

GRAYSON COUNTY

LAKE RAY ROBERTS

LAND USE ORDINANCE

2-17-98

GRAYSON COUNTY LAKE RAY ROBERTS LAND USE ORDINANCE

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PREAMBLE
GRAYSON COUNTY LAKE RAY ROBERTS LAND USE ORDINANCE
COUNTY OF GRAYSON, TEXAS

An ordinance establishing zoning districts, regulating the height and size of buildings and other structures and the maximum building coverage, the size of yards and of other open spaces, the density of population, the location and uses of buildings, structures, and land for trade, recreation, commerce, residence or other purposes and the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land within such district; providing for off street parking; adopting a zoning map showing the actual location of such districts; providing for a method of enforcement, for a certificate of approval and compliance, for the interpretation of the ordinance; defining certain words; for penalties; for amendments and changes; repealing conflicting regulations and providing a saving clause.

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ARTICLE I

GENERAL PROVISIONS

SECTION 1.01 PURPOSE AND OBJECT OF THE ORDINANCE

The zoning regulations and districts as herein established, have been made for the purpose of promoting health, recreation, safety, morals, and the general welfare of the County of Grayson. They have been designed to lessen congestion in the streets, to secure safety from fire, panic and other danger, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements. They have been made with reasonable consideration, among other things for the character of the district and for its peculiar suitability for particular uses, and with a view of conserving the value of the buildings and land and encouraging the most appropriate uses of the land within the Lake Ray Roberts area and the County of Grayson, Texas, subject to the provisions of the ordinance.

SECTION 1.02 AUTHORITY OF THE ZONING ORDINANCE

Pursuant to the exercise of their local authority granted by the State of Texas by the enactment in 1987 of Senate House Bill 753, the voters of Texas have elected to require the establishment of a Zoning Ordinance as stipulated in Article I.

SECTION 1.03 JURISDICTION

This ordinance shall govern any and all buildings, structures and land located within the area bounded by the shoreline of Lake Ray Roberts at its take line elevation of six hundred and forty-five feet mean sea level (645 MSL) and a line five thousand feet (5,000) from and following along said take line except any land lying within the corporate limits of an incorporated municipality.

SECTION 1.04 COMPLIANCE REQUIRED

All land, buildings, structures or appurtenances thereon located within the jurisdiction of the Grayson County Lake Ray Roberts Land Use Ordinance, Grayson County, Texas, which are hereafter occupied, used, erected, altered, removed, demolished, rebuilt, replaced or converted shall be used, removed, placed and erected in conformance with the zoning regulation prescribed for the

zoning district in which such land or building is located as hereinafter provided.

SECTION 1.05 ZONING DISTRICTS ESTABLISHED

All land lying within the jurisdiction of this ordinance may be divided into the following zoning districts. The regulation as set out herein are uniform throughout each district. The zoning districts established shall be known as:

<u>Abbreviated Designation</u>	<u>(Zoning District)</u>
AG	Agricultural District
R-1	Residential Estates
R-2	Medium density residential
PD	Planned Development
RS/CM	Recreational Service District/Commercial

SECTION 1.06 ZONING DISTRICT MAP

The boundaries of the zoning districts set out herein are delineated upon the zoning district map of Lake Ray Roberts, Grayson County, Texas, said map being a part of this ordinance fully as if the same were set forth herein in detail. Two (2) original, official and identical copies of the Zoning District Map are hereby adopted bearing the signature of the County Judge and Chairman of the Grayson County Lake Ray Roberts Planning and Zoning Commission, herein after, referred to as the Planning and Zoning Commission, and attestation of the County Clerk and shall be filed and maintained as follows:

1. The original map shall be filed with the County Clerk and retained as the original record and shall not be changed in any manner.
2. One copy shall be filed with the Planning and Zoning Commission, at the Commissioners Court, for reference purposes and shall be maintained up to date by indicating thereon all changes and subsequent amendments.
3. It shall be the duty of the Chairman of the Planning and Zoning Commission to cause the official Zoning map to be kept current and the copies thereof, herein provided for, by entering on such maps any changes which the Commissioners Court may, from time to time, order by amendments to the Zoning Ordinance and map.

4. The County Clerk, upon adoption of this ordinance, shall affix a certificate identifying the map in his office as the official Lake Ray Roberts, Grayson County, Texas, Zoning Map. He shall likewise officially identify the copy directed to be kept by the Commissioners Court.
5. Reproduction for information purposes may, from time to time, be made of the official Zoning District Map. The fee for the copies of such map shall be determined by the Commissioners Court.
6. The Planning and Zoning Commission and the Grayson County Commissioners Court do not warrant the accuracy of the precise boundaries and markings depicted on the approved map. The approved map is based upon the map provided by the U.S. Army Corps of Engineers and the accuracy of the approved map is not intended to take the place of one that might be commissioned by developers, landowners or prospective landowners.
7. Where the street layout actually on the ground varies from the street layout as shown on the zoned map the Commissioners Court may apply the designations shown on the mapped street in such a way as to carry out the intent and purpose of the plan for the particular area in question.

