

Section 28A. HGT Historic Grapevine Township District

PURPOSE: The HGT Historic Grapevine Township District is established to accommodate limited commercial and residential uses in the historically significant original town of Grapevine area which is bounded approximately by Northwest Highway, Ball Street, Cotton Belt Rail Road, Austin and Wood Street. The Master Plan designates portions of the Original Town of Grapevine as a special planning area to preserve the historical integrity and encourage a mixture of uses that reflect the spirit of the original township. The HGT District acknowledges the changing development trends and needs of this significant area while preserving its' historic character. The limited commercial uses in the Historic Grapevine Township District are intended to allow the mixture of single family residential uses with limitations of compatible non-residential uses permitted as a conditional use.

USES GENERALLY: In a HGT Historic Grapevine Township District no land shall be used and no building shall be erected for or converted to any use other than as hereinafter provided.

- A. **PERMITTED USES:** The following uses shall be permitted as principal uses. All permitted uses listed shall be within a completely enclosed building or structure.
1. Single Family Residential.
 2. Churches
- B. **SECONDARY USES:** The following uses shall be permitted as secondary uses in a HGT Historic Grapevine Township District provided that none shall be a source of income to the owner or user of the principal structure.
1. Off-street parking in conjunction with any permitted use in this district. The off-street parking areas shall be separated from said lot by a blind fence or wall at least six (6) feet high. The blind fence requirement may be waived by City Council after receiving a recommendation from the Historic Preservation Commission.
 2. Signs advertising uses on the premises, in accordance with Section 60 of this Ordinance. *(Note: changes to Section 60 allow only ground signs)*
 3. Mechanical and electrical equipment, including air conditioning units, shall be designed, installed and operated to minimize noise impact on surrounding property. All such equipment shall be screened from public view.
 4. Outdoor refuse storage areas shall be landscaped and screened in accordance with Section 50.B.3. Outdoor refuse storage areas shall not be located between the front of the building and any right-of-way.

5. Living quarters in conjunction with uses permitted in Section 28A.A. and 28A.C.
- C. **CONDITIONAL USES:** The following uses may be permitted provided the building or structures approved with the conditional use permit are (1) historic building, defined by the National Register of Historic Places and/or the Historic Preservation Commission as a “contributing” building or structure to the historic district, or (2) new or rehabilitated building that has been approved by the Historic Preservation Commission as compatible with the historic district. These compatible buildings would not be contributing to the National Register district (because they are not “historic”) but they will be visually compatible with the neighborhood, provided they meet the provisions of, and a Conditional Use Permit is issued pursuant to, Section 48 of the Ordinance.
1. Bed and Breakfast facility.
 2. Wine tasting facility with alcoholic beverage sales with on-premise and off-premise consumption provided a special permit is issued in accordance with Section 42.B. of the ordinance. All alcoholic beverage sales shall be consistent with the Texas Alcoholic Beverage Code.
 3. Any use allowed within this district with outdoor speakers.
- D. **LIMITATION OF USES:**
1. All activities of permitted uses except automobile parking lots, shall be conducted entirely within a completely enclosed building.
 2. The hours of operation for all uses provided for in Section 28A.C., with the exception of Section 28A.C.1., shall be limited to between the hours of 7:00 a.m. to 7:00 p.m.
- E. **PLAN REQUIREMENTS:** No application for a building permit for construction or alteration of a principal or secondary building or exterior alteration to a principal or secondary building shall be approved unless:
1. A Plat meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County.
 2. A Concept Plan meeting the requirements of Section 45 with a recommendation from the Historic Preservation Commission. The Commission may require additional criteria to ensure the historic integrity of the area. A floor plan indicating the maximum occupancy shall be required in conjunction with the concept plan.
 3. A Site Plan meeting the requirements of Section 47 has been approved.

Such Site Plan shall be approved by the Historic Preservation Commission. The Commission may require additional criteria to ensure the historic integrity of the area. A floor plan indicating the maximum occupancy shall be required in conjunction with the site plan. Building permit requests for alteration to a principal or secondary structure with no addition to the structure, requirements of Section 47.E.1.b.3. (14), (16) - (19) and (21) - (23) shall not be required.

4. A Landscape Plan is required of the required front yard setback, unless already in existence, except for single family residences.

