

# EXHIBIT B

## Section 4.6 Zoning Districts

Table 4.2: Use Table

Zoning District	Mixed Use Village	Neighborhood Commercial	Community Facilities	Logistics	Existing Residential	Neighborhood Residential	Rural Residential	Open Space <sup>1</sup>	<u>Parking</u>
<u>Residential</u>									
Single family <del>residential</del> residence	P	NP	P	NP	P	P	P	NP	2 for the first three bedrooms plus 1 for each additional bedroom in each family unit
Accessory residential unit ( <del>mother-in-law suite, granny flat, cottage,</del> Garage apt.), <u>see Sec. 4.11.004.</u>	P	P	P	P	P	P	P	NP	1 space per each additional dwelling unit
Single-family attached/ duplex/ patio home/ <del>townhome/ Multi-Unit Home (3-4 Units)</del>	P*	P	P	P	P/C	NP	NP	NP	2 spaces per each dwelling unit
Manufactured housing	NP	NP	NP	P/C	NP	NP	NP	NP	2 spaces per each dwelling unit
<u>Townhome/Multi-unit building (3-4 units)</u>	<u>P*</u>	<u>P</u>	<u>NP</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>1 space per one-bedroom unit, 2 spaces per two-bedroom unit, additional space or every room thereafter</u>
Multi-family residential/ <u>condominium</u> (5 or more units)	P*	NP	NP	NP	NP	NP	NP	NP	1.5 for each studio, one or two-bedroom unit; 2 for each 3-bedroom unit
Transitional housing	S	S	S	S	S	S	S	NP	1 for each on duty or resident care provider and 1 for each bedroom
<u>Child care: group day care, family home childcare (registered and listed)</u>	P/C	P/C	P/C	NP	S	S	S	NP	2 spaces per residential use plus 1 space for drop off/pick up.
Home occupation	P	P	P	P	P	P	P	NP	2 spaces per each dwelling unit
Community or group homes	P/C	P/C	P/C	P/C	P/C	P/C	P/C	NP	1 for each on duty or resident care provider and 1 per residents

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<u>Older adult group home care (residential care home)</u>	<u>P</u>	<u>NP</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>As required per single-family residential</u>
<u>55+ Older community or facility (retirement community)</u>	<u>P/C</u>	<u>NP</u>	<u>P/C</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>1 for each dwelling unit</u>
<b><u>Commercial</u></b>										
Hotel <del>(45 or fewer rooms)</del>	P	NP	NP	NP	NP	NP	NP	NP	NP	.75 space per guest room; all other areas, such as conference space shall be parked at 1 space per 300 sf of usable building area.
<del>Hotel (more than 45 rooms)</del>	<u>P</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Bed and breakfast (5 or fewer guest rooms)	P	P/C	P	P/C	P/C	P/C	P/C	P/C	NP	1 space per guest room.
Veterinary service	P	NP	NP	<u>NP</u> <u>P</u>	NP	NP	NP	NP	NP	As required by the associated use
Commercial stable/boarding	NP	NP	S	S	S	S	S	S	NP	1 space per 300 sf of usable building area
Sexually oriented business	NP	NP	NP	P	NP	NP	NP	NP	NP	1 space per 300 sf of usable building area
<u>Pet supply animal sales or service such as food, supplies, boarding, grooming, sitting, and training (excluding veterinary)</u>	P	NP	NP	P	NP	NP	NP	NP	NP	1 space per 300 sf of usable building area
<u>Pet sales</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>1 space per 150 sf of usable building area</u>
<u>Childcare: day care facility-center, group day care home, or preschool</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>2 spaces per employee</u>
Retail sales or service with no drive through facility	P	P	NP	NP	NP	NP	NP	NP	NP	1 space per 300 sf of usable building area
Retail sales or service with drive through facility (includes retail with associated fuel sales)	P/C	NP	NP	NP	NP	NP	NP	NP	NP	1 space per 300 sf of usable building area
<b><u>Office</u></b>										
<u>Health clinic/medical office</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>1 for each 200 sf of usable building area</u>
General office, business, professional	P	P	NP	NP	NP	NP	NP	NP	NP	<u>1 space per 300 sf of usable building area</u>
<del>Business association or professional membership organization</del>	<u>P*</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>1 space per 200 sf of usable building</u>