SECTION 1.07 ZONING DISTRICT BOUNDARIES

The district boundary lines shown on the Zoning District Map are usually along the centerline of streets or alleys, property lines or extension thereof. Where uncertainty exists as to the boundaries of districts as shown on the official Zoning District Map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerline of right-of-way lines of streets, highway or alleys shall be construed to follow the centerline of right-of-way lines of such streets.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following city limits shall be construed as following city limits.

4. Boundaries indicated as following railroad lines shall be construed to be the centerline of the right-of-way or if no centerline is established, the boundary shall be interpreted to be midway between the right-of-way lines of such railroad.
5. Boundaries indicated as following shore lines or center lines of streams, drainage ways or drains, shall be construed to follow such lines and in the event of natural change in the line, shall be construed as moving with the actual line.

SECTION 1.08 SCHEDULES, PROCEDURES AND ILLUSTRATIONS

Schedules, procedures and illustrations of area and size requirements and use regulations as given in the appendix to this ordinance, together with all notations, references, and other information shown thereon, and all amendments thereto shall be as much a part of this ordinance as any specific requirement or regulations as are fully set forth and described herein.

SECTION 1.09 EXEMPTIONS

This ordinance does not regulate the use, design or placement of public utility buildings, land or facilities.

SECTION 1.10 NONCONFORMING USE REGULATIONS

(a) **Intent** Within the districts established by this ordinance or amendments thereto, there exists lots, structures, uses of land and structures, and characteristics of use which were lawful before this ordinance was enacted, amended or otherwise made applicable to such lots, structures or uses, but which do not conform to the regulations of the district in which the use is located. It is the intent of this ordinance to permit such nonconforming uses to continue, under regulations herein contained, until the same are removed.

(1) It is further the intent of this ordinance that nonconforming uses shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

(2) Nonconforming uses are hereby declared to be incompatible with the permitted uses in the district involved.

(3) In the event of structural loss by any cause-natural, fire, removal or demolition--any replacement structure shall conform to planning and zoning regulations.

(b) Nonconforming Uses Regulated: Except as herein provided, no nonconforming use of land or building nor any nonconforming structure shall be enlarged, changed or altered except in conformity with the regulations contained in this article.

(c) Nonconforming Status: Any use or structure which does not conform with the regulations of the zoning in which it is located shall be deemed a nonconforming use or structure when:

(1) Such use or structure was in existence and lawfully operating at the time of the passage of this ordinance, and has since been in regular and continuance use; or

(2) Such use or structure is a lawful use at the time of the adoption of any amendment to this ordinance but by such amendment is placed in a district wherein such use is not otherwise permitted.

ARTICLE II**REGULATIONS APPLICABLE TO ALL DISTRICTS****SECTION 2.01 UTILITIES**

All land uses permitted within this ordinance shall utilize Grayson County approved water and waste-water systems. These systems shall be shown and identified on all site plans submitted for approval under this ordinance.

SECTION 2.02 ACCESSORY BUILDINGS AND DWELLING UNITS

Permitted Accessory Buildings and Uses shall be defined as a subordinate use of a building, other structure or tract of land, or a subordinate building or other structure, which is:

1. Clearly incidental to the use of the principal building, other structure or use of land.
2. Customary in connection with the principal building, other structure or use of land.
3. Ordinarily located on the same lot with the principal building, other structure or use of land.
4. Accessory dwelling units shall be allowed by special use permit in AG and R-1 Districts as an incidental residential use of a building on the same lot as the main dwelling unit, and shall comply with any requirements of this ordinance. A building already in existence does not have to conform to zones already set by the Commissioners Court.

SECTION 2.03 SPECIAL USE PERMITS

The Commissioners Court may, by an affirmative vote after public hearing and proper notice to all parties affected, and after recommendations from the Planning and Zoning Commission, authorize the granting of a special use permit for those uses indicated as such in the schedule of uses given in this ordinance, according to the following criteria:

1. All applicants for special use permits shall be accompanied by a site plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size,

height, construction materials, and locations of buildings and use to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening such as walls, planting, and fences; and the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred (200) feet.

2. In recommending that a special use permit for the premises under consideration be granted, the Planning and Zoning Commission shall determine that such uses are harmonious with, and adaptable to, building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall make recommendations as to the requirements for the right-of-ways, easements, paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, protective screening and open space, heights of structures and capability of building.
3. Every special use permit granted under these provisions shall be considered as an amendment to the zoning ordinance as applicable to such property under consideration so long as all conditions imposed at the time of granting said permit continue to be met and no substantive change in the use of the property occurs. In the event the building, premise or land use under the specific use permit is voluntarily vacated for a period in excess of ninety (90) days, the use of the same shall thereafter conform to the regulations of the original zoning district of such property unless a new and separate special use permit is granted for continuation of the same.
4. In granting a special use permit, the Commissioners Court may impose conditions which shall be complied with by the owner or grantee before a development permit may be issued for use of the building on such property pursuant to such special use permit.
5. No special use permit shall be granted unless the applicant, owner, and grantee of the special use permit shall be willing to accept and agree to be bound by and comply with the written requirements of the special use permit, as attached to the site plan drawing (or drawings) and approved by the Planning and Zoning Commission.

