

City of Coleman, Texas

Zoning Ordinance Changes for Downtown District

Exhibit A

All text which is underlined denotes addition of new text. All text which is ~~stricken through~~ denotes removal of existing text. All other text is existing, unchanged text. Any existing text which has been omitted shall be considered unchanged. All text which is both between braces { } and *italicized*, is for document organization and reference only and is not intended to be adopted. The City of Coleman Zoning Ordinance No. 1072 as amended is hereby amended as follows:

{Amend Article 3, Section 3.01 to add Downtown District:}

Section 3.01 Zoning Districts Identified

The City of Coleman, Texas, is hereby divided into zoning districts as listed in the section.

ABBREVIATED DESIGNATION

ZONING DISTRICT NAME

A	Agricultural District
SF-E	Single Family Residential District - Estate
SF-1	Single Family Residential District - 1
SF-2	Single Family Residential District - 2
TF	Two Family Residential (Duplex) District
MH-1	Manufactured Home District
MH-2	Manufactured Home Park District
MF	Multifamily District
C-1	Commercial District - Office, Light Retail, and Neighborhood Services
C-2	Commercial District - General
<u>DT</u>	<u>Downtown District</u>

M-1	Manufacturing/Industrial District - Light
M-2	Manufacturing/Industrial District - Heavy
PD	Planned Development District
FP	Flood Plain District

{Amend table in Article 9, Section 9.02 .2 to add Downtown District bulk regulations}

Standard	C-1	C-2	<u>DT</u>	C-3	M1	M2
Maximum Height (ft)	35	-	<u>70</u>	-	-	-
Minimum Lot Area (sq.ft)	6,000	6,000	<u>1,200</u>	6,000	6,000	6,000
Minimum Lot Width (ft)	50	50	<u>N/A</u>	50	50	50
Minimum Lot Depth (ft)	80	80	<u>N/A</u>	80	80	80
Minimum Front Yard (ft)	25	25	<u>0</u>	25	25	25
<u>Maximum Front Yard (ft)</u>	<u>N/A</u>	<u>N/A</u>	<u>10</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Minimum Side/Rear Yard (ft)	10	10	<u>0</u>	10	10	10

{Amend Section 9.02.2 to add a new column and two new rows, as shown below:}

Standard	<u>DT</u>
Maximum Height (ft)	<u>5 stories/70 ft</u>
Minimum Lot Area (sq.ft.)	<u>1,200 sf</u>
Minimum Lot Width (ft)	<u>=</u>
Minimum Lot Depth (ft)	<u>=</u>
Minimum Front Yard (ft)	<u>0 ft</u>
Minimum Side/Rear Yard (ft)	<u>0 ft</u>
Maximum Front Yard (ft)	<u>10 ft</u>
Maximum Impervious Cover	<u>100%</u>
Maximum Floor Area Ratio (FAR)	<u>None</u>

{Amend Article 3, Section 3.02 to add "Downtown District"}

DT -- Downtown District

1. GENERAL PURPOSE AND DESCRIPTION:

The Downtown (DT) District is a mixed-use district established to provide opportunities for the use of substantial land areas and buildings within the city that have unique qualities associated with the history and culture of the area and its people. Reduced setbacks and parking requirements are provided as part of this district due to physical restraints. Preservation of existing buildings is encouraged to promote the history and culture of the community.

2. PERMITTED USES:

- (1) The following uses are allowed by right within this district:
 - a. Bed and Breakfast Inn
 - b. Boarding/Rooming House
 - c. Multiple family residence
 - d. Museum or art gallery
 - e. Church, rectory, or place of worship
 - f. Fraternal organization or civic club
 - g. Clinic, medical or dental
 - h. Day care center
 - i. Hospital
 - j. Philanthropic, charitable or non-profit organization
 - k. Accessory building or structure (commercial)
 - l. Home occupation
 - m. Amusement, commercial (indoor)
 - n. Theater (indoor)
 - o. Park, playground (public)
 - p. Studio (photographer, musician, artist)
 - q. Automatic Teller Machine (ATM)
 - r. Barber shop
 - s. Beauty shop
 - t. Specialty schools
 - u. Hotel or motel
 - v. Personal service shop
 - w. Print shop
 - x. Bank, savings and loan, credit union
 - y. Clinic, medical or dental
 - z. Office, professional or general administrative
 - aa. Studio for radio or television
 - bb. Furniture, appliance store
 - cc. Storage and repair of furniture and appliances (indoor)
 - dd. Baker and confectionery, retail sales
 - ee. Convenience store (without gasoline sales)