F. **DENSITY REQUIREMENTS:** The following bulk and intensity of use requirements shall apply.

1. **LOT SIZE** - Subdividing an existing lot into two or more lots is not permitted except for the purpose of correcting the Tarrant Appraisal District maps on tracts that were noted as part of lots or tracts, or tracts that are unplatted. Any lot or tract platted shall be a minimum of seventy five hundred (7500) square feet except that a lot having less than herein required which was an official "lot of record" prior to the adoption of this ordinance may be used for permitted use or conditional use in the HGT District. No lot existing at the time of passage of this ordinance shall be reduced in area below seventy five hundred (7500) square feet.
2. **MAXIMUM DISTRICT SIZE** - None required.
3. **MINIMUM OPEN SPACE** - The established front yard as determined by the existing structure or by adjacent development.
4. **MAXIMUM BUILDING COVERAGE** - None required.
5. **MAXIMUM IMPERVIOUS SURFACE** - None required.

G. **AREA REGULATIONS:** The following minimum standards shall be required:

1. **LOT WIDTH** - Every lot shall have a minimum width of twenty (20) feet.
2. **LOT DEPTH** - None required.
3. **FRONT YARD** - Every lot shall have a front yard setback as established by the existing building or by the adjacent development and shall be utilized as a landscaped setback area. Front yards shall not be used for any building, structure, fence, wall or storage area, except that signs may be permitted in this area. Front yards shall be landscaped with grass, shrubbery, vines or trees, and no part shall be paved or surfaced except for minimum access, driveways, and sidewalks in accordance with Section 53 of this Ordinance.

4. SIDE YARDS - Every lot shall have two (2) side yards each of which shall not be less than six (6) feet in width. For lots which are currently developed, the minimum side yard requirement will be equivalent to the side yard which is already established.
5. REAR YARD - None required.
6. DISTANCE BETWEEN BUILDINGS - None required.

H. BUFFER AREA REGULATIONS:

1. BUFFER AND SCREENING REQUIREMENTS: Whenever a HGT District abuts a residential district, a wall, fence, or berm at least six (6) feet in height, shall be erected to effectively screen the HGT District from the residential area. The wall, fence or berm requirement may be waived by City Council after receiving a recommendation from the Historic Preservation Commission.
2. ADDITIONAL SCREENING, FENCING AND LANDSCAPING: The Planning and Zoning Commission may recommend, and the City Council may require, additional buffering, screening, fencing and landscaping requirements on any zone change, conditional use or special use case or concept plan in addition to or in lieu of buffering, screening, fencing, or landscaping requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such methods in order to protect such property, and to further provide protection for the general health, welfare, and morals of the community in general.

I. HEIGHT:

1. No principal structure shall be erected or altered to a height exceeding two (2) stories or thirty-five (35) feet.
2. No secondary structure shall be erected or altered to a height exceeding fifteen (15) feet.

J. LANDSCAPING REQUIREMENTS: The established front yard as determined by the existing development or by adjacent development shall be landscaped.

K. OFF-STREET PARKING AND LOADING: Due to the development nature of the HGT District, it is recognized that conventional off-street parking, loading, and development standards required by Section 56, 57, and 58 of the Appendix D Zoning Ordinance for individual lots may be difficult to provide. Any new uses proposed in the HGT District may present a plan for a parking lot the Planning and Zoning Commission; and the Planning and Zoning Commission may establish

different amounts and methods established in off-street parking to be provided for this District.

- L. MASONRY REQUIREMENTS: None required.
- M. DESIGN REQUIREMENTS: The following design requirements shall apply in the HGT District:
 - 1. No outdoor storage, except for refuse disposal, shall be permitted. Refuse disposal areas shall be landscaped or screened from view.
 - 2. Mechanical and electrical equipment, including air conditioning units, shall be designed, installed and operated to minimize noise impact on surrounding property. All such equipment shall be screened from public view.
 - 3. Lighting shall be designed to reflect away from any adjacent residential area.
 - 4. Driveways in the HGT District for both residential and non-residential uses shall be developed in accordance with the residential drive requirements of Chapter 20, Article III, Sidewalks and Driveways, of the Grapevine Code of Ordinances.