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									area
<b><u>Restaurants/Food</u></b>									
Bar ( <del>such as a tavern, wine boutique, cocktail lounge, pub, icehouse, beer joint, saloon, and cabaret</del> )	S	S	NP	NP	NP	NP	NP	NP	1 space per 150 sf of usable building area
Brewpub (restaurant with auxiliary: brewery, distillery, or winery)	P/C	NP	NP	P	NP	NP	NP	NP	1 space per 300 sf of dining area, 1 per 1000 sf of manufacturing area
Food service <del>uses</del> such as <u>a</u> full-service restaurant, cafeteria, <del>bakeries-catering bakery, catering</del> and snack bar with no drive through facilities	P	P	NP	P	NP	NP	NP	NP	1 space per 100 sf of usable building area
Commercial/ <del>Office</del> with no drive through facility	P	P	NP	NP	NP	NP	NP	NP	1 space per 300 sf of usable building area
Commercial/ <del>Office</del> with drive through facility	P	NP	NP	NP	NP	NP	NP	NP	1 space per 300 sf of usable building area
<b><u>Recreational</u></b>									
<u>Outdoor recreation and entertainment facility</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	1 for each 800 sf of outdoor recreational area
<del>Entertainment</del> , Indoor amusement and recreation such as theater, cinema, <del>dance hall, arcade, bowling alley, skating rink, or music venue</del>	P/C	NP	NP	P/C	NP	NP	NP	NP	1 for each 4 seats w/ outdoor facilities – add 1 for each 800 square feet of outdoor area
Fitness, recreational sports, gym, athletic club, dance or yoga studio	P	P	P	P	NP	NP	NP	NP	1 space per 100 sf of usable building area
<u>Golf course</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	3 spaces per hole, plus additional spaces required for accessory uses (restaurant, bar, pro shop)
Park, green space, plaza, square, or playground	P	P	P	P	P	P	P	P	To be determined by the City Manager or designee based on use and location
<b><u>Industrial</u></b>									
Brewery, distillery, or winery	NP	NP	NP	P	NP	NP	NP	NP	1 space per 500 sf of usable building area
Auto and vehicle related sales and service establishment	NP	NP	NP	P/C	NP	NP	NP	NP	1 for each 300 sf of usable building area

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Commercial food, textile and product manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	1 space per 500 sf of usable building area
Heavy manufacturing that may produce hazardous waste	NP	NP	NP	NP	NP	NP	NP	NP	1 space per 500 sf of usable building area
Miscellaneous light manufacturing (manufacturing processes that do not create hazardous waste)	NP	NP	NP	P	NP	NP	NP	NP	1 space per 500 sf of usable building area
Warehouse and self-storage	NP	NP	NP	P/C	NP	NP	NP	NP	1 space per each employee or 1 space per 1,000 sf of usable building area, whichever is greater
Climate controlled self-storage	P/C	NP	NP	P/C	NP	NP	NP	NP	1 space per each employee or 1 space per 1,000 sf of usable building area, whichever is greater
<b><u>Miscellaneous</u></b>									
Art, antique, museum, furniture or gallery (retail, <b><u>incidental</u></b> repair or artisanal fabrication)	P	P	NP	P	NP	NP	NP	NP	1 space per 300 sf of usable building area
Hospital and nursing establishment	P	NP	P	NP	NP	NP	NP	NP	1 for each 1.5 beds
Social, fraternal and philanthropic organization	P/C	P	P	P	NP	NP	NP	NP	1 space per 200 sf of usable building area
Public administration uses (including local, state, and federal government uses, public safety, health and human services)	P	P	P	P	NP	NP	NP	NP	1 for each 300 sf of usable building area of offices
Funeral home	P/C	NP	NP	NP	NP	NP	NP	NP	1 space per 4 seats in chapel/sanctuary where the congregation is seated during worship services (22" of undivided seating = 1 seat)
Transportation services (air, rail, road, truck and freight)	NP	NP	NP	P	NP	NP	NP	NP	As required per the service
Telecommunications and broadcasting (radio, TV, cable, wireless communications, telephone, etc.)	S	S	S	S	S	S	S	NP	As required per the utility
Utility facility (electric, natural gas, alternative)	P/C	P/C	P/C	P/C	P/C	P/C	P/C	NP	As required per the utility
Parking, structured	P	NP	NP	NP	NP	NP	NP	NP	

