

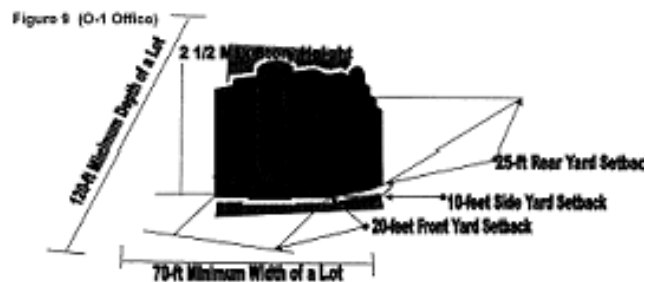
Sec. 15.02.319 "O-1" office district

- (a) *Purpose and description.* The O-1 district is composed mainly of land and structures occupied by, or suitable for, office uses, while excluding offices which are incidental to a primary use. The district regulations are designed to protect the character of the residential areas by regulating unenclosed activities or uses, which could intrude upon the lifestyle of the community through inappropriate lighting, noise, vibration, smoke, dust, or pollutants. The district regulations implement the policies of the master plan by the following:
- (1) Protecting residential areas; and
 - (2) Encouraging the transitional character of certain land parcels by permitting a limited group of office uses that are compatible with adjoining residential properties.
- (b) *Height, area and lot regulations.*
- (1) *Lot area.* Except as hereinafter provided, all structures hereafter erected, enlarged, relocated, reconstructed, or converted, shall be located upon lots containing the following areas: A lot on which there is erected or converted an office shall contain an area of not less than 8,400 square feet for one unit, 10,000 square feet for the first two units and 1,200 square feet for each additional unit.
 - (2) *Lot frontage.* There shall be a minimum frontage of 70 feet along a public right-of-way.
 - (3) *Minimum depth.* Minimum of 120 feet.
 - (4) *Floor space.* None.
 - (5) *Masonry required.* Office buildings shall be constructed of masonry or similar noncombustible materials to the extent of not less than 75 percent of overall exterior walls.
 - (6) *Height.* There shall be a maximum of 2-1/2 stories allowed in the O-1 district.
- (c) *Setback requirements.*
- (1) *Front yard.* There shall be a front yard having a minimum of 20 feet from the property line to the building structure.
 - (2) *Rear yard.* There shall be a rear yard having a minimum of 25 feet from the structure to the rear property line.
 - (3) *Side yard.* There shall be a side yard having a minimum of ten feet from the structure to the side property line.
 - (4) *Corner lot.* On any corner lot on which a front yard is required by this article, no wall, fence or other structure shall be erected and no hedge, shrub, tree or other growth shall be maintained within the triangular area formed by the intersecting street lines and a straight line connecting such street lines at points 25 feet from the point of intersection, measured along such street lines.
 - (5) *Landscaping.* The use of drought tolerant turf grasses, such as zoysia or buffalo tif or combination, or other drought tolerant plantings and hardscape is strongly recommended. Building(s) for which 60 percent or more of the available interior space is used or proposed to be used for office shall provide 20 percent.
 - (6) *Lighting.* All outdoor lighting shall be hooded and all light emissions shielded, and shall be oriented such that light is directed towards the property and does not trespass onto surrounding properties. Lighting facilities shall be arranged so as to reflect the illumination away from any residentially zoned property. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not create a hazard to motorists on any street, alley or other public way. Lights affixed to the buildings shall be mounted no higher than the eaves of said building. Lights affixed to a pole shall be mounted no higher than 40 percent of the distance from the front property line to the main structure.
 - (7) *Nonconforming structures.* The provisions above shall not be applicable to nonconforming dwellings in existence on the date of the adoption thereof or to structures built hereafter on the same lot to

replace such nonconforming structures as may be destroyed by fire, windstorm or other involuntary cause.