- ff. Garden center (retail sales), no outside storage
 - gg. General merchandise store, less than 12,000 square feet
 - hh. Food store, grocery store, less than 12,000 square feet
 - ii. Pawn shop
 - jj. Pet shop
 - kk. Pharmacy
 - ll. Restaurant, without drive-in or drive-through service
 - mm. Second hand store, furniture/clothing
 - nn. Auto parts sales (indoor), no repair bays
 - oo. Parking lot or parking garage, automobile
 - pp. Fire station
 - qq. Police station
 - rr. Public or private franchised utility
 - ss. Governmental office building
 - tt. Post office, government and private
 - uu. Sewage pumping station
 - vv. Utility distribution line
 - ww. Water pumping station or well
 - xx. Water storage, elevated or ground
- (2) The following uses are permitted by Special Use:
- a. Feed and farm supply (inside sales/storage)
 - b. Single family dwelling (all types)
 - c. Cemetery or mausoleum
 - d. College or university
 - e. Community home
 - f. Animal shelter
 - g. Rest home or nursing home
 - h. Retirement housing
 - i. School (all types)
 - j. Rehabilitation care or facility
 - k. Accessory dwelling
 - l. Caretaker or security residence
 - m. Flea market
 - n. Club, private
 - o. Funeral home
 - p. Radio, TV, or microwave tower, commercial
 - q. General merchandise store, 12,000 square feet or greater
 - r. Food store, grocery store, 12,000 square feet or greater
 - s. Electrical substation
 - t. Electrical transmission line
 - u. Gas transmission line
 - v. Plumbing, heating, refrigeration, or air conditioning business
 - w. Taxidermist
 - x. Drive-through facilities
- (3) The following uses are permitted as temporary uses:
- a. Contractor's temporary on-site construction office
- (4) All uses not referenced above shall not be permitted.

- (5) Recreational vehicles, travel trailers, motor homes or temporary buildings may not be used for on-site dwelling, storage or permanent nonresidential purposes (including permitted food vendors).

3. SPECIAL REQUIREMENTS:

- (1) **Driveway Spacing** (i.e., distance between driveways, measured edge-to-edge):
 - a. Arterial street – One driveway per two hundred (200) linear feet of frontage
 - b. Collector street – One driveway per one hundred (100) linear feet of frontage
 - c. Local street – One driveway per fifty (50) linear feet of frontage
- (2) **Encroachments into ROW** - Encroachments into the public right-of-way of awnings, canopies, furniture, fencing, landscaping, or other such structures or features, shall only be allowed upon approval by the City Manager, or designee, and may be approved with conditions, including requirements for insurance, indemnity agreements, and any other conditions deemed necessary. An unfavorable decision by the City Manager or designee may be appealed to the City Council if requested in writing within 30 days of the decision.
- (3) **Temporary Outdoor Retail Sales** – Temporary outdoor retail sales, which involves the outside display of merchandise and seasonal items, shall be limited to the following:
 - a. Shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
 - b. Temporary outdoor retail sales may extend into public right-of-way provided that it is placed adjacent to the storefront and does not impede the pedestrian path and maintains at least 36” of unobstructed sidewalk.
 - c. All outside display items shall be removed at the end of business each day.
 - d. All merchandise shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
 - e. Shall not occupy any of the fire lanes or parking spaces that are required by this Ordinance for the primary use(s) of the property.
- (4) **Outdoor storage** – Outdoor storage, other than temporary retail display, is prohibited in this district.
- (5) **Outdoor seating** – Outdoor seating is permitted, provided that all outdoor seating extending into the public right-of-way shall be placed adjacent to the storefront, does not impede the pedestrian path and maintains at least 36” of unobstructed sidewalk.

- (6) **Lighting** – All exterior lighting shall comply with the following:
- a. All luminaries located properties shall be downward facing designed so that the light source (bulb or lamp) is completely shielded from direct view at a point six (6) feet above grade on the lot line.
 - b. Shielded and cutoff light sources should be used to minimize light trespass onto adjacent properties.
 - c. Wall or roof lighting may be used to illuminate the pedestrian walkways, entrance areas and yard areas within thirty (30) feet of the building.
 - d. Light levels shall not be greater than 0.5 foot-candle at the property lines of the development except for public or private streetlights or wall or roof lighting used to illuminate sidewalks or pedestrian walkways.
 - e. Lighting shall have a color temperature of no more than 4000 Kelvins.
- (7) **Parking Requirements** – Off-street parking shall not be required for uses within this district, with the exception of multifamily apartments with greater than 10 dwelling units or hotel and similar uses with over 10 rooms. Multifamily apartments and hotels (and similar uses) with over 10 rooms shall provide off-street parking at a ratio of 1 space per dwelling unit/room.
- (8) **Sign Regulations** –
- a. Freestanding signs shall not be permitted.
 - b. Token or hanging signs are permitted so long as the vertical clearance of the sign over a pedestrian way is a minimum of 8 feet and the sign does not extend over a roadway, driveway, or parking area.