

EXHIBIT A ZONING ORDINANCE

**SECTION 21 - CBD, CENTRAL BUSINESS DISTRICT**

SECTION 21 - CBD, CENTRAL BUSINESS DISTRICT

**21.1 INTENT:**

The CBD, Central Business District, provides for a mixture of uses in the downtown area of the city. As a result of this mixing, it is expected that a special economic and social climate will be promoted. The mixture of uses and permissive regulations in this zoning district are designed to improve business, thus promoting an overall sense of community spirit and design imagery. As a result, this zoning district will function as the true center of the city. Since the zoning district extends along a major thoroughfare, the CBD, Central Business District may be considered as a linear corridor of mixed uses containing residential, commercial, manufacturing and assembly, and community facilities.

A variety of uses are allowed in this zoning district. However, no use should have obnoxious or offensive odors, soot, dust, noise, gas, or generate undue truck traffic. Public facilities and buildings, such as schools, lodges and civic clubs, parks, day-care, and other community uses are encouraged to be mixed within the CBD, Central Business District.

SECTION 21 - CBD, CENTRAL BUSINESS DISTRICT

**21.2 PERMITTED USES:**

See permitted use schedule in [Section 4.10](#) of this ordinance. NOTE: (S) indicates that a specific use permit must be issued in accordance with the requirements of [Section 32](#) of this ordinance.

SECTION 21 - CBD, CENTRAL BUSINESS DISTRICT

**21.3 DEVELOPMENT REGULATIONS:**

- |    |                             |         |
|----|-----------------------------|---------|
| A. | Maximum residential density | None    |
| B. | Minimum lot area            | None    |
| C. | Minimum lot width           | None    |
| D. | Minimum front yard          | None    |
| E. | Minimum rear yard           | 30 feet |
| F. | Minimum side yard           | None    |

- |    |                         |  |
|----|-------------------------|--|
| G. | Maximum building height | 3 stories  |
| H. | Maximum lot coverage    | None   |
| I. | Minimum open space      | Shall be in accordance with <a href="#">section 29</a>   |
| J. | Parking distances       | The off-street parking spaces designated for each dwelling unit shall be located within 100 feet of the dwelling unit served by such parking site. |

SECTION 21 - CBD, CENTRAL BUSINESS DISTRICT

**21.4 OUTDOOR STORAGE:**

Outdoor storage is permitted.

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**21.5 SIGNS:**

Signs may be erected in accordance with the sign ordinance.

SECTION 21 - CBD, CENTRAL BUSINESS DISTRICT

**21.6 ARRANGEMENT OF USES:**

Permitted uses, specific use permits and accessory uses ([Section 32](#) of this ordinance) may be located in separate structures or within the same building. A detached accessory building must conform in appearance to the main building with architecturally compatible construction and by utilizing like kind materials and design.

SECTION 21 - CBD, CENTRAL BUSINESS DISTRICT

**21.7 OFF-STREET PARKING AND LOADING:**

Off-street parking and loading shall be in accordance with [Section 28](#) of this ordinance.

SECTION 21 - CBD, CENTRAL BUSINESS DISTRICT

**21.8 SCREENING:**

Screening shall be in accordance with [Section 27](#) of this ordinance.

SECTION 21 - CBD, CENTRAL BUSINESS DISTRICT
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**21.9 ACCESSORY BUILDINGS AND STRUCTURES:**

Accessory buildings and structures “excluding accessory dwelling” shall be in accordance with [Section 27](#) of this ordinance.

SECTION 21 - CBD, CENTRAL BUSINESS DISTRICT
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**21.10 LANDSCAPING:**

Landscaping shall be in accordance with [Section 29](#) of this ordinance.

SECTION 21 - CBD, CENTRAL BUSINESS DISTRICT
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**21.11 SPECIAL REQUIREMENTS:**

- A. It is intended that the maximum area devoted to manufacturing be limited to 20% of the total area of the CBD.
- B. No manufacturing or assembly plants may be located within 250 feet of the property line of an existing manufacturing area within the CBD. These uses may be in separate structures or located within the same building as other residential, commercial, manufacturing and assembly plants, or community facilities.
- C. Accessory Dwellings shall not exceed the total square footage of the primary use, including all ancillary uses.
- D. Accessory Dwellings are only permitted on properties with frontage and addressed on Main Street.
- E. Accessory Dwellings must be attached to the structure housing the primary use.
- F. Only one (1) Accessory Dwelling is allowed per lot of record.

