

Sec. 4.08. - TR - Transportation District.

4.08.01. *Description:* This district is intended to serve the needs of limited manufacturing, fabrication, assembling, warehousing and wholesaling businesses. Because of the potential environmental problems inherent in manufacturing processes, stringent performance standards are made applicable to this district. It is recognized that lot depth is limited in this zone and special consideration of yard set backs are necessary. Furthermore, special consideration is given to ameliorate the negative result of the reduced yard set backs. Screening and buffering standards are incorporated to reduce the negative impact of the TR District land-uses on abutting neighborhoods. The regulatory provisions of this district are aimed at achieving the goals, objectives and policies identified in the Santa Fe Comprehensive Plan.

4.08.02. *Uses Permitted by Right:* Please see Appendix 4F Zoning District Matrix, at the end of this Section of the Ordinance.

4.08.03. *Conditional Uses:* Please see Appendix 4F Zoning District Matrix, at the end of this Section of the Ordinance.

4.08.04. *Area Regulations:* For a comprehensive review of area regulations pertaining to all zoning districts, please see Appendix 4E Lot Area and Standards Matrix, at the end of this Section of the Ordinance.

4.08.05. *Performance Regulations arising from scale:*

A.

This district contains Small Scale and Large Scale provisions. If a property and associated buildings meet all of the Small Scale criteria, then the property qualifies to be constructed under the Small Scale performance standards. If the property or associated buildings fail to meet any of the Small Scale criteria then the property must meet the provisions of the Large Scale Performance Standards. The Large Scale Performance Standards shall be the default standards.

B.

When a property is modified in a manner that removes it from the Small Scale category it must be upgraded to the Large Scale Performance Standards, consistent with the controlling PENC (Pre-existing nonconforming) notes accompanying the matrix text. No Occupancy Permit shall be issued until all characteristics of the upgrade are consistent with these standards.

C.

A Temporary Occupancy may be issued by the Development Officer during the construction phase when continuous occupancy of parts of the facility can be maintained. Failure to abate the pre-existing nonconforming conditions in a timely manner shall be cause to cancel such Temporary Occupancy Permit.

4.08.06. *Criteria and Regulations:*

See Appendix 4-C for TR - Transportation Small Scale Criteria and Regulations.

See Appendix 4-C for TR - Transportation Large Scale Criteria and Regulations.

See Appendix 4-C for Accompanying "Notes and Pre-existing Nonconforming (PENC) Conditions".

Appendix 4-C
 Transportation
 Small Scale Qualifications and Standards

Qualifications to Classify Activity as Small Scale (Small Scale Criteria)			
Criteria	Limit	Units	Controlling Notes
Area of primary building	Maximum: 5000	Square feet	
Gross building area, maximum (all buildings on site)	5,500	Square feet	
Maximum number of stories	2	Stories	
Maximum height	35	Feet	

Small Scale Standards (Small Scale Performance Standards)			
Design Element	Minimum Required Characteristic	Units	Controlling Notes
Foundation	Pier with (concrete or masonry) ribbon perimeter wall or concrete slab-on-grade; extend siding downward to top of slab, foundation or footing.		PENC 0
Minimum area of pitched roof	0	%	
Minimum roof pitch (where required)	N.A.		
Assembly uses	Permitted (per building code)		
Outside storage of equipment and inventory	No limitations		
Open space and environmental standards, minimum	N.A.		
Impervious surface area, maximum (see DBRDP Drainage Criteria Manual)	85	%	PENC 4

Site area, minimum	10,000	Square feet	PENC 2
Site width, minimum	100	Feet	PENC 2
Site depth, minimum	100	Feet	PENC 2
Setback, front yard, designated arterials and state highways	15	Feet	PENC 1
Setback, front yard, all others	N.A.		
Setback, side yard	Minimum 10	Feet	PENC 0
Setback, side yard, corner lot	15	Feet	PENC 0; Note 2, 5
Setback, rear yard	0	Feet	PENC 0
Site coverage, above grade building	50	%	PENC 0
Landscaping, general	Two (2) trees per building		PENC 4; Note 3
Landscaping, front yard	None	Feet	PENC 4; Note 3
Landscaping, side yard	None	Feet	PENC 4; Note 3
Landscaping, rear yard	None	Feet	PENC 4; Note 3
Landscaping required adjacent to residential zones	n.a.		
Animal control	No restrictions		
Accessory structures	Including paving and decking shall not be erected on on easements without written permission of utility providers		PENC 0
Lighting	Security and parking illumination shall be screened to eliminate glare in adjoining residential uses		PENC 0
Eave encroachment into setbacks, maximum	18	Inches	PENC 0