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<u>Park maintenance facility</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	To be determined by the City Manager or designee based on use and location
Religious institutions	<del>NP</del> P	<del>NP</del> P	P	P	<del>NP</del> P	<del>NP</del> P	<del>NP</del> P	<del>NP</del> P	<del>1 space per 200 square feet of usable building Area</del> 1 space every 2.25 people on site at one time
<u>Kindergarten, elementary and middle school, library, or community/civic facility</u>	P	NP	P	NP	NP	NP	NP	NP	<del>3 spaces per classroom, plus 1 space per administrative employee</del> 1 space every 400 square feet of classroom area
<u>High school, university and college, technical, trade, or specialty school</u>	P	NP	P	P	NP	NP	NP	NP	<del>1 space per 3 seats in classroom, plus 1 space per staff</del> 1 space every 200 square feet of classroom area

<sup>1</sup>Open Spaces are reserved for active or passive recreation, and for the preservation of land in its natural state. Building on, or modification of, land in Open Space districts is generally prohibited except where incidental to a larger purpose of preserving and enhancing Open Space areas; or, where necessary for public health and safety purposes. The only exception is the category in Table 4.2 described as “Parks, greens, plazas, squares, and playgrounds.” These uses are allowed in Open Space districts, provided that vertical construction is kept to a minimum and, in the opinion of the City Manager, the primary purpose of the land use is not to provide for activity intended for other districts nor to otherwise circumvent this provision and the intent of this zoning UDC and the Comprehensive Plan of Fair Oaks Ranch.

P\* - Permitted as part of a mixed-use development that contains both residential and nonresidential components within a single unified development. The residential component shall not exceed thirty (30) percent of the total area (square feet) of all land uses in the entire single unified development or lot as applicable. A single unified development shall be considered as the area, or lots shown on an approved concept plan. If no concept plan exists, then this maximum residential component percentage shall be calculated per lot. The total area of the land uses in a development calculation shall include the gross area inside all buildings, including all floors, and any outdoor areas associated with land uses (i.e. outdoor dining areas).

Refer to Section 6.7 for additional parking standards.

## Section 4.10 Conditional Uses

### (1) Retail Sales or Service with Drive Through Facility

Retail Service with drive through facility will be governed by design guidelines promulgated by the City or by a design UDC. Until such guidelines are adopted, an applicant will develop plans consistent with the comprehensive plan and submit them to the City for approval by the City Manager (or designee), with appeal to the Zoning Board of Adjustment.

### (2) Alcohol Sales or Liquor Store

Alcohol Sales or Liquor Store is permitted in accordance with Table 4.2 and subject to the following standards:

- a. Alcohol sales shall be prohibited within 300 feet of a church, public or private school.
- b. Method of measurement. The measurement of the distance between the premises and a church, public or private school shall be from the property line of the church, public or private school to the property line of the place of business, and in a direct line across intersections.
- c. This section does not apply to any establishment that is licensed for the sale or consumption of alcoholic beverages at the time a church, public school or private school begins construction or occupancy of a building within 300 feet of the licensed establishment. Nor shall it apply to churches, public schools or private schools that are themselves licensed for the sale or consumption of alcoholic beverages.
- d. This section does not apply to on-premises consumption if less than 50 percent of the gross receipts for the premises is from the sale or service of alcoholic beverages; off-premise consumption if less than 50 percent of the gross receipts for the premises, excluding the sale of items subject to the motor fuels tax, is from the sale or service of alcoholic beverages; or a wholesaler, distributor, brewer, distiller, rectifier, winery, wine bottler or manufacturer as those words are ordinarily used and understood in Chapter 102 of the Texas Alcoholic Beverage Code, as amended.
- e. Alcohol Sales or Liquor Store shall conform to all applicable regulations of the State of Texas, and the applicable County.

### (3) Bed and Breakfast

A bed and breakfast establishment is permitted in accordance with Table 4.2 and subject to the following standards:

- a. A maximum of five guest rooms may be provided in any one bed and breakfast establishment.
- b. No food preparation, except beverages, is allowed within individual guest rooms.
- c. Preparation and service of food for guests shall conform to all applicable regulations of the State of Texas, the applicable County, and the City of Fair Oaks Ranch.
- d. The operator shall keep a current guest register including names, permanent addresses, dates of occupancy and motor vehicle license numbers for all guests.
- e. Bed and breakfast establishments in any residential district shall be subject to the following additional standards:
  - i. The operator of the bed and breakfast must be a full-time resident of the dwelling in which the bed and breakfast establishment is housed.
  - ii. No exterior evidence of the bed and breakfast shall be allowed, except for one attached

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sign which meets the requirements of Chapter 10, Signs. No additional outdoor advertising of any kind is allowed on site.