## SECTION 4 - ZONING DISTRICTS REGULATIONS

## 4.10 PERMITTED USE SCHEDULE:

PERMITTED USES	AG	LFO	E-1	E-2	E-3	SF-1	SF-2	SF-3	SF-3.5	SF-4	SF-5	SF-MHP	MD-1	MD-2	MF-1	MF-2	O	CBD	INS	C	HC	IND
<b>Residential Uses</b>																						
Agriculture activity	P																					
Livestock	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1						
Single-family detached	P	P	P	P	P	P	P	P	P	P												
Two family/duplex													P	P	P	P						
Accessory dwellings																		L4				
HUD-code manufactured homes										L2	P	P										
Community homes for the disabled	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Multifamily 3 or more units													S	S	P	P						
Home occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Group homes/halfway house	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S						
Accessory buildings	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3						
<b>Educational Uses</b>																						
Public schools	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
College or university																	P	P	P	P	P	P
Private school														S	S	S	S	S	P	S	S	S
Trade school																	S	S	P	S	P	P

Adult or child day-care																	S	P	P	P	P	P
Child day-care 12 children or less	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S							
<b>Institutional Uses</b>																						
Basic utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Churches	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Community service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Conference/convention centers																	S	S	P	S	P	P
Cemeteries																			P			
Elderly housing															P	P			P			
Hospital																			P	P	P	
Medical centers																	P	P	P	P	P	P
Parks and recreation (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wind generator (building mounted)																	L5	L5	L5	L5	L5	L5
Wind generator (free standing monopole)	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6
<b>Commercial Uses</b>																						
Auto and RV sales																				P	P	
Bar																	S		S	S	S	
Bed and breakfast	S	S	S	S	S												S					
Broadcasting or production studio																			P	P	P	

Car wash																			S	P	P	
Commercial parking lots																P	P	P	P	P	P	
Equestrian facilities	P																					
Equipment rental																				P	P	
Free standing emergency medical care facility/urgent care																L12	L12	L12	L12	L12	L12	
Hotel /motel																S	S	S	P	P	P	
Indoor recreation																	P	P	P	P	P	
Laundry facilities																			S	P	P	
Major event entertainment	S																		P	P	P	
Medical laboratories																P	P	P	P	P	P	
Movie theaters																			P	P	P	
Outdoor recreation	P																		P	P	P	
Private club																	S		S	S	S	
Professional services and offices																P	P	P	P	P	P	
Quick vehicle servicing																	P		P	P	P	
Restaurant																P	P	P	P	P	P	
Retail sales and service																S	P	P	P	P	P	

RV camp ground/park																				S	S	
Scientific research																	P	P		P	P	P
Sexually oriented business																						S
Temporary construction office	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8
Vehicle repair																					P	P
<b>Industrial Uses</b>																						
Bakeries																		P		P	P	P
Construction material sales																					P	P
Construction equipment sales/storage																						P
Distribution center																				P	P	P
Feed lots	S																					
Food processing	S																					S
Gas wells/oil wells	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Junk yards and auto wrecking																						S
Kennels	S																			L11	L11	L11
Manufacturing, light																		L7		L7	L7	P
Manufacturing, heavy																					L7	P
Manufacturing of nonodoriferous foods																						P

Motor freight terminal																						P
Printing/publishing																		P			P	P
Radio, tv or cellular towers																	S	S	S	S	S	S
Recycling business																					S	P
Sanitary landfills, commercial incinerators, transfer stations	S																					S
Self-service storage																					P	P
Temporary concrete batch plant	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Veterinary clinics	P																			P	P	P
Wholesale sales																				S	P	P
Wholesale nurseries	P																					
Wholesale storage and distribution																					P	P
Wrecker services and impound lots																	L9	L9	L9	L9	L9	L10

### Service Uses

Barber, beauty & nail salon																	P	P		P	P	P
Dance studio																	P	P		P	P	P
Fitness facility																	P	P	P	P	P	P
Health studio																	P	P	P	P	P	P
Tattoo parlor																				P	P	P



