Fuel Sales.

10.1-10 Hotels.

10.1-10.1 The following requirements apply to new construction only:

(a) Number of Rooms.A hotel shall have at least sixty-three (63) guest rooms.

(b) Accessibility.A guest room shall be accessible only from an internal hallway and the internal hallway shall be accessible only from a central lobby area contained within the hotel.

(c) Minimum Height.A hotel shall be a minimum of three (3) stories in height.

10.1-11 Laundry, Laundromat, Washateria.

10.1-12 Machinery or Tool Sales, Rental, and Services, provided all activities are contained within a building, and no machinery shall be displayed outside within thirty (30) feet of the front property line.

10.1-13 Municipal Facilities (Administrative Office, Fire Station, Police Station, etc.).

10.1-14 Personal Service Shop.

10.1-15 Produce Markets (wholesale).

10.1-16 Restaurants (Dine-In or Drive-Thru).

10.1-17 Self-Storage.

10.1-18 Storage or Warehouse as an accessory use to on-site sales or retail. No storage or warehouse use may exceed 45% of the gross area of any single tenant or structure.

10.1-19 Theater.

10.1-20 Vehicular Sales, Rental, Repair, or Service (No Outdoor Storage Permitted).

10.1-21 Veterinary Clinics for small animals (Indoors).

10.1-22 Wholesales and Distribution.

10.1-23 Any comparable use to those listed above, as determined by the City Planner, provided such use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke, fumes or unsightly appearance.

10.1.1 Prohibited Uses.

10.1.1-1 Sexually Oriented Businesses.

10.1.1-2 Smoke Shop (vape pens, CBD products, accessories, etc.).

10.1.1-3 Liquor Store.

10.1.1-4 Tattoo Shop.

10.2 Height and Area Requirements.

10.2-1 Height.No maximum.

10.2-2 Front Yards.The minimum front yard setback is 25 feet, except where established buildings in this district within the same block have front yards of less depth. Any building hereinafter constructed shall provide a front yard a minimum depth of which shall be twenty-five (25) feet from the street line (front property line, provided that if forty (40) percent or more of the frontage on the same side of a street between two (2) intersecting streets is developed with buildings having a greater front yard depth, the average of such front yard depth shall establish the minimum front yard depth for the entire frontage).

10.2-3 Side Yards.No side yard setbacks are required except where the property directly abuts a lot in the "R-1" District, then a side setback of 7.5 feet shall be required. Any residential use or combined residential-commercial use in "C-2" shall have a 7.5-foot side yard.

10.2-4 Rear Yards.The depth of a rear yard shall be at least fifteen percent (15%) of the depth of the lot, with a maximum width of twenty (20) feet."

10.2-5 Width of Lot. The minimum lot width shall be fifty (50) feet, if used exclusively for uses enumerated in "R-1" District, except as otherwise provided, in the "R-1" District standards.

10.2-6 Lot Area Per Family. 8,625 square feet per family, with the exception of nonconforming lots of record, this regulation shall not prohibit the erection of one single-family dwelling. Where a public sewer is not accessible, each lot shall provide not less than 10,000 square feet per family.

10.2-7 Single-family residential structures developed exclusively within the "C-2" District shall comply with all dimensional requirements of the "R-1" District.

(Ordinance 621 adopted 3/24/83; Ordinance 671 adopted 5/24/84; Ordinance 1141 adopted 7/8/96; Ordinance 1183 adopted 9/22/97; Ordinance 2158 adopted 6/11/01; Ordinance 2810 adopted 8/14/17; Ordinance 3037 adopted 5/23/2022)

§ 9B. "OKD" "OLD KATY" DISTRICT.

The "OKD" Old Katy District is primarily intended to encourage adaptive reuse of existing structures in the historic downtown area of Katy. The Old Katy District includes original small lots and should consist of pedestrian-oriented development and the regulations of this district are designed to aid rehabilitation of existing structures and promote infill and redevelopment. The following regulations shall apply:

9B.1 Uses Permitted.

9B.1-1 Any use permitted in the "R-1" district granted by special use permit. No special use permit is required for any nonconforming single-family use if established before March 24, 1983 and has not been structurally changed to accommodate a non-residential use.

9B.1-2 Bed and Breakfast establishments with a Special Use Permit in accordance with Section 15 of the Zoning Ordinance.

9B.1-3 Bakeries.

9B.1-4 Dry cleaning establishment, provided that only non-explosive cleaning fluids be used.

9B.1-5 Teahouses and Coffee Shops.

