

SECTION 3 ZONING DISTRICTS ESTABLISHED

§ 3.1. Zoning Districts Identified.

The City of Pottsboro, Texas, is hereby divided into zoning districts as listed in this section.

| ABBREVIATED DESIGNATION | ZONING DISTRICT NAME |
|-------------------------|---|
| A | Agricultural District |
| R-1 | Single Family Residential District |
| R-2 | Two Family Residential (Duplex) District |
| MF | Multifamily District |
| MH | Manufactured Home Park District |
| B-1 | Local Business District - Office, Light Retail, and Neighborhood Services |
| B-2 | General Business District - General |
| I | Manufacturing/Industrial District |
| PD | Planned Development District |
| FP | Flood Plain District |

(Ordinance 1054 adopted 5/13/03)

§ 3.2. Description and Purpose of Zoning Districts.

A - Agricultural District: This district provides for the continuance of farming, ranching, and gardening activities on land being utilized for these purposes. When land in an Agricultural District is needed for urban purposes, it is anticipated the zoning will be changed to the appropriate zoning district(s) to provide for orderly growth and development in accordance with the Comprehensive Plan. See Section 8 for A - Agricultural District regulations.

R-1 - Single Family Residential District - 1: The R-1 district provides for a minimum residential building site of 7,500 square feet. Density in this district will usually be no greater than four (4) units per gross acre. See Section 9 for R-1 - Single Family Residential District regulations.

R-2 - Two Family Residential (Duplex) District: The R-2 district provides for stable, quality residential development, including duplex, garden (patio) home, and similar residential development with densities ranging from two (2) to twelve (12) units per gross acre. See Section 10 for R-2 - Two Family Residential (Duplex) District regulations.

MF - Multifamily District: The MF district permits multifamily developments of maximum densities of fifteen (15) units per acre, except under special mitigation conditions. See Section 11 for MF - Multiple-Family District regulations.

MH - Manufactured Home Park District: The MH district establishes a category in which manufactured home park development with a maximum density of approximately five (5) - six (6) units per gross acre can occur. See Section 12 for MH - Manufactured Home Park District regulations.

B-1 - Local Business District: Office, Light Retail, and Neighborhood Services: Retail, commercial, and office uses developed under the standards of the B-1 District are designed to provide a compatible relationship between the B-1 development and adjacent residential areas. See Section 13 for B-1 - Local Business District - Office, Light Retail, and Neighborhood Services regulations.

B-2 - General Business District: Uses which require considerable space for display, sales, or open storage, or by the nature of the use are generally not compatible with residential uses are located in the B-2 General Business District. See Section 14 for B-2 - General Business District regulations.

I - Manufacturing/Industrial District: The Manufacturing/Industrial District is established to accommodate uses of a non-nuisance type located in relative proximity to residential and B-1 business areas. Development in the I district is limited primarily to certain wholesale, jobbing, and warehouse uses and certain specialized manufacturing and research uses of a type which will not create nuisances. See Section 15 for I - Manufacturing/Industrial District regulations.

PD - Planned Development District: The Planned Development District provides a zoning category for the planning and development of larger tracts of land or tracts of land with unique characteristics for a single use or combination of uses requiring flexibility and variety in design to achieve orderly development with due respect to the protection of surrounding property. See Section 16 for PD - Planned Development District regulations.

FP - Flood Plain District: Zoning districts located in flood hazard areas which are subject to periodic inundation shall be preceded by the prefix FP, indicating a sub-district. Areas designated FP may be used only for those uses listed in the provisions of Section 17 until a use in any area or any portion thereof located in FP sub-district has been approved by the City Council. Approval shall only be given after engineering studies determine that the area, or any portion thereof, is suitable for uses in the district, and building construction or development would not create an obstruction to drainage or a hazard to life or property, and that such construction is not contrary to the public interest. See Section 17 for FP - Flood Plain District regulations.

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