6. No building premises, or land use under special use permit may be enlarged, modified, structurally altered, or otherwise significantly changed unless a separate special use permit is granted for such enlargement, modification, structural alterations, or changes.
7. When the Commissioners Court authorizes granting a special use permit, the zoning map shall be amended in its legend to indicate that the effected area has conditional and limited uses. The amendment will indicate the appropriate zoning district for the approved use and suffixed by an "S" designation.
8. All special use permits issued by the Commissioners Court may be transferable from one owner or owners of the subject property to a new owner or occupant of the subject property.

SECTION 2.04 HOME OCCUPATIONS

A home occupation shall be as a permitted accessory use provided that all of the following conditions are met:

1. Such use shall be conducted entirely within a dwelling and carried on by the inhabitants living there.
2. Such use shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the character thereof.
3. The total area used for such purposes shall not exceed one-third (1/3) the floor area of the user's dwelling unit.
4. There shall be no exterior advertising other than identification of the home occupations.
5. There shall be only incidental sale of stocks, supplies or products conducted on the premises.
6. There shall be no offensive noise, odor, dust, smoke, heat or glare at or beyond the property line.
7. A home occupation shall provide additional off-street parking area adequate to accommodate all needs created by the home occupation.

8. A home occupation shall not be interpreted to include the following:
 - A. Animal Hospital
 - B. Nursing Home
 - C. Restaurant
 - D. Tourist Home
 - E. Or as herein defined

9. There shall be no lease of any part of the premises for commercial purposes. One can apply for rezoning to request changing of their land as Lake Ray Roberts develops.

SECTION 2.05 HORSES AND HOUSEHOLD PETS IN R-1/R-2/and PD Districts

1. Riding horses for use of occupants of a lot and their guests may be kept as permitted accessory uses provided at least one (1) acre of pasture area is available for each horse.
2. Pets, such as dogs and cats, which are generally kept within a dwelling, shall be considered as a permitted accessory use, provided no health hazard is generated, as determined by the Grayson County Health Department.

SECTION 2.06 OFF-STREET PARKING

In all districts there shall be provided at the time any building or structure is erected or structurally altered, off-street parking spaces in accordance with the following requirements:

1. In the following Zoning Districts, the minimum off-street parking spaces for residential uses shall be:

AG	-	Agricultural	-	Two (2) spaces for each dwelling unit
R-1	-	Residential Estates	-	Two (2) spaces for each dwelling unit
R-2	-	Medium Density Residential	-	Two (2) spaces for each dwelling unit

2. Parking space schedule for non-residential uses applicable to all districts and Planned Developments:

Bank, Savings & Loan Similar Financial Institutions	or One (1) space for every 300 square feet of floor area. Not to be less than five (5)
Bowling Alley	Six (6) spaces for each lane
Clinics or Doctors office	One (1) space for each Not to be less than five (5)
Churches	One (1) space for every 3 seats in the main sanctuary
Commercial Amusement	Thirty (30) spaces plus one (1) space for each 100 square feet of floor area over 2,000 square feet
Convalescent Home or Home for the Aged	One (1) space for each 6 rooms or beds
Gasoline Service Station	Minimum of six (6) spaces
Golf Course	Minimum of sixty (60) spaces
High School, College or University	One (1) space for each classroom, laboratory, or institution area plus one (1) space for each three students accommodated in the institution
Hospital	One (1) space for every three beds plus one (1) space for each 2 staff members and employees
Hotel or Motel	One (1) space for each sleeping room. For accessory restaurant uses, one (1) space for each 4 patron seats
Institutions of a Philanthropic Nature	Ten (10) spaces plus one (1) space for each employee

Library or Museum	Ten (10) spaces plus one (1) space for each 300 square feet of floor area
Manufacturing, Processing, or Repair	One (1) space for each two employees or one (1) space for each 1,000 square feet of floor space, whichever is greater
Offices, General	One (1) space for every 300 square feet of floor area. Not to be less than five (5)
Recreational Area or Building, Private or Commercial	One (1) space for every 4 persons accommodated
Restaurants or Cafeterias	One (1) space for every 3 seats under maximum seating arrangements
Retail or Personal Service	One (1) space for every 200 square feet of floor area. Not to be less than five (5)
Schools (Elementary or Junior High)	One (1) space for each classroom plus one (1) space for each 4 seats in any auditorium, gymnasium or other place of assembly
Storage or Warehouse	One (1) space for each 2 employees or one (1) space for each 1,000 square feet of floor area, whichever is greater

3. Compact Vehicle Parking - twenty percent (20%) of all parking lots or areas may be designated for compact vehicles providing such spaces are identified by an above ground sign.
4. In lieu of locating required parking spaces on the lot which generates the parking requirements, such parking spaces may be provided on any lot or premises owned by the owner of the parking generator within two hundred fifty (250) feet of the property generating such parking requirements for any business, commercial or industrial. Leasing of a lot or

premises shall be approved by the Planning and Zoning Commission provided the developer signs an acknowledgment that the continuing validity of his permit depends upon his continuing ability to provide the requisite number of spaces.