- (8) *Public facilities.* Each lot shall be connected to the city's public water and sewer system and shall have appropriate sidewalks and fire protection. See article 10.02 (subdivision ordinance).
- (9) *Outside storage.* There shall be no outside display or storage of any retail merchandise, equipment, or other business related items, all business activities must be conducted within an enclosed structure, there shall be no outside service or repair of any kind or nature, and there shall be no outside entertainment.

Figure 9 (O-1 Office)



(1972 Code, sec. 30.618; 2008 Code, sec. 14.02.319)

Sec. 15.02.320 "B-1" small business district

(a) *Purpose.*

- (1) The B-1 district is composed of land and structures occupied or suitable for such uses as offices, light service, and light retail. B-1 uses are usually located between residential areas and business areas, and there is no outside storage allowed. The district regulations implement the policies of the master plan by 1) protecting and encouraging the transitional character of certain areas by permitting a limited group of uses of an office, service or retail nature to provide goods and services to surrounding residential districts; and 2) protecting surrounding districts by requiring certain minimum yard and area standard requirements that are compatible with those essential in residential districts.
- (2) A B-1 small business is a completely enclosed business not exceeding 3,000 square feet of gross floor area (GFA), where the primary use specifically meets one or more of the following, and no ancillary use conflicts herewith:
 - (A) A retail facility for the purpose of the sale or lease of personal, novelty, or household items, not including the sale of, appliances, firearms, vehicles, vehicle parts, or wholesale items;
 - (B) A repair facility for the purpose of repair or maintenance of personal, novelty, or household items, not including vehicles, machinery, or appliances;
 - (C) A service facility for the purpose of providing a service to surrounding districts, but not including vehicle, cremation, embalming, or any service in which there may be disposal, storage, or use of any federally or state regulated chemical, even if incidental to the primary use.
 - (D) Professional offices.
 - (E) Low density residential uses are allowed in B-1 (small business) districts.

(b) *Height, area and lot regulations.*

- (1) *Structures.* Every building hereafter erected shall be located on a lot as herein defined and in no case shall there be more than one building on one lot in the "R-1", "R-2" or "B-1" districts, or as otherwise provided herein, and in no case shall any building be hereafter erected on more than one lot.
 - (2) *Lot area.* There shall be a minimum area of 8400 square feet.
 - (3) *Lot frontage.* There shall be a minimum frontage of 70 feet along a public right-of-way.
 - (4) *Minimum depth.* There shall be a minimum of 120 feet.
 - (5) *Floor space.* A minimum floor space of 1,200 square feet of heated living space shall be provided in each one-story structure and 1,400 square feet for each two-story structure. In no case shall there be any structure with over 3,000 square feet in the B-1 district.
 - (6) *Masonry required.* A minimum of 75 percent of total overall exterior walls shall be constructed of masonry, or other similar noncombustible materials.
 - (7) *Height.* There shall be a maximum of 2-1/2 stories allowed.
- (c) *Setback requirements.*
- (1) *Front yard.* There shall be a front yard having a minimum of 25 feet from the front property line to the structure.
 - (2) *Rear yard.* There shall be a rear yard of not less than 30 feet from rear property line to rear of main structure.
 - (3) *Side yard.* There shall be a side yard of not less than ten feet from side property line to structure.
 - (4) *Corner lot.* Where lots abut on two intersecting or intercepting streets, where the interior angle of intersection or interception does not exceed 135 degrees, a side yard shall be provided on the street side equal to the front yard.
 - (5) *Reverse frontage.* On corner lots, where interior lots have been platted or sold, fronting on the side street, a side yard shall be provided on the street side equal to the front yard on the lots in the rear. No accessory building on said corner lot shall project beyond the front line of the lots in the rear.
 - (6) *Accessory buildings.* Shall be allowed, but shall be located no closer than five feet from any property line, and must be located in the rear yard. In no case shall an accessory building occupy more than 25 percent of the total open space in the rear yard.
 - (7) *Landscaping.* The use of drought tolerant turf grasses, such as zoysia or buffalo tif or combination, or other drought tolerant plantings and hardscape is strongly recommended. Landscaping shall consist of 20 percent of the street yard. Refer to division 9 of this article, "Landscaping," for other regulations regarding site landscaping requirements.
 - (8) *Lighting.* All outdoor lighting shall be hooded and all light emissions shielded, and shall be oriented such that light is directed towards the property and does not trespass onto surrounding properties. Lighting facilities shall be arranged so as to reflect the illumination away from any residentially zoned property. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not create a hazard to motorists on any street, alley or other public way. Lights affixed to the buildings shall be mounted no higher than the eaves of said building. Lights affixed to a pole shall be mounted no higher than 40 percent of the distance from the front property line to the main structure.
 - (9) *Nonconforming structures.* The provisions of floor space and masonry above shall not be applicable to nonconforming structures in existence on the date of the adoption thereof or to structures built hereafter on the same lot to replace such nonconforming structures as may be destroyed by fire, windstorm or other involuntary cause.
 - (10) *Parking.* Refer to parking table and site requirements.
 - (11) *Public facilities.* Each lot shall be connected to the city's public water and sewer system, and shall have appropriate sidewalks and fire protection. See article 10.02 (subdivision ordinance).

