

Chapter 118. Zoning

Article I. Zoning Ordinance

§ 118-15. B-1 General Business District.

15.1 Use Regulations.

The purpose of this district is to provide suitable locations for a wide variety of business and mercantile uses. In addition to the previous listed uses in R-1 through R-7 districts, land and premises may be used for:

1. Restaurants, cafes, food catering services.
2. Offices, banks, libraries, museums, etc.
3. Service stations, car washes, laundromats.
4. Malls, shopping centers, retail stores.
5. Shops (butcher shops, shoe shops, shell shops, etc., including pawn shops that have been licensed to transact business by the Consumer Credit Commissioner under Chapter 371, Finance Code).
6. Grocery stores, convenience stores, markets.
7. Retail markets (seafood/meat) and bait stands.
8. Entertainment facilities (theaters, bowling alleys, pool halls, clubs and lounges, etc).
9. Sales, service and repair shops (radio, television, shoe repair, tool repair and rental, lawn mower repair, auto and boat repair shops, etc).
10. Personal service shops (beauty salons, barber shops, tailoring and dressmaking shops, etc).
11. Storage buildings, auto storage yards.
12. Animal hospitals, boarding kennels and grooming shops.
13. Mortuaries and funeral homes.
14. Agricultural services, greenhouses and landscaping services.
15. Outdoor welding, fabricating operations, by CUP.
16. Permanent or long term (more than 30 days) public entertainment facilities or uses, by CUP. Such uses may include, but not be limited to, amusement parks, carnivals, circuses, marine life shows, dance/theatrical productions and natatoriums.
17. Fish houses, seafood processing plants, by CUP.
18. Adult entertainment, by CUP.

15.2 Area and Yard Regulations.

15.2.1 Area of the Lot. None required for non-dwelling uses. For dwelling uses, See [section **118-20**] Table 20.

15.2.2 Width of the Lot. The minimum width of the lot shall be fifty (50) feet. See [section **118-20**] Table 20.

15.2.3 Area of the Building. For a primary use structure, the minimum floor area shall be five hundred (500) square feet. See [section **118-20**] Table 20.

15.2.4 Yard Area and Building Setbacks. See [section **118-20**] Table 20

15.3 Height of the Building. No building shall exceed forty five (45) feet in height. See Article 3 [section **118-3**] Definitions and Article 20 [section **118-20**].

15.4 Parking Regulations. Parking regulations for permitted uses as contained in Article 21 [section **118-21**].

15.5 Accessory Use Regulations. Accessory uses, which are auxiliary or incidental to the primary use of a building or premises, as contained in Article 22 [section **118-22**].

(Ordinance 1027, art. 15, 4-9-96)