5. All areas counted as off-street parking space shall be unobstructed and free of other uses.
6. Unobstructed access to and from a street shall be provided for all off-street parking spaces.
7. All open off-street parking spaces shall be surfaced with asphalt, concrete, compacted gravel or other dustless material. All open off-street parking areas with ten (10) or more spaces shall be adequately screened from any adjoining residential zoned lot by a fence or wall at least four (4) feet but no more than six (6) feet in height or by a strip at least four (4) feet wide densely planted with trees or shrubs which shall be maintained in good condition at all times. In addition, if lighting is provided, it shall not be directed toward any adjacent residential areas.
8. Off-street parking spaces may be provided in areas designed to serve jointly two (2) or more buildings or users, provided that the total number of off-street parking spaces shall not be less than that required by this ordinance for the total combined number of buildings or uses.
9. No part of an off-street parking space required for any building or use for the purpose of complying with the provisions of this ordinance shall be included as a part of an off-street parking space similarly required for another building or use, and no part of an off-street parking space required for any building or use for the purpose of complying with the provisions of this ordinance shall be converted to any use other than parking unless additional space is provided to replace such converted parking space and to meet the requirements of any use to which such parking space is converted.
10. Parking Prohibitions
 - A. No parking space, garage or carport or other vehicle storage space or structure located on private property in a residential district shall be used for the storage of any truck, truck trailer, or van with a manufacturer's rated capacity exceeding one and one-half ($1 \frac{1}{2}$) tons.

- B. No boat, trailer, "camper trailer", motor home, or other such recreational vehicle allowed as an accessory use shall be parked or stored within the required front yard of R-1, R-2, or PD Districts.

SECTION 2.07 FENCES, HEDGES, AND WALLS

Fences, hedges and walls may be permitted in the various districts as accessory uses in accordance with the following limitations.

In the R-1, R-2, and PD Districts, they shall not exceed four (4) feet in height when located less than thirty (30) feet from the front lot line.

SECTION 2.08 SUPPLEMENTARY LOT SIZE REGULATIONS

1. Where an individual lot was held in separate ownership from adjoining properties or was platted prior to the effective date of this ordinance in a recorded subdivision approved by Grayson County and has less area or less width than required in other sections of this ordinance, such lot may be occupied according to the permitted uses provided for in the district in which such lot is located, provided that no lot area or lot width is reduced more than one-third (1/3) the zoning requirements otherwise specified by this chapter.
2. No part of an area or width required for a lot for the purpose of complying with the provisions of this ordinance shall be included as an area or width required for another lot.

SECTION 2.09 SUPPLEMENTARY YARD REGULATIONS

1. In any district where lots comprising fifty percent (50%) or more of the frontage on one (1) side of a street between intersecting streets are developed with buildings having an average front yard with a variation of not more than ten (10) feet, the average front yard of such buildings shall be the minimum required.
2. Cornices, eaves or similar architectural features may extend into a required yard not more than two (2) feet.
3. Fire escapes may extend into a required rear yard not more than six (6) feet.

4. Where a side yard is otherwise required by this ordinance, the side yard along the street side of a normal corner lot (not a reverse corner lot) shall be not less than fifteen (15) feet.
5. Where a side yard is otherwise required by this ordinance, the side yard along the street side of a reverse corner lot shall be not less than the required front yard requirement for the district in which the lot is located.
6. No part of a yard required for a building for the purpose of complying with the provisions of this chapter shall be included as a yard for another building.

ARTICLE III**DISTRICT REGULATIONS****SECTION 3.01 REGULATIONS APPLICABLE TO ALL DISTRICTS**

1. Accessory uses, which are customary and incidental to a permitted use as determined by the Planning and Zoning Commission, are allowed in all districts.
2. Off street parking shall be provided for in all districts as elsewhere defined in this ordinance.
3. Only one building for living purposes shall be permitted on one zoning lot for all districts except as otherwise provided herein.