- (12) *Outside storage.* There shall be no outside display or storage of any retail merchandise, equipment, or other business related items, all business activities must be conducted within an enclosed structure, there shall be no outside service or repair of any kind or nature, and there shall be no outside entertainment.

Figure 10 (B-1 Small Business)



(1972 Code, sec. 30.619; 2008 Code, sec. 14.02.320)

Sec. 15.02.321 "B-2" retail district

(a) *Purpose and description.*

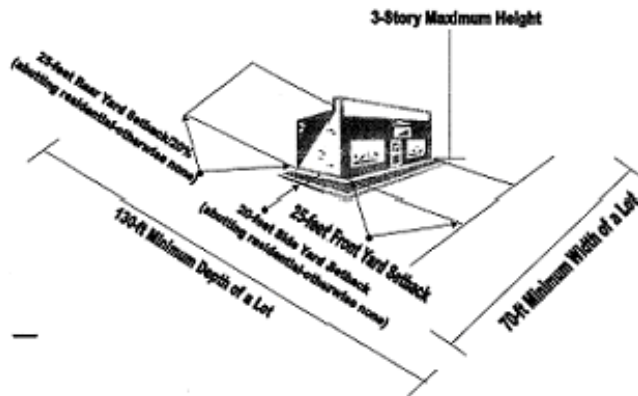
- (1) The B-2 district is composed of land and structures occupied by or suitable for the furnishing of retail goods and services to surrounding residential areas. The B-2 district is intended to allow a limited amount of outside storage of retail merchandise. The district regulations implement the policies of the master plan by 1) promoting the offering of goods and services which are appropriate for surrounding business districts; 2) protecting surrounding residential districts by requiring certain minimum yard and area standards are met; 3) encouraging economic viability and stability within the city.
- (2) A general description of a "B-2" retail use is a business where the primary use specifically meets one or more of the following, and no ancillary use conflicts herewith:
 - (A) A retail facility the purpose of which is the sale or lease of personal, novelty, food, alcohol or household items, not including the sale or lease of vehicles, firearms, or wholesale items, with incidental alcohol consumption allowed on-site;
 - (B) A repair facility the purpose of which is the repair or maintenance of personal, novelty, or household items, including minor appliances, but not including vehicles, machinery or major appliances; and/or
 - (C) A service facility the purpose of which is providing a service to surrounding districts, including food services if incidental to the primary use, but not including vehicle, cremation, embalming, or any service in which there may be disposal, storage, or use of any federally or state regulated chemical, even if incidental to the primary use.

(b) *Outside storage regulations.*

- (1) There shall be no outside storage of any retail or nonretail merchandise, equipment, or other business related items, specifically including six or more business related vehicles and/or any customer vehicles which remain on the property beyond the normal business hours of operation.