Fleet vehicles	No limitations		
Sign, maximum area	Maximum faces per sign: 3; 100	Square feet per face	PENC 4
Sign, maximum height	Maximum height 25	Feet	PENC 4
Signs, multi-tenant facilities, known as "business directory signs"	1. No other free standing signs shall be permitted on a multi-tenant property when this optional provision is exercised.		
(optional area increases)	2. Maximum number of business directory signs on a site: one (1) per street frontage.		
	3. A business directory sign exceeding the maximum sign area restrictions, stated elsewhere herein, may be added to a multi-tenant property if such sign meets the following criteria:		
	A. May contain only a single identification element for each tenant and the owner.		
	B. Maximum sign element size, per face, is 16	Square feet	
	and total maximum area per each tenant or the owner is 32	Square feet	
	C. Each element shall be of uniform size and shape but may contain a logo in standard colors.		
	D. All signs erected on multi-tenant commercial properties shall be generally uniform in size and character; but may contain a logo in standard colors.		
	4. In addition to the business directory signs, tenant signs may be placed on the face of each tenant space.		
Sign, lighting	No spectacular signs; building face mounted signs prohibited above the eave line.		PENC 4
Sign, anchorage, all	Signs greater than 32 square feet. shall be mounted to below-grade found-ations; signs less than 32 square feet. per face may be anchored with earth anchors. Signs		PENC 3

	structures greater than 32 square feet. and/or 10 feet in height shall be designed by a Professional Engineer.		
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Small Scale Supplementary Regulations			
Design Element	Minimum Required Characteristic		Controlling Notes
Fire lanes	As required by Fire Marshal		
Off-street loading space	As required by Article 6 herein		PENC 4
Parking facilities	As required by Article 6 herein		PENC 8
Parking facilities lighting	One foot candle average and no point less than 0.1 foot candle at all parking surfaces.		PENC 0
Stormwater system	n.a.		
Stormwater off-site disposal	Off-site stormwater systems must be repaired or improved from site to an approved outfall ditch; approval is required by the City of Santa Fe and, when required by the Zoning Officer, Galveston County Drainage District #1		PENC 0
Fire protection	Per Code		PENC 3

Appendix 4-C
Transportation
Large Scale Qualifications and Standards

Qualifications to Classify Activity as Large Scale			
Criteria	Limit	Units	Controlling Notes
Area of Primary Building	No limits except as limited by Building Code		PENC 0
Gross Building Area, Maximum (all buildings on site)	No limits except as limited by Building Code		PENC 0
Maximum number of stories	2	Stories	PENC 0
Maximum height	35	Feet	PENC 0

Large Scale Standards			
Design Element	Minimum Required Characteristic		Controlling Notes
Foundation	Pier with (concrete or masonry) ribbon perimeter wall or concrete slab-on-grade; extend siding downward to top of slab, foundation or footing.		PENC 0
Minimum area of pitched roof	0	%	
Minimum roof pitch (where required)	N.A.		
Assembly uses	Permitted (per building code)		
Outside storage of equipment and inventory	No limitations		
Open space and environmental standards, minimum	N.A.		
Impervious surface area, maximum (see DBRDP Drainage Criteria Manual)	85	%	PENC 4
Site area, minimum	10,000	Square feet	PENC 2
Site width, minimum	100	Feet	PENC 2
Site depth, minimum	100	Feet	PENC 2
Setback, Front Yard, Designated arterials and state highways	15	Feet	PENC 1
Setback, front yard, all others	N.A.		
Setback, side yard	Minimum 10	Feet	PENC 0
Setback, side yard, corner lot	15	Feet	PENC 0; Note 2, 5
Setback, rear yard	0	Feet	PENC 0