SECTION 3.02 "AG" AGRICULTURAL DISTRICT

1. Purpose - this zone is designed to preserve the economic viability of agricultural lands and operations.
2. Development Standards
 - A. Minimum lot area - ten (10) acres
 - B. Minimum lot width - three hundred (300) feet
 - C. Maximum building height - thirty-five (35) feet
 - D. Minimum front yard - thirty-five (35) feet
 - E. Minimum rear yard - thirty-five (35) feet
 - F. Minimum side yard - twenty (20) feet
 - G. Minimum side yard at corner - thirty-five (35) feet

SECTION 3.03 "R-1" RESIDENTIAL ESTATE DISTRICT

1. Purpose - this zone is designed to promote a suitable environment for family life on large parcels of land.
2. Development Standards
 - A. Minimum lot area - five (5) acres
 - B. Minimum lot width - two hundred (200) feet
 - C. Maximum building height - thirty-five (35) feet
 - D. Minimum front yard - thirty-five (35) feet
 - E. Minimum rear yard - thirty-five (35) feet
 - F. Minimum side yard - twenty (20) feet
 - G. Minimum side yard at corner - thirty-five (35) feet
 - H. Maximum lot coverage - twenty percent (20)

SECTION 3.04 "R-2" RESIDENTIAL MEDIUM DENSITY DISTRICT

1. Purpose - this zone is designed to promote and encourage a suitable environment for family life on medium size lots.
2. Development Standards
 - A. Minimum lot area - one (1) acre
 - B. Minimum lot width - one hundred (100) feet
 - C. Maximum building height - thirty-five (35) feet
 - D. Minimum front yard - thirty-five (35) feet
 - E. Minimum rear yard - twenty-five (25) feet
 - F. Minimum side yard - fifteen (15) feet
 - G. Minimum side yard at corner - thirty-five (35) feet
 - H. Maximum lot coverage - twenty (20) percent

**SECTION 3.05 "RS" RECREATIONAL SERVICE DISTRICT/CM SERVICE
(Commercial)**

1. Purpose - this zone is designed to promote the development of small commercial services which would support, promote and service recreation around the lake area.
2. Development Standards
 - A. Minimum Lot Area - One (1) acre
 - B. Minimum Lot Width - One Hundred (100) feet
 - C. Maximum Height - Twenty-five (25) feet
 - D. Minimum Structure or Building Setback on sides and front:

Front -	Twenty-five (25) feet
Sides -	Twenty-five (25) feet
 - E. Where subject property is abutting in R-1, R-2 Districts

Front -	Fifty (50) feet
Sides -	Fifty (50) feet
 - F. Maximum Impervious Surface - Sixty percent (60%)
 - G. Floor to Area Ratio - Twenty-five percent (25%)

SECTION 3.06 SCHEDULE OF USES

LAND AND BUILDINGS IN EACH DISTRICT SHALL COMPLY WITH THE FOLLOWING USE SCHEDULE WHERE:

AN EMPTY BOX DESIGNATES USE NOT PERMITTED IN DISTRICT INDICATED

X DESIGNATES PERMITTED USE IN DISTRICT INDICATED

S DESIGNATES SPECIAL USE IN DISTRICT OUTLINED IN ARTICLE 2.03

ARTICLE III
SECTION 3.07
SCHEDULE OF USES

X-PERMITTED USE**S-SPECIAL USE PERMIT****EMPTY-NOT
PERMITTED**

	A G	R 1	R 2	R S / C M	P D
SINGLE FAMILY DWELLING - DETACHED	X	X	X		X
SINGLE FAMILY DWELLING - ATTACHED					X
TWO-FAMILY DWELLING	S				X
MULTI-FAMILY DWELLING					X
BOARDING OR ROOMING HOUSE	S	S		X	
HOTEL/MOTEL				X	S
MANUFACTURED HOME	X	X	X		X
MOBILE HOME	X	X	X		X
RECREATIONAL VEHICLE PARK				X	
CHURCH/RECTORY	X	X	X	X	X
COLLEGE OR UNIVERSITY	S				X
DAY CARE CENTER				X	S
PUBLIC OR DENOMINATIONAL SCHOOL				X	S
FRATERNAL/CIVIC ORGANIZATION	S	S	S	X	S
MEDICAL CLINIC	S			X	S
HOSPITAL	S			X	S
PLAYGROUND/PARK/COMMUNITY CENTER				X	X

	A G	R 1	R 2	R S / C M	P D
ART GALLERY OR MUSEUM	S	S	S	X	X
ACCESSORY BUILDING/USE	X	X	X	X	X
HOME OCCUPATION	S	S	S		S
FIRE STATION	X	X	X	X	X
RADIO OR TELEVISION TOWER	S	S	S	S	S
PUBLIC UTILITY FACILITIES	X			X	X
SWIMMING POOL (PRIVATE)	X	X	X		X
PRIVATE COUNTRY CLUB/ATHLETIC CLUB	S			X	X
NIGHT CLUB/TAVERN					
PUBLIC GOLF COURSE	S			X	X
PRIVATE GOLF COURSE	S			X	X
RODEO GROUNDS	X			S	
SKATING RINK				X	X
THEATER	S			X	X
TENNIS CLUB	S			X	X
BOWLING ALLEY	S			X	X
AIRPORT, LANDING FIELD	S				S
CAR WASH				X	
BOAT/TRAILER REPAIR				X	
GASOLINE STATION				X	
ACCESSORY DWELLING UNITS	S	S			
ANTIQUE SHOP	S	S		X	S