- (2) A limited amount of outside display is allowed in the B-2 district, including display of plants for sale, display of lawn furnishings for sale, and occasional display of new goods for sale. These items are to be on display for retail purposes only, and shall only be displayed at such times as the store is actually open for business;
 - (3) There shall be no outside service or repair allowed in the B-2 district, except for food services, and alcohol services if ancillary to food services, but these must meet the requirements of article 3.05 of the Leon Valley City Code regarding screening requirements.
- (c) *Height, area and lot requirements.*
- (1) *Lot area.* There shall be a minimum area of 9,000 square feet.
 - (2) *Lot frontage.* There shall be a minimum frontage of 70 feet along a public right-of-way.
 - (3) *Minimum depth.* There shall be a minimum of 130 feet.
 - (4) *Masonry required.* None.
 - (5) *Height.* There shall be a maximum of three stories allowed.
- (d) *Setback requirements.*
- (1) *Front yard.* There shall be a front yard having a minimum of 25 feet from the front property line to the structure.
 - (2) *Rear yard.* None, except in those instances where the retail lot adjoins residential zoning to the rear, a rear yard of 25 feet or 20 percent of the average depth of the lot (whichever is less) shall be provided. In both cases, if the two districts are separated by an alley, said alley is not to be used for purposes of calculating the required setback and the building setbacks are required as if the lots adjoined the residential zoning district.
 - (3) *Side yard.* None, except in those instances where the property adjoins a residential property to the side, then a side yard of 20 feet shall be provided.
 - (4) *Corner lot.* Where lots abut on two intersecting or intercepting streets, where the interior angle of intersection or interception does not exceed 135 degrees, a side yard shall be provided on the street side of 20 feet.
 - (5) *Landscaping.* The use of drought tolerant turf grasses, such as zoysia or buffalo tif or combination, or other drought tolerant plantings and hardscape is strongly recommended. Landscaping shall consist of 20 percent of the street yard. Refer to landscaping section (section 15.02.501) for other regulations regarding site landscaping requirements.
 - (6) *Lighting.* All outdoor lighting shall be hooded and all light emissions shielded, and shall be oriented such that light is directed towards the property and does not trespass onto surrounding properties. Lighting facilities shall be arranged so as to reflect the illumination away from any residentially zoned property. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not create a hazard to motorists on any street, alley or other public way.
 - (7) *Parking.* Refer to parking table for site parking requirements.
 - (8) *Public facilities.* Each lot shall be connected to the city's public water and sewer system, and shall have appropriate sidewalks and fire protection. See article 10.02 (subdivision ordinance).
 - (9) *Nonconforming structures.* The provisions of floor space and masonry above shall not be applicable to nonconforming structures in existence on the date of the adoption thereof or to structures built hereafter on the same lot to replace such nonconforming structures as may be destroyed by fire, windstorm or other involuntary cause.

Figure 11 (B-2 Retail)



(1972 Code, sec. 30.620; 2008 Code, sec. 14.02.321)

Sec. 15.02.322 "B-3" commercial district

(a) Purpose and description.

- (1) The B-3 district is composed of land and structures used to furnish commercial needs, wholesale services, and some light assembling of goods, in addition to most of the uses found in the B-2 district. The B-3 district regulations are designed to protect the character of the residential areas by regulating unenclosed activities or uses, which could intrude upon the lifestyle of the community through inappropriate lighting, noise, vibration, smoke, dust, or pollutants. The district regulations implement the policies of the master plan by 1) permitting the development of districts for the purpose of providing commercial and wholesale uses; 2) protecting surrounding and abutting areas by requiring certain minimum yard and area standards are met; and 3) encouraging economic viability and stability in the city.
- (2) A B-3 use is a business where the primary use specifically meets one or more of the following, and no ancillary use conflicts herewith:
 - (A) A retail facility the purpose of which is the sale or lease of personal, novelty, food, household, or business items, including wholesale;
 - (B) A repair facility the purpose of which is the repair or maintenance of personal, novelty, or household items, including appliances and vehicles; and/or
 - (C) A service facility the purpose of which is providing a service to surrounding districts.
 - (D) Although it may occur in certain instances, it is not intended that the B-3 district abut R-1, R-2, R-4 or R-6 districts.