Site coverage, above grade building	50	%	PENC 0
Landscaping, general	Two (2) trees per building		PENC 4; Note 3
Landscaping, front yard	None	Feet	PENC 4; Note 3
Landscaping, side yard	None	Feet	PENC 4; Note 3
Landscaping, rear yard	None	Feet	PENC 4; Note 3
Landscaping required adjacent to residential zones	No limitations		
Animal control	No restrictions		
Accessory structures	Including paving and decking shall not be erected on on easements without written permission of utility providers		PENC 0
Lighting	Security and parking illumination shall be screened to eliminate glare in adjoining residential uses		PENC 0
Eave encroachment into setbacks, maximum	18	Inches	PENC 0
Fleet vehicles	No limitations		
Sign, maximum area	Maximum faces per sign: 3; 100	Square feet per face	PENC 4
Sign, maximum height	Maximum height 25	Feet	PENC 4
Signs, multi-tenant facilities, known as "business directory signs	1. No other free standing signs shall be permitted on a multi-tenant property when this optional provision is exercised.		
(optional area increases)	2. Maximum number of business directory signs on a site: one (1) per street frontage.		
	3. A business directory sign exceeding the maximum sign area restrictions, stated elsewhere herein, may be added to a multi-tenant property if such sign meets the following criteria:		

	A. May contain only a single identification element for each tenant and the owner.		
	B. Maximum sign element size, per face, is 16	Square feet	
	and total maximum area per each tenant or the owner is 32	Square feet	
	C. Each element shall be of uniform size and shape but may contain a logo in standard colors.		
	D. All signs erected on multi-tenant commercial properties shall be generally uniform in size and character; but may contain a logo in standard colors.		
	4. In addition to the business directory signs, tenant signs may be placed on the face of each tenant space.		
Sign, lighting	No spectacular signs; building face mounted signs prohibited above the eave line.		PENC 4
Sign, anchorage, all	Signs greater than 32 square feet shall be mounted to below-grade foundations; signs less than 32 square feet per face may be anchored with earth anchors. Signs structures greater than 32 square feet and/or 10 feet in height shall be designed by a professional engineer.		PENC 3

Large Scale Supplementary Regulations		
Design Element	Minimum Required Characteristic	Controlling Notes
Fire lanes	As required by fire marshal	
Off-street loading space	As required by Article 6 herein	PENC 4
Parking facilities	As required by Article 6 herein	PENC 8
Parking facilities lighting	One foot candle average and no point less than 0.1 foot candle at all parking surfaces.	PENC 0
Stormwater system	Required by Article 8	PENC 4

Stormwater off-site disposal	Off-site stormwater systems must be repaired or improved from site to an approved outfall ditch; approval is required by the City of Santa Fe and Galveston County Drainage District #1	PENC 0
Fire protection	Provide connections to the water control and improvement district lines or provide fire suppression water and pumping facilities, as approved by the fire marshal	PENC 3

Appendix 4-C "Notes and pre-existing nonconforming (PENC) conditions"

Note 1: Temporary 72 hour permits may be issued for special event, display and storage, no more frequently than every 90 days.

Note 2: Any exterior side yard (corner lot) adjacent to a lot fronting the side street shall be increased to match the required setback of that adjacent lot front yard setback For the purpose of this note, adjacent lots include those separated by a public alley. Note: limitations imposed by a pre-existing nonconformity.

Note 3: Two trees up to 40 spaces; 3 trees 41 to 60 spaces etc. Minimum caliper: two (2) inches, measured at a height of 36" above grade.

Note 4: Exception -one guard dog is permitted when contained by a 6' high security and containment fence.

Note 5: The lowest permitted height of a structure resulting from the application of any yard set-back controls maximum height of all structures on the entire site; (i.e.: When any given set back is met, the maximum height of any structure on the site is fixed thereby; furthermore, where various yard set backs result in conflicting maximum heights the least height shall control.)

Exception 1: Signs are not restricted by this provision.

Exception 2: When upgrading from small scale to large scale standards: existing structures may be expanded but shall not be increased in height above the small scale provisions. New structures and additions may increase in height when in conformance with large scale provisions.

Note: All provisions of section 3.06 "nonconformance" apply except as specifically modified below.

PENC 0: Pre-existing nonconforming uses, structures or buildings shall not be increased (Refer to Paragraph 3.06.03 herein). To proceed with development the pre-existing nonconformity must be removed or corrected.

PENC 1: Pre-existing nonconforming uses, structures or buildings shall not be increased; Exception: when yard is reduced as a result of street widening the building may be increased in size or value but such increase in size shall occur rearward of the newly created front yard set-back.

PENC 2: Lots and tracts existing at the time of adoption of this ordinance shall not be limited by this provision. Lots or tracts included in a subsequent plat or replat shall be in full compliance.

PENC 3: Entire facility shall be brought into full compliance with this provision, on a schedule as approved by the enforcement authority.

PENC 4: Provision is mandatory for new and added facilities.

PENC 5: Facility must be brought into compliance with provision within 18 months after commencement of improvement or repair or issuance of a building permit for same, whichever occurs earliest.