	A G	R 1	R 2	R S / C M	P D
BAKERY				X	S
MINI STORAGE WAREHOUSE				S	S
RESTAURANT				X	S
HANDICRAFT SHOP				X	S
SELF SERVICE LAUNDROMAT				X	S
ARTIST/PHOTOGRAPHY STUDIO				X	S
PHARMACY				X	S
RETAIL STORES AND SHOPS				X	S
BEAUTY SHOP/BARBER SHOP				X	S
KENNEL	S			X	
VETERINARY CLINIC	S			X	S
FARM OR RANCH	X				
GREENHOUSE OR PLANT NURSERY-PRIVATE	X	X	S		S
GREENHOUSE OR PLANT NURSERY-COMMERCIAL	X			X	
SIGNS	S	S	S	S	S
FEED STORE	S			X	
COMMERCIAL AMUSEMENT CENTER INDOOR/OUTDOOR				S	S
PRIVATE STABLE	X	X			S
COMMERCIAL STABLE	S			X	S

ARTICLE IV**PD. PLANNED DEVELOPMENT DISTRICTS****SECTION 4.01 Purpose**

The purpose of this article is to provide for the creation of Planned Development Zoning Districts. These districts are intended to provide for the development of land as an integral unit for single or mixed use in accordance with a plan that may vary from the established regulations of other zoning districts. These districts are also meant to encourage flexible and creative planning to ensure the compatibility of land uses, to allow for the adjustment of changing demands to meet the current needs for the community, and to provide for a development that is superior to what could be accomplished in other districts by meeting one or more of the following criteria:

- 1) Provide for the design of lots or buildings; increased recreation, common or open space for private or public use; berms, greenbelts, trees, shrubs, or other landscaping features; parking areas, street design or access; or other development plans, amenities or features that would be of special benefit to the property users or community;
- 2) Protect or preserve environmental and aesthetic features, such as trees, creeks, ponds, floodplain, slopes or hills; or
- 3) Protect or preserve existing historical buildings, structures, features or places.

SECTION 4.02 Application to Existing Undeveloped Districts

The provisions of this article requiring the submission and approval of a detailed plan prior to development of the district shall apply to any district where no detailed plan has previously been approved.

SECTION 4.03 Approval Procedures

There are three types of plans that may be used in the Planned Development process. The general purpose and use of each plan is described as follows:

1) **General concept plan:** This plan is intended to be used as the first step in the planned development process for larger or long term developments. It establishes the most general guidelines for the district by identifying the land use types, approximate thoroughfare locations and project boundaries and illustrates the integration of these elements into a master plan for the whole district. It shall follow the guidelines given in Section 4.10.

2) **Development plan:** This plan is intended to be used most often as the second step of the PD approval process. The development plan contains all the information of a general concept plan, but includes more detailed information as to the specific land uses and their boundaries. It shall follow the guidelines given in Section 4.11.

3) **Detailed plan:** The detailed plan is the final step of the planned development process. It contains the details of development for the property. For smaller tracts or where final development plans are otherwise known prior to rezoning, the detail plan may be used to establish the district and be the only required step in the planned development process. It shall follow the guidelines given in Section 4.12.

SECTION 4.04 Approval of District

The Grayson County Commissioners Court, after receiving the report of the Planning and Zoning Commission, shall approve by ordinance the creation of a district based upon a general concept, development, or detailed plan. The approved plan shall be made part of the ordinance establishing the district. Any amendments to a general concept plan or development plan must be in harmony with the plan for the entire district and must be approved by the Grayson County Commissioners Court.

SECTION 4.05 Commission Approval of Detailed Plans

The Planning and Zoning Commission is delegated the authority to approve a detailed plan or the amendment of a detailed plan for property for which a development plan has been approved by the Grayson County Commissioners Court. If no detailed plan has been approved for the property within ten (10) years of the date of approval, a new development plan must be approved by The Grayson County Commissioners Court, after notice and hearing. The Planning and Zoning Commission shall approve the detailed plan if it finds that:

- 1) The plan complies with the general concept plan or development plan approved for that property;
- 2) The plan provides for a compatible arrangement of buildings and land uses and would not adversely affect adjoining neighborhoods or properties outside the plan;
- 3) The plan provides for the adequate and safe circulation of vehicular traffic; and
- 4) The plan is in substantial compliance with the landscape, sign, subdivision and other regulations of the County, or, if not, the plan offers corresponding benefits that merit deviation from those regulations.

Upon request of the applicant, the Commissioners Court, or the court's designee, may authorize minor amendments to a detailed plan so long as such minor amendments do not change the land use or substantially change the character, development standards or design of the development as shown on the approved detailed plan. For purposes of this provision, a "substantial change" shall mean a change which will increase the number of proposed dwelling units; increase the floor-to-area ratio, size of structure, height, lot coverage or number of stories or buildings; reduce lot, yard, or space size; decrease the amount of required off-street parking spaces; change types of buildings, setbacks, street access points or lots; or increase density, change traffic patterns or alter the basic relationship of the proposed development to adjacent properties.