(b) Outside storage regulations.

- (1) Outside display of retail merchandise is allowed in a B-3 district.
- (2) Outside storage of retail merchandise is allowed in a B-3 district only if such merchandise is screened in accordance with article 3.05 of the Leon Valley City Code.
- (3) Outside storage of nonretail equipment, vehicles, including the vehicles of any customers which remain on the property beyond the normal hours of operation, or other business related items, or any hazardous or toxic chemicals or substances shall be allowed in the B-3 district, only with a specific use permit.

- (4) A limited amount of outside repair or service is allowed in the B-3 district, but only with a specific use permit, except that food services shall not require a specific use permit, however, they must meet the requirements of article 3.05 of the Leon Valley City Code regarding screening requirements.

(c) *Lot requirements.*

- (1) *Lot area.* There shall be a minimum lot area of 9,100 square feet.
- (2) *Lot frontage.* There shall be a minimum frontage of 70 feet along a public right-of-way.
- (3) *Minimum depth.* There shall be a minimum of 130 feet.
- (4) *Masonry required.* None.
- (5) *Height.* None.

(d) *Setback requirements.*

- (1) *Front yard.* There shall be a front yard having a minimum of 25 feet from the front property line to the structure.
- (2) *Rear yard.* None, except in those instances where the retail lot adjoins residential zoning to the rear, a rear yard of 25 feet or 20 percent of the average depth of the lot (whichever is less) shall be provided. In both cases, if the two districts are separated by an alley, said alley is not to be used for purposes of calculating the required setback and the building setbacks are required as if the lots adjoined the residential zoning district.
- (3) *Side yard.* None, except in those instances where the property adjoins a residential property to the side, then a side yard of 20 feet shall be provided.
- (4) *Corner lot.* Where lots abut on two intersecting or intercepting streets, where the interior angle of intersection or interception does not exceed 135 degrees, a side yard shall be provided on the street side of 20 feet.
- (5) *Landscaping.* The use of drought tolerant turf grasses, such as zoysia or buffalo tif or combination, or other drought tolerant plantings and hardscape is strongly recommended. Landscaping shall consist of 20 percent of the street yard. Refer to landscaping section (section 15.02.501) for other regulations regarding site landscaping requirements.
- (6) *Lighting.* All outdoor lighting shall be hooded and all light emissions shielded, and shall be oriented such that light is directed towards the property and does not trespass onto surrounding properties. Lighting facilities shall be arranged so as to reflect the illumination away from any residentially zoned property. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not create a hazard to motorists on any street, alley or other public way.
- (7) *Parking.* Refer to parking table for site parking requirements.
- (8) *Public facilities.* Each lot shall be connected to the city's public water and sewer system, and shall have appropriate sidewalks and fire protection. See article 10.02 (subdivision ordinance).
- (9) *Nonconforming structures.* The provisions of floor space and masonry above shall not be applicable to nonconforming structures in existence on the date of the adoption thereof or to structures built hereafter on the same lot to replace such nonconforming structures as may be destroyed by fire, windstorm or other involuntary cause.