- iii. There must be adequate parking with one off-street space for every two (2) rooms. All parking areas on property (except driveways) shall be located behind the primary buildings front façade or must be screened from the view of adjacent residences to a height of six (6) feet by a solid masonry screening fence, or an opaque landscaping screen ~~dense shrubs and vegetation~~.

### (4) Entertainment

Entertainment uses are permitted in accordance with Table 4.2 and subject to the following standards:

- a. Outdoor entertainment uses adjacent to a residential district shall not create or permit any unreasonably loud noise which disturbs or causes distress to those residents in the surrounding neighborhoods.
- b. A noise is presumed to be unreasonable if the noise exceeds a decibel level of 85 after the person
- c. making the noise receives notice from the magistrate or peace officer that the noise is a public nuisance.
- d. Entertainment uses that include regular outdoor activities (twice per month or more) involving live or recorded music within 300 feet of a residence; amplified speaking, music, or sound affects; motors operating at high revolution, or other activities considered by a reasonable person likely to create loud or obnoxious noises to the distress of other residents of the City, shall file a plan in writing with the City outlining what standards and procedures will be followed to prevent violation of Conditions a and b.

### (5) Auto Vehicle Related Sales and Service Establishment

An Auto and Vehicle Related Sales and Service Establishment is permitted in accordance with Table 4.2 and subject to the following standards:

- a. Fixed lighting shall be so arranged to prevent direct glare of beams onto any adjacent public or private property or street and be in compliance with the Camp Bullis Joint Land Use Study lighting guidelines and the City of Fair Oaks Ranch lighting guidelines.
- b. Repairs shall be performed only within the principal building on the premises, unless it can be shown to the satisfaction of the City Manager that a separate building containing parts or accessories can achieve the intended aesthetic purpose of this Section.
- c. Screening shall be provided along all lot lines abutting or adjacent to residentially zoned or developed property, to block any view of the use, its operations and stored materials and equipment from all points on such residential property when viewed from ground level.
- d. Outdoor display of vehicles shall be set back a minimum of fifty (50) feet from all lot lines abutting residentially zoned or developed property.
- e. Setback areas shall be configured to prevent access by vehicles.
- f. Open space along the perimeter of the required buffer yard shall be landscaped in accordance with City development regulations.
- g. Portable buildings on site are prohibited.
- h. All automotive parts shall be stored within an enclosed building, and there shall be no open storage

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of dismantled vehicles visible at any point beyond the premises.

- i. All repair or service work requiring six or more consecutive hours (i.e. major repair) shall take place either within an enclosed structure or behind a suitable screening device (Reference section 7.7 Design Standards "Screening Standards").
- j. The bay doors to the garage shall not be oriented toward the public right-of-way.

### (6) Warehouse/ Self-Storage

A self-storage establishment is permitted in accordance with Table 4.2 and subject to the following standards:

- a. No direct glare from any illumination on the site shall be visible from lots in any adjacent residential zoning district, and the site must follow the Camp Bullis Joint Land Use Study lighting guidelines and the lighting regulations of the City of Fair Oaks Ranch.

### (7) Climate Controlled Self-Storage

A climate controlled self-storage establishment is permitted in accordance with Table 4.2 and subject to the following standards:

- a. No direct glare from any illumination on the site shall be visible from lots in any adjacent residential zoning district, and the site must be in compliance with the Camp Bullis Joint Land Use Study lighting guidelines and the lighting regulations of the City of Fair Oaks Ranch.

### (8) Utility Facilities

A utility facility is permitted in accordance with Table 4.2 and subject to the following standards:

- a. Such uses must be accompanied by an eight-foot-high solid screening fence (or alternate material approved in writing by the City Manager or designee) with a gate made of similar material and with landscaping in compliance with Chapter 9, Infrastructure and Public Improvements.
- b. The facility must be secured so as not to pose a threat to the health or safety of human life.
- c. Requirements for Wireless Transmission Facilities found in Chapter 11 are met.