The Commissioners Court, or the court's designee, shall make such authorization only in writing and such document shall be placed in the ordinance file governing the specific plan.

SECTION 4.06 Conditions Imposed

The Planning and Zoning Commission or the Grayson County Commissioners Court may impose conditions concerning the location, use, arrangement, construction or development of the district in order to ensure the appropriate use of the district and to protect surrounding properties.

SECTION 4.07 Expiration of Detailed Plan

Any detailed plan approved, shall be valid for twenty-four (24) months from the date of its approval. If no construction begins within the twenty-four (24) months, the detailed plan shall automatically expire and no longer be valid. The Planning and Zoning Commission may, prior to expiration of the detailed plan, for good cause shown, extend for up to three hundred sixty (360) days the time for which the detailed plan is valid.

SECTION 4.08 Appeals From Commission Action

If the Planning and Zoning Commission disapproves a detailed plan over which it has final approval authority, or imposes conditions, or refuses to grant an extension of time for which a detailed plan is valid, the applicant may appeal the decision to the Grayson County Commissioners Court by filing a written request with the Planning and Zoning Commission within ten (10) days of the decision.

SECTION 4.09 Applications and Submissions

1. Application, fee and plan required Any person requesting rezoning to a planned development district, or the amendment of a district plan, shall submit an application, the fee and the required plan and information to the Planning and Zoning Commission. All plans, studies, maps, and other information which the petitioner wishes to be considered by the Planning and Zoning Commission or the Grayson County Commissioners Court must be submitted at least two (2) weeks prior to the public hearing on the request. Should the petitioner submit additional information after that time, the Planning and Zoning Commission or council may defer consideration to allow the Planning and Zoning Commission time to review the additional information.

2. Form and manner To properly process applications and administer this article, the commission is authorized to specify the form and manner in which all required information and plans are to be submitted. Requests for amendments to part of a district must take into account the approved plan for the whole district. The applicant may be required to show the remainder of a district not included in the petition in order to determine whether the amendment would be in harmony with the plan for the entire district.

3. Additional information required or waived The Planning and Zoning Commission, or the Grayson County Commissioners Court may require the submission of additional plans, statements, or other information not specified in this article if necessary to properly evaluate the petition. The commission may also waive any required information it finds is unnecessary for proper consideration of the petitions.

SECTION 4.10 General Concept Plan Information

A general concept plan shall contain the following information:

(1) **Relation to adjacent land uses** A general setting forth how the proposed district will relate to adjacent land use patterns plan and the degree to which it is or is not consistent with the stated purpose of this ordinance.

(2) **Acreage** The total acreage within the proposed district.

(3) **Survey** An accurate survey of the boundaries of the district.

(4) **Land uses** Proposed general land uses and the acreage for each use, including open space. For residential development, the total number of units and the number of units per acre.

(5) **General thoroughfare layout** Proposed streets, as a minimum to arterial street level (Showing collector and local streets is optional).

(6) **Development standards** Development standard for each proposed land use, as follows:

- a. Minimum lot area
- b. Minimum lot width and depth
- c. Minimum front, side, and rear yard area
- d. Maximum height of buildings
- e. Maximum building coverage
- f. Maximum floor to area ratios for nonresidential uses
- g. Minimum parking standards for each general land use

(7) **Existing conditions** On a scaled map as specified by the commission, the following shall be shown for the area within and adjacent to the proposed district:

- a. Topographic contours of ten (10) feet or less
- b. Existing streets and roads
- c. Existing 100-year floodplain, floodway and major drainage ways
- d. City limits and E.T.J. boundaries
- e. Zoning districts
- f. Land use
- g. Utilities, including water, waste water, and electric lines

SECTION 4.11 Development Plan Information

The development plan shall contain all the information required for a general concept plan, plus the following:

1. **Permitted uses** A table listing the specific permitted uses proposed for the property to the detail specified by the Planning and Zoning Commission.
2. **Boundaries** A map showing the boundaries of the different land uses and the boundary dimensions.

SECTION 4.12 Detailed Plan Information

The detailed plan shall contain the following information:

- (1) **Acreage** The acreage in the plan as shown by a survey, certified by a registered surveyor.
- (2) **Land uses** Permitted uses, specified in detail as determined by the Planning and Zoning Commission, and the acreage for each use.
- (3) **Off-site information** Adjacent or surrounding land uses, zoning, streets, drainage facilities and other existing or proposed off-site improvements, as specified by the Planning and Zoning Commission, sufficient to demonstrate the relationship and compatibility of the district to the surrounding properties, uses and facilities.