Figure 12 (B-3 Commercial)



(1972 Code, sec. 30.621; 2008 Code, sec. 14.02.322)

Sec. 15.02.323 "I-1" industrial district

(a) *Purpose and description.*

- (1) The I-1 district is composed of land and structures used for assembling, manufacturing or wholesaling where the use and its operation do not affect abutting and/or surrounding uses. The district regulations are designed to allow a wide range of industrial activities subject to limitations designed for mutual protection of land use. The I-1 district includes retail and commercial uses; however, I-1 districts are to be separated from residential areas by business areas or natural and/or man-made barriers. The district regulations implement the policies of the master plan by 1) protecting the character of the business and residential areas by regulating unenclosed activities or uses, which could intrude upon the lifestyle of the community through inappropriate lighting, noise, vibration, smoke, dust, or pollutants; 2) encouraging economic viability and stability in the city.
- (2) An I-1 business is a business where the primary use specifically meets one or more of the following, and no ancillary use conflicts herewith:
 - (A) A repair facility the purpose of which is the repair and maintenance of goods, including vehicles;
 - (B) A service facility the purpose of which is providing a service to surrounding districts including vehicle and alcohol services; and/or
 - (C) A facility the purpose of which is the assembling, manufacturing, compounding, processing, packaging or testing of goods or equipment within an enclosed area, serviced by trucks or vans and imposing a negligible impact on the surrounding environment by noise, vibration, smoke, dust or pollutants.

(b) *Outside display and storage regulations.*

- (1) Outside display of retail merchandise is allowed in an I-1 district.
- (2) Outside storage of retail merchandise is allowed in an I-1 district only if such merchandise is screened in accordance with article 3.05 of the Leon Valley City Code.
- (3) Outside storage of nonretail equipment, vehicles, or other business related items, shall be allowed as long as the requirements of article 3.05 of this Code are met.
- (4) Any business activity not conducted in an enclosed structure must have appropriate screening, as required by article 3.05 of the Leon Valley City Code.

(c) *Lot requirements.*

- (1) *Lot area.* There shall be a minimum area of 10,500 square feet.
- (2) *Lot frontage.* There shall be a minimum frontage of 70 feet along a public right-of-way.
- (3) *Minimum depth.* There shall be a minimum of 150 feet in depth of the lot.

- (4) *Masonry required.* None.
- (5) *Height.* No limit to height in this district.
- (d) *Setback requirements.*
 - (1) *Front yard.* There shall be a front yard having a minimum of 25 feet from the front property line to the structure.
 - (2) *Rear yard.* None, except in those instances where the retail lot adjoins residential zoning to the rear, a rear yard of 25 feet or 20 percent of the average depth of the lot (whichever is less) shall be provided. In both cases, if the two districts are separated by an alley, said alley is not to be used for purposes of calculating the required setback and the building setbacks are required as if the lots adjoined the residential zoning district.
 - (3) *Side yard.* None, except in those instances where the property adjoins a residential property to the side, then a side yard of 20 feet shall be provided.
 - (4) *Corner lot.* Where lots abut on two intersecting or intercepting streets, where the interior angle of intersection or interception does not exceed 135 degrees, a side yard shall be provided on the street side of 20 feet.
 - (5) *Landscaping.* The use of drought tolerant turf grasses, such as zoysia or buffalo tif or combination, or other drought tolerant plantings and hardscape is strongly recommended. Landscaping shall consist of 12 percent of the street yard. Refer to landscaping section (section 15.02.501) for other regulations regarding site landscaping requirements.
 - (6) *Lighting.* All outdoor lighting shall be hooded and all light emissions shielded, and shall be oriented such that light is directed towards the property and does not trespass onto surrounding properties. Lighting facilities shall be arranged so as to reflect the illumination away from any residentially zoned property. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not create a hazard to motorists on any street, alley or other public way.
 - (7) *Parking.* Refer to parking table and regulations for site parking requirements.
 - (8) *Public facilities.* Each lot shall be connected to the city's public water and sewer system, and shall have appropriate sidewalks and fire protection. See article 10.02 (subdivision ordinance).
 - (9) *Nonconforming structures.* The provisions of floor space and masonry above shall not be applicable to nonconforming structures in existence on the date of the adoption thereof or to structures built hereafter on the same lot to replace such nonconforming structures as may be destroyed by fire, windstorm or other involuntary cause.

Figure 13 (I-1 Industrial)



(1972 Code, sec. 30.622; 2008 Code, sec. 14.02.323)