### (9) Childcare

- a. General. Day care use is permitted in accordance with Table 4.2 and subject to the following standards:
  - i. All day care facilities shall meet the minimum state requirements for such facilities and shall be registered with the State of Texas.
  - ii. Day care facilities are permitted subject to state regulations and the restrictions in this section.
  - iii. All child care facilities shall provide at least as much outdoor play area and indoor activity space per child as required by the state for licensed day care centers. All outdoor play areas shall be located behind front building lines and a 6 ft. tall opaque screen shall be provided to screen abutting property that is zoned residential at the time the child care facility is established.
- b. Registered Family Home Child Care. Registered family home child care use is permitted in accordance with Table 4.2 and subject to the following standards:
  - i. Number of children: A family home care facility shall provide regular care to no more



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- than six (6) children under fourteen (14) years of age (as defined by State Regulations), excluding children who are related to the caretaker; may provide care after school hours for not more than six additional elementary school children; provided that the total number of children, including those related to the caretaker, shall not exceed twelve(12) at any given time.
- ii. Number of employees: A family home childcare facility may employ only residents of the premises, including all paid and unpaid care providers.
  - iii. Signs: Signage shall be in accordance with the regulations specified in Section 10.4 of this UDC and for the district in which the facility is located.
  - iv. Separation: Family home care facilities located in residential districts shall be separated from other child care facilities in that district by not less than six hundred (600) feet. Upon the recommendation of the Planning and Zoning Commission, the Council may grant exceptions to this rule upon finding that such exceptions do not contribute to the proliferation of child care facilities within a neighborhood.
- c. Listed Family Home Care. Listed family home child care use is permitted in accordance with Table 4.2 and subject to the following standards, except for permit holders receiving federal subsidies from the Texas Workforce Commission:
- i. Number of children: A listed, nonregistered family home child care, may provide care to up to three (3) children at a time. The list of children cannot exceed (twelve) 12 children including unrelated and related children scheduled to be cared for. Each child must be cared for a minimum of 4 hours a day, three or more days in a week, for three or more consecutive weeks, in the primary caregiver's home.
  - ii. Number of employees: Must meet the Texas Workforce Commission requirements.
  - iii. Signs: Signage shall be in accordance with the regulations specified in Section 10.4 of this UDC and for the district in which the facility is located.
  - iv. Separation: Family home care facilities located in residential districts shall be separated from other child care facilities in that district by not less than six hundred (600) feet. Upon the recommendation of the Planning and Zoning Commission, the Council may grant exceptions to this rule upon finding that such exceptions do not contribute to the proliferation of child care facilities within a neighborhood.
- d. Group Day Care Home. Group day care home use is permitted in accordance with Table 4.2 and subject to the following standards:
- i. Number of Children: A group day care home shall provide regular care for seven to twelve (7-12) children under fourteen (14) years of age for less than twenty-four (24) hours a day.
  - ii. Separation: Group Day Care home care cannot be located in residentially zoned areas.
  - iii. Number of Employees: A maximum of two (2) non-resident employees may work at group day care home.
  - iv. Signs: Signage shall be in accordance with the regulations for the district where the facility is located.
- e. Day Care Center. Day care center use is permitted in accordance with Table 4.2 and subject to the following standards:
- i. Number of children: A day care center shall provide regular care to children under fourteen (14) years of age for less than twenty-four (24) hours a day.
  - ii. Separation: Day Care Centers cannot be located in residentially zoned areas.
  - iii. Off-street parking and loading: Loading zones must be off-street, drive-through and paved to a minimum width of ten (10) feet and a maximum width of twenty (20)

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feet. Loading zones shall have a holding capacity of one vehicle per five hundred (500) square feet of the facility, exclusive of parking spaces, provided that no facility shall be required to have a loading zone with a capacity in excess of six (6) spaces.

### (10) ~~Senior~~ Older Adult Group Home Care

- a. Number of Residents: A Senior Adult Group Home Care shall provide regular live-in care for two to four (2-4) adults that are 55+ in age and must meet the Housing for Older Persons Act (HOPA) law criteria as described in "subsection 16." below.
- b. Separation: Senior Adult Group Home care facilities located in residential districts shall be separated from other Senior Adult Group Home care facilities in that district by not less than six hundred (600) feet. Upon the recommendation of the Planning and Zoning Commission, the Council may grant exceptions to this rule upon finding that such exceptions do not contribute to the proliferation of facilities within a neighborhood.
- c. Number of Employees: A maximum of two (2) non-resident employees may work at Senior Adult Group Home Care home.
- d. Signs: Signage shall be in accordance with the regulations for the district where the facility is located.