PENC 6: Facility must be brought into compliance with provision within 36 months after commencement of improvement or repair or issuance of a building permit for same, whichever occurs earliest.

PENC 7: Dense landscaping may be substituted for the opaque fence when approved by the zoning officer; failure of the landscaping to adequately screen shall be corrected by an opaque fence if so ordered by the zoning officer. Pre-existing non-conformance shall not be a defense.

PENC 8: Pre-existing nonconforming parking and access drives shall lose this status and shall thereafter be paved with materials approved in article 6, herein, when any of the following conditions prevail:

1.

The addition of new mandatory parking,

2.

When parking is added by owner or tenant on a voluntary basis,

3.

At the creation of de facto parking. De facto parking shall be demonstrated by the addition of any flexible base material or reclaimed material intended to stabilize the driving surface and improve accessibility to motor vehicles or by damage to vegetation or rutting resulting from repeated access by motor vehicle traffic on an intermittent, but routine, basis for any 90 day period. This provision does not apply to construction sites authorized by a valid development permit.

PENC 9: The pre-existing nonconformity ceases when the limits imposed by article 8 are exceeded. Refer to section 8.10 "stormwater management" herein.

PENC 10: Properties with pre-existing nonconforming characteristics under this provision may continue to operate in nonconformity with this provision but may be required to be brought into compliance after complaints, followed by a review of the conditions and a decision by the board of adjustments. This procedure applies only to the zoning regulations.

(Ord. No. 5-2003, 3-27-03)

X = Use-by-right...C = Conditional Use Permit required

APPENDIX 4-F
ZONING DISTRICT MATRIX [1]

Zoning Districts											
2007 NAICS Code	Use/Description	Agricultural Residential	Single-Family Residential	Medium Density Residential	Multi-Family Residential	Manufactured Housing	Neighborhood Commercial	Highway Commercial	Adult Uses	Light Manufacturing	Transportation
		AR	R-1	R-2	R-3	MH	NC	HC	AU	LM	TR
111000	Agriculture	X					C	C		C	C
111000	Agriculture, Recreational	X	X	X		X	X	X		X	X
111000	Farm	X									
111420	Florist with greenhouses	X					C	X		X	X
111421	Greenhouse	X					C	X		X	X
112000	Animal Production	X									
212000	Mining (except oil & gas)									X	
213112	Oil field service									X	X
213112	Oil well drilling company									X	X
220000	Utilities	C	C	C	C	C	C			C	
221320	Sewage Treatment Facilities	C	C	C	C	C	C			C	

	(manufacturing)									
337000	Cabinet makers millwork shop					C	X		X	X
337122	Woodwork shop for artisan crafts					C	X		X	X
339116	Dental laboratory					X	X		X	X
339950	Sign, manufacturing						X		X	X
420000	Wholesale services						X		X	X
424690	Welding equipment and supplies						X		X	X
440000	Retail Trade									
441000	Motor Vehicle and Parts Dealers						X		X	X
442110	Furniture sales						X		X	X
443111	Appliance dealer					X	X		X	X
444210	Lawnmowers, retail and repair					X	X		X	X
444220	Feed Store	C				X	X		X	X
444220	Nurseries (with greenhouse)	X				C	X		X	X
444220	Nurseries (without greenhouse)	X				X	X		X	X

4442 20	Plant sales (indoor)					X	X	X	X
4442 20	Plant sales (outdoor)					C	X	X	X
4451 10	Grocery and food store						X	X	X
4451 20	Convenience store					X	X	X	X
4452 20	Fish and seafood, retail					C	X	X	X
4452 99	Food store, specialty					X	X	X	
4453 00	Beer, Wine, and Liquor Stores					X	X	X	X
4461 10	Druggist					X	X	X	X
4471 90	Auto service station (fueling only)					X	X	X	X
4481 30	Clothing store					X	X	X	X
4511 10	Bait and tackle shop						X	X	X
4511 00	Sporting goods					X	X	X	X
4520 00	General Merchandise Store						X	X	X
4530 00	Miscellaneous Store Retailers					X	X	X	X
4531 10	Florist without greenhouses	X				X	X	X	X
4539 30	Manufactured buildings, sales of							X	

