

102 9th St, Texas City, TX 77590

§ 160.033 DISTRICT D, NEIGHBORHOOD SERVICE.

(A) *Purpose.* District D is intended to provide for office and retail services in proximity to residential areas in which all principal uses are conducted indoors. While the uses allowed in this district are intended to be located adjacent to residential areas, the character of the residential areas should not be adversely impacted.

(B) *Principal uses.*

- D;
- (1) Any use permitted in the O-P (Office-Professional) District subject to the regulations of District D;
 - (2) Retail stores and food markets completely within an enclosed building;
 - (3) Personal and professional services including barber and beauty shops and dry cleaning;
 - (4) Minor repair shops such as bicycles, shoe and watch repair; automotive repair excluded;
 - (5) Cafés, restaurant or cafeterias, where there are not provisions or facilities for the serving or consumption of liquor, and where there is not floor show or other form of entertainment;
 - (6) Automobile service stations; and
 - (7) Washaterias.

(C) *Accessory uses.*

- (1) Paved automobile parking lots incidental to the principal use;
- (2) Other uses which are subordinate to and incidental to the principal use; and
- (3) Signs advertising services provided on the same premises.

(D) *Area and height regulations.*

Maximum height	35 feet
Maximum lot coverage by structures, driveways and parking	90%
Maximum lot coverage by structures	40%
Maximum size of retail, retail strip centers or shopping centers per lot or tract	25,000 square feet
Minimum distance between detached structures	12 feet
Minimum front yard	25 feet
Minimum lot area	6,000 square feet
Minimum lot depth	None
Minimum lot width	None
Minimum rear yard	10 feet
If adjacent to any district zoned for residential uses	15 feet
Minimum side yard	10 feet
If adjacent to any district zoned for residential uses	15 feet
Minimum rear yard	10 feet
If adjacent to street	25 feet

(E) *Parking requirements.* Off-street parking in this district shall be provided in accordance with § 160.081 of this chapter.

(F) *Screening requirements.* Screening in accordance with § 160.084 of this chapter is required along side and rear lot lines when these lot lines are adjacent to any district zoned for residential uses.

(G) *Landscape requirements.* See § 160.088 of this chapter.

(H) *Building regulations.* Each exterior facade elevation for all floors shall consist of a minimum of 80% brick, stone or masonry exclusive of doors, windows and window walls unless otherwise approved by the Planning Board (reference § 160.087 of this chapter).

(1998 Code, App. A, § 40-29) (Ord. 94-05, passed 4-20-1994; Ord. 06-42, passed 12-6-2006)