9B.1-6 Offices, Business or Professional, Including Banks.

9B.1-7 ¹Parking as A Primary Use, including parking garages that have a maximum height of 45 feet and meet the architectural standards listed in 9B.2-3.2.

9B.1-8 Restaurants (No Drive-Thru) with a maximum gross area of 3,500 square feet.

9B.1-9 Retail Sales.

9B.1-10 Micro-Industrial (brewery, winery, distillery, roastery) with a maximum gross area of 3,000 square feet.

9B.1-11 Municipal Facilities (Administrative Office, Fire Station, Police Station, etc.)

9B.1-12 Personal Service Shop.

9B.1-13 Any retail business for use of a similar character to those listed above and not included in or excluded from any other district described herein, provided that such use is not noxious, or offensive by reason of vibration, noise, odor, dust, smoke or gas, or unsightly appearance.

9B.1.1 Prohibited Uses.

9B.1.1-1 Sexually Oriented Businesses.

1. Editor's Note: Subsection 9B.1-9, 9B.1-7, 9B.1-8 renumbered.

9B.1.1-2 Self-Storage Facilities.

9B.1.1-3 Smoke Shop (vape pens, CBD products, accessories, etc.).

9B.1.1-4 Liquor Store.

9B.1.1-5 Tattoo Shop.

9B.2 Exterior Building Standards.

9B.2-1 This article applies to all non-residential buildings constructed after October 1, 2019.

9B.2-2 If existing building structures are expanded by 40 percent or more of their building, or if improvements constitute at least 51 percent of the current value of the structure as established by the most current value established by the applicable Appraisal District, the entire structure shall be brought into compliance with these Building Standards.

9B.2-3 Definitions- As used in these regulations, the following words, terms, and phrases shall have the meaning ascribed to them in this section:

9B.2-3.1 Metal Buildings - Shall mean a metal structure fabricated with steel for the internal support, and metal sheeting for the exterior or any fabricated structure with any material for internal support but uses metal sheeting for the exterior.

9B.2-3.2 Category "A" Exterior wall finishes - Shall be applicable to non-residential buildings and shall mean exterior wall finishes of fiber concrete siding (hardieplank), brick veneer, face brick, clay brick, stucco/dry-vit, cement (tinted), stone, concrete tilt walls for parking structures (must be designed to blend with surrounding architecture), or other comparable masonry, or other materials of equal characteristics. The following will not be allowed: unfired or under-fired clay, sand, or shale brick; unfinished concrete block, lightweight concrete block, metal panels and smooth or untextured concrete and fluorescent finishes, wood, and glass.

9B.2-3.3 Corner lot - Shall mean a lot abutting upon two (2) or more streets at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the Planning Department.

9B.2-3.4 Front of a building - Shall mean the side of each building or structure located on a lot facing a required front yard.

9B.2-3.5 Rear of a building - Shall mean the side of each building or structure located on a lot facing a required rear yard.

9B.2-3.6 Side of a building - Shall mean the side of each building or structure located on a lot facing a required side yard.

9B.2-4 Facade and Exterior Standards. All non-residential buildings located in this district shall comply with the following minimum standards:

9B.2-4.1 Front Facade -One hundred (100) percent of any exposed exterior wall forming the front of a building, exclusive of windows, doors, roofs, or sidewalk and walkway covers, shall be constructed to finished grade using Category "A" exterior wall finishes. However, if the building is on a corner lot and/or the lot abuts more than one street, each street side of the building exterior shall meet the front wall requirements.

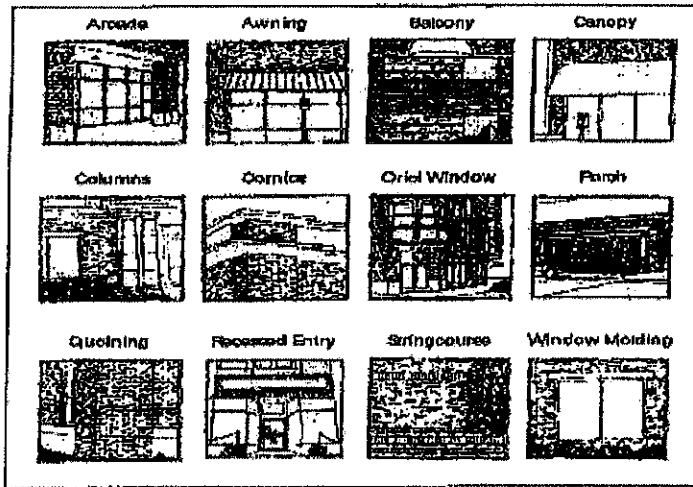
9B.2-4.2 Side Facades -No less than eighty (80) percent of any exposed exterior wall forming a side of a building, exclusive of windows, doors, roofs, or sidewalks and walkway covers, shall be constructed to finished grade using Category "A" exterior wall finishes.