### (11) Community Home or Group Home

- a. For the limitation of six or fewer clients, this means six or fewer clients and two authorized supervisory personnel.
- b. A community home or group home must be at least 2,000 feet from other halfway house or inpatient substance abuse treatment facility, measured property line to property line.
- c. A community home or group home must be at least 750 feet from any community home or group home, notwithstanding any additional distance restrictions of Federal, State or local law for moderate and high risk (level 2 and 3) and civil commitment sex offenders, measured property line to property line.
- d. The appearance and residential character of the structure cannot be altered, either through use of colors, materials, construction (excepting provisions for the physically handicapped) and lighting; the emission of sound, noise, vibration and electromagnetic interference; or outdoor storage of any kind.
- e. Signs identifying the property as a community home or group home are prohibited in residential zoning districts.
- f. Vehicles used primarily for the community home or group home (for instance, vans displaying an institution name) must be stored where they cannot be seen from the public right-of-way or adjacent properties when located in a residential zoning district.
- g. Any single-family dwelling unit to be utilized for a community home or group home shall provide as a minimum, the following square footage in each bedroom:
  - i. To house one person per bedroom, the dwelling unit must provide one hundred (100) square feet of space per bedroom utilized for this purpose.
  - ii. To house two or more persons per bedroom, the dwelling unit must provide at least eighty (80) square feet of space per person housed in the bedroom utilized for this purpose. For example, two people would require a one hundred sixty (160) square foot room.
- h. A single-family dwelling unit to be utilized for a community home or group home shall provide as a minimum, one parking space for each bedroom parking, including the

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spaces provided by the garage but not including the parking on public right of way adjacent to the home.

### (12) Manufactured Housing

- a. Mobile Homes may not be installed.
- b. HUD-Code Manufactured Homes may be installed.
- c. No more than four units may be installed on a single lot.

### (13) Funeral Homes

- a. Users seeking a Conditional Use Permit shall file a written plan with the City demonstrating how operations will not adversely impact residential uses within 1000 feet.
- b. All funeral homes must be properly licensed by the Texas Funeral Service Commission.

### (14) Single Family Residential Attached/Duplex/Patio Home

- a. Permitted only on Lots that have current or previous use within the past 365 consecutive days as a single-family attached residential dwelling; or,
- b. Where applicant can demonstrate that the total density of dwelling units within a proposed development is equal to or less than the average density of the zoning district. For the purposes of this Condition, a "development" includes the total number of dwelling units proposed or accounted for in a development agreement, a master drainage plan, or another type of master plan approved by the City. If two or more such plans exist for the property in question, the one with higher total number of dwelling units controls.

### (15) Park Maintenance Facilities

Park maintenance facilities are permitted by right in all zoning districts provided that the following conditional use standards are met:

- i. Permitted only on lots that have current or previous use (within the past 12 months) as a Park maintenance Facility; or
- ii. City approval of a written plan from the user demonstrating how the operations will not adversely impact residential uses within 1,000 feet.

### (16) 55 + Older Community

a. According to the Housing for Older Persons Act (HOPA), each of the 3 criteria below must be met:

- i. 80% of the units/homes must have at least one (1) resident aged 55 or older (80/20 rule).
- ii. The community has to create, publish, and follow policies that show its intent to house residents age 55 and older.
- iii. The community must follow HUD's age verification rules. This can mean enacting procedures to verify a resident's age.

b. A larger scale retirement community would need a PUD or Master Plan to review parking spaces, density, services, amenities, and location of buildings on the lot.

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### Section 6.7 Parking Standards

**Table 6.2 Parking Requirements**

Minimum Off-Street Vehicular Parking Requirement		Additional Criteria
Commercial/Office/ Retail uses	1 space per 300 sq.ft. of usable building area	1. Landscaping within surface parking lots shall meet standards in Section 6.6.  2. A shared parking plan or alternative parking plan
Restaurant uses	1 space per 200 sq.ft. of usable building area	
Restaurant uses	1.5 spaces per each dwelling unit	
Lodging—Hotel/ Motel/ B&B type uses	.75 space per guest room; all other areas, such as conference space shall be parked at 1 space per 300 sq.ft. of usable building area.	may be approved by the City Manager (or designee)  3. On-street parking located along any public street shall not count towards the required off-street parking unless improved and built according to approved cross sections.
Light manufacturing/ Warehouse/ Logistics types uses	1 space per 500 sq.ft. of usable building area	
Civic/ Places of Worship type uses	1 space per 200 sq.ft. of usable building area	
Minimum Bicycle Parking Requirement		
Mixed-use/ Multifamily/ Commercial/Office/ Retail uses	5% of all provided automobile spaces (minimum 2 spaces)	Bicycle Parking shall conform to standards in Section 6.7 (14).