- P - Permitted Use
- S - Specific Use Permit Required
- L - Permitted Use with designated limitations
- L1 - Live stock are permitted in accordance with [Chapter 2](#) of the City of Azle Code of Ordinances
- L2 - HUD-Code manufactured homes are allowed in the SF-4 district only when replacing an existing non-HUD Code trailer house.
- L3 - Accessory structures directly related to an agriculture function are allowed without a primary structure on platted land greater than 5 acres.
- L4 - Accessory Dwelling shall not exceed the total square footage of the primary use, including all ancillary uses. Accessory Dwelling are only allowed on properties with frontage on and addressed from Main Street. Accessory Dwellings must be attached to the structure housing the primary use. Only 1 Accessory Dwelling is allowed per platted lot[.]
- L5 - Building mounted wind generators may not extend higher than ten (10) feet above where the wind generator is mounted on the building. The height shall be measured from the base of the wind generator where it is mounted on the building to the highest point of the arc of the blades' elevation. If the wind generator does not use blades, then height is measured from the base of the wind generator where it is mounted on the building to the highest point of the wind generator.
- L6 - Lots where the proposed wind generators will be located shall have a minimum lot area of two (2) acres. A maximum of one (1) wind generators is permitted by right. Wind generators shall be located a minimum of 150 feet from the property lines. Multiple wind generators are permitted only with approval of a SUP. The maximum height of a wind generators shall not exceed the maximum height of a structure per the zoning district without an SUP[.]
- L7 - No outside storage of materials is allowed. No measurable increase in ambient sound shall be detectable at the property line.
- L8 - Temporary Construction Office may be erected 30 days prior to construction activities and shall be removed within 10 days of completion of construction activity[.]
- L9 - No vehicle storage allowed[.]
- L10 - A maximum of 30 vehicles may be stored[.]
- L11 - A minimum separation of 500' from any outdoor kennel or run shall be maintained to any adjacent residential use.
- L12 - A minimum separation of 300' shall be maintained to any adjacent residential use[.]

EXHIBIT A ZONING ORDINANCE

SECTION 23 - INS, INSTITUTIONAL DISTRICT

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23.1 INTENT:

The INS, Institutional District, is intended for those publicly-owned uses related to the public welfare or for those privately-owned uses related to the public welfare by nature of use and/or design.

Many privately-owned or governmental-type uses permitted in the INS, Institutional District, may be designed to obtain open space advantages by utilizing land that would otherwise be prohibited or difficult to develop.

Because the uses permitted in the INS, Institutional District may vary in size and number of structures and uses, an application for INS zoning on more than one acre shall include a development plan.

**SECTION 23 - INS, INSTITUTIONAL DISTRICT****23.2 PERMITTED USES:**

See permitted use schedule in [Section 4.10](#) of this ordinance. NOTE: (S) indicates that a specific use permit must be issued in accordance with the requirements of [Section 32](#) of this ordinance.

**SECTION 23 - INS, INSTITUTIONAL DISTRICT****23.3 DEVELOPMENT REGULATIONS:**

- |    |                      |                   |
|----|----------------------|-------------------|
| A. | Minimum lot area     | 5,000 square feet |
| B. | Minimum lot width    | 50 feet           |
| C. | Minimum front yard   | 25 feet           |
| D. | Minimum rear yard    | 25 feet           |
| E. | Minimum side yard    | 15 feet           |
| F. | Maximum bldg. height | 4 stories         |

\*Any building in excess of 2 stories or thirty-five (35) feet in height shall be set back an additional five (5) feet from each property line for each story in excess of 2 stories or thirty-five (35) feet.

**SECTION 23 - INS, INSTITUTIONAL DISTRICT****23.4 OUTDOOR STORAGE:**

Outdoor storage is permitted.

**SECTION 23 - INS, INSTITUTIONAL DISTRICT****23.5 SIGNS:**

Signs may be erected in accordance with the sign ordinance.

**SECTION 23 - INS, INSTITUTIONAL DISTRICT****23.6 ARRANGEMENT OF USES:**

Permitted uses, specific use permits and accessory uses ([Section 32](#) of this ordinance) may be located in separate structures or within the same building. A detached accessory building must conform in appearance to the main building with architecturally compatible construction and by utilizing like kind materials and design.

**SECTION 23 - INS, INSTITUTIONAL DISTRICT****23.7 OFF-STREET PARKING AND LOADING:**

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SECTION 23 - INS, INSTITUTIONAL DISTRICT
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**23.8 SCREENING:**

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**23.9 ACCESSORY BUILDINGS AND STRUCTURES:**

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