9B.2-4.3 Rear Facades -No less than eighty (80) percent of any exposed exterior wall forming the rear of a building exclusive of windows, doors, roofs, or sidewalks and walkway covers, shall be constructed to finished grade using Category "A" exterior wall finishes.

9B.2-5 Roof-mounted mechanical or other equipment -roof mounted mechanical or other equipment shall be screened from view so that such equipment is not visible from the ground. All rooftop equipment on flat roofs is to be enclosed with a parapet wall constructed at least 42" high or as high as the equipment it is designed to screen from view, whichever is higher. The parapet shall be constructed with building materials that match the structure or is visually compatible with the structure. This provision shall not apply to satellite earth station antennas, or any communication electronic facilities protected by the Federal Telecommunications Act of 1996 (47 USC 251 et seq.).

9B.2-6 Exterior ground-mounted equipment -exterior ground mounted equipment including, but not limited to, mechanical equipment, utility, meter banks and heating or cooling equipment, shall be sufficiently screened so that no portion of said equipment is visible from an adjacent street. The screening required by this subsection may be accomplished with vegetative landscaping material or with a solid structure using Category "A" exterior finishes compatible in architecture, design and color with the building or structure the equipment serves.

9B.2-7 Architectural detailing -use of architectural detailing that supports the quality and character expressed by these building design guidelines is required. The following are examples of such details.



9B.3 Height and Area Requirements.

9B.3-1 Height. Buildings shall not exceed forty (40) feet.

9B.3-2 Front Yards. Same as District "R-1" except where established buildings in this district within the same block have front yards of less depth. In which case the front yard shall be a minimum of ten (10) feet. There will be no exceptions made for less front yard where the lot fronts on a major thoroughfare (i.e., twenty-five (25) foot minimum).

9B.3-3 Side Yards. No side yards required in this district.

9B.3-4 Rear Yards. The depth of a rear yard shall be a minimum of fifteen (15) feet from any structure. Commercial lots that have a public alley at the rear of the property, which has not been abandoned, shall subtract one-half the width of the alley from the calculation.

9B.3-5 Width of Lot. A minimum width shall be no smaller than the original lot size as set out in the Katy Townsite Map filed in Volume 2, page 38, of the Maps Records of Harris County, Texas.

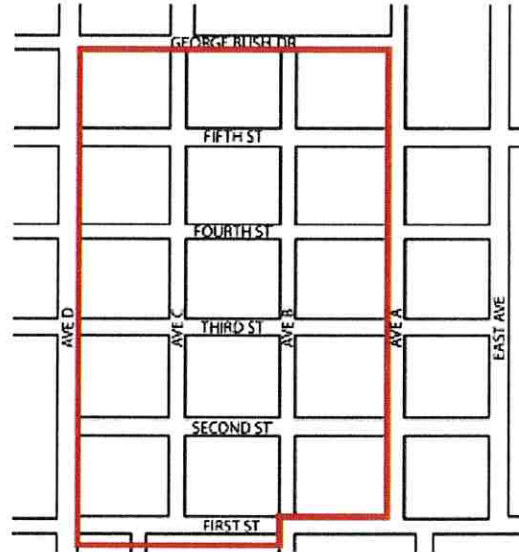
9B.3-6 Corner Lots. A minimum of fifteen (15) foot front yards and side yards adjacent to streets shall be required on all corner lots.

9B.3-7 Lot Area Per Family. Same as district "R-3."

9B.4 Off-Street Parking. All tracts, in this district will be required to have two (2) off-street parking spaces per twenty-five (25) feet of frontage.

EXHIBIT "A"
"OLD KATY District"

BOUNDARIES:



NORTH - South side of George Bush Drive.

EAST - West side of Avenue A between the south side of George Bush Drive and the north side of First Street.

West side of Avenue B between the north side of First Street and the north side of the Railroad Right-of-way.

SOUTH - North side of First Street between the west side of Avenue A and the west side of Avenue B.

North side of Railroad Right-of-way between the west side of Avenue B and the east side of Avenue D.

WEST - East side of Avenue D.

(Ordinance 2916 adopted 8/12/19; Ordinance 3037 adopted 5/23/2022)