5111 99	Printers and publishers						X	X	X	X
5120 00	Radio/TV studio/production facility							X	X	
5121 31	Motion picture theater					C	X		X	X
5174 10	Satellite receiving antenna (commercial)	X					C	C	X	X
5191 20	Libraries, private				C		X	X	X	X
5220 00	Banks and financial services					C		X	X	X
5221 10	Automatic teller machine (Commercial Banking)						X	X	X	X
5222 98	Pawnbroker						C	X	X	X
5231 20	Stock and bond broker						X	X	X	X
5242 10	Insurance agency						X	X	X	X
5242 91	Insurance Adjusters						X	X	X	X
5311 00	Lessors of Real Estate		X	X						
5311 10	Apartment rental agency						X	X	X	X
5311 20	Office building (multiple tenant)						C	X	X	X

5324 90	Air compressors (commercial)							X	X	X
5410 00	Professional, Scientific and Technical Services						X	X	X	X
5419 40	Veterinarian and animal clinic	C					C	X	X	X
5610 00	Administration and Support Services						X	X	X	X
5617 10	Exterminator and pest control							X	X	X
5617 20	Janitorial service and supply							X	X	X
5617 30	Tree Service							C	X	X
5619 90	State vehicle inspection center							X	X	X
5620 00	Waste Management								X	
5629 91	Septic tank manufacturing and sales							X	X	X
6110 00	Educational Services									
6111 10	School (parochial)	C	C	C	C	C	X	X	X	
6111 10	School (private)						C	X	X	

611400	Business Schools						X	X	X	X
611600	Other Schools and Instruction						X	X	X	X
621000	Ambulatory Health Care Services						X	X	X	X
621493	Medical emergency clinic						C	X	X	X
621910	Ambulance service, private						C	X	X	X
622110	Hospital							X	X	
623110	Nursing home						C	X	X	
623110	Personal care home for the aged (assisted living)	X	X	X	X	X	X	X	X	
623311	Retirement center/community	C			X	X				
623990	Group home	X	X	X	X		X	X	X	
624000	Social Assistance						X	X	X	X
624410	Child care and day nursery center	C	C	C	C	C	X	X	X	
624410	Child care and day nursery family home	C	C	C	C	C	X	X		
711110	Theater						C	X	X	

7121 10	Museum						X	X	X	X
7131 20	Game room						C	X	X	X
7132 90	Bingo parlor						C	X	X	X
7139 10	Golf course/country club	X								
7139 40	Fitness and Recreational Sports						X	X	X	X
7139 50	Bowling alley							X	X	X
7139 90	Archery Range						X	X	X	
7139 90	Billiard parlor							X	X	X
7139 90	Dance hall							X	X	X
7139 90	Stable	X								
7211 10	Hotel and motel							X	X	
7212 11	Recreational vehicle park (development plat required)				X				X	
7213 10	Bed and breakfast	C	C	C	C	C	C	C		
7221 10	Full Service Restaurants						C	X	X	X
7222 00	Limited Service Eating Places						C	X	X	X

7224 00	Drinking Places (Alcoholic Beverages)							X		X		
8110 00	Repair and Maintenance							X		X	X	
8113 10	Welding shop							X		X	X	
8114 12	Air conditioning parts and service							X		X	X	
8114 20	Upholstery shop							X		X	X	
8114 30	Shoe repair						X	X		X	X	
8114 90	Alterations, clothing						X	X		X	X	
8114 90	Boat engine repair and service							X		X	X	
8114 90	Boat equipment and supplies							X		X	X	
8114 90	Boat hull repair and construction									X		
8114 90	Gunsmith						X	X		X	X	
8114 90	Motorcycle repair						X	X		X	X	
8121 00	Personal Care Services						X	X		X	X	
8122 10	Funeral home, mortuary						C	X		X		
8122 20	Cemetery or mausoleum	C	C	C	C	C	C	C		C		

8123 10	Laundry, self service, (within multi-family housing and limited to residents)				X						
8123 10	Laundry, self service, public						X	X	X	X	
8123 20	Dry cleaner (pick up only)						X	X	X	X	
8123 20	Dry cleaning and laundry plant							X	X	X	
8129 00	Other Personal Care Services						X	X	X	X	
8129 10	Domestic animal grooming (no boarding)	X					X	X	X	X	
8129 10	Domestic animal training school (no boarding)	X					X	X	X	X	
8129 10	Kennels, boarding: Indoor	C						X	X	X	
8129 10	Kennels, boarding: Outdoor	C						C	C	C	
8129 10	Kennels, breeding: Indoor/outdoor	C								C	
8129 21	Photo finishing, retail						X	X	X	X	
8129 30	Commercial parking garage						X	X	X	X	