(4) **Traffic and transportation** The location and size of all streets, alleys, parking lots and parking spaces, loading areas or other areas to be used for vehicular traffic; the proposed access and connection to existing or proposed streets adjacent to the district; and the traffic generated by the proposed streets adjacent to the district; and the traffic generated by the proposed uses.

(5) **Buildings** The location, maximum height, and minimum setbacks for all buildings, and if nonresidential, the maximum total floor area.

(6) **Residential development** The number, location, and dimensions of the lots, the minimum setbacks, the number of dwelling units, and the number of units per acre (density).

(7) **Water and drainage** The location of all creeks, ponds, lakes, floodplain or other water retention or major drainage facilities and improvements.

(8) **Utilities** The location and route of all major sewer, water, or electrical lines and facilities necessary to serve the district.

(9) **Trees and landscaping** The location of all protected trees and a landscape plan.

(10) **Open space** The approximate location and size of greenbelt, open, common, or recreation areas, the proposed use of such areas, and whether they are to be used for public or private use.

(11) **Screening** The location, type, and size of all fences, berms or screening features proposed between different land uses or adjacent properties.

(12) **Signs** Location, type, and size of all signs regulated by Article V of this document.

(13) **Sidewalks and bike paths** Sidewalks or other improved ways for pedestrian or bicycle use.

SECTION 4.13 Compliance With Approved Plan

No development shall begin and no development permit shall be issued for any land within a district until a detailed plan has been approved for that land. All districts shall be developed, used and maintained in compliance with the approved detailed plan

of the district. All other plans, maps, drawings, pictures, written statements or other representations on which the Grayson County Commissioners Court or the Planning and Zoning Commission relies in approving a detailed plan shall be considered part of the approved detailed plan and shall be incorporated in the ordinance and be binding upon the property.

SECTION 4.14 Permitted Uses

The permitted uses for a district shall be specified in the approved detailed plan. No person shall have the right to make use of any property within a district for any permitted use except upon approval of the detailed plan showing the location and layout of the permitted use.

SECTION 4.15 Corrections of Errors and Omissions on Detailed Plan

Upon the request of an applicant, the Planning and Zoning Commission may authorize minor technical changes or adjustments in the approved detailed plan to correct errors or omissions, so long as such changes do not substantially change the use, character, or design of the development.

SECTION 4.16 Regulations Applied; Omissions

All conditions, regulations, and development standards for the district shall be contained in the ordinance or approved detailed plan of the district. If any regulation or restriction applied in other zoning districts by this chapter is omitted in the approved ordinance or detailed plan, the regulation applicable in the most comparable zoning district, as determined by the Planning and Zoning Commission, shall apply to the property. Any person aggrieved by the Planning and Zoning Commission's decision may appeal the determination to the Grayson County Commissioners Court.

ARTICLE VSIGNSSECTION 5.01 GENERAL REGULATIONS

The following rules shall apply with respect to signs in all districts under this chapter:

1. All signs shall be located on the premises to which they relate and all exterior signs shall be permanent in nature, except for "for sale" or "for rent" signs which shall not exceed six (6) square feet in a residential zone and which shall not exceed thirty-two (32) square feet in all other zones.
2. Signs shall not contain more than three (3) cabinets or modules. Individual outlines, letters or logos (signs without backing) mounted on a wall shall not be construed as individual modules or cabinets.
3. Flashing, moving, blinking, chasing or animation effects are prohibited on all signs.
4. Rooftop signs and all other signs which project above the fascia wall, portable signs, tent signs, strings of light bulbs not permanently mounted on a rigid background used in connection with commercial premises for commercial purposes (other than traditional holiday decoration), posters and wind driven signs (except banners and pennants) shall be prohibited in all zones.
5. Outside signs with lighted backgrounds shall not be permitted below six (6) feet above grade unless located twenty-five (25) feet or more from the public right-of-way. Copy and logos on signs below six (6) feet must utilize internal illumination of letter faces and/or logos only, or may be floodlighted.
6. Signs which identify business, goods or services no longer provided on the premises shall be removed within ninety (90) days after such business ceases.
7. Copy on signs other than principal name or principal business activity shall be limited to ten percent (10%) of the background area, except in the case of changeable copy signs.

8. No sign may project over a public right-of-way in any district except those signs eight (8) feet or more above grade may project up to forty eight (48) inches from the face of the building if the total area for such signs is lesser of one (1) square foot of sign for each lineal foot of building frontage upon which such sign is displayed, or twelve (12) square inches beyond the building fascia at the base of the sign.
9. No classes of signs will be permitted in the visibility triangle as defined by this ordinance.
10. All signs shall be maintained in good repair. "Good repair" includes, but is not limited to, the following: signs shall be maintained erect, with legible copy and when painted, shall not be permitted to deteriorate, as with peeling and cracked paint.
11. The term "signs" shall include any writing (including letter, word or numeral), pictorial representation (including illustration or declaration), form (including shapes resembling any human, animal or product form), emblem (including any device, symbol, trademark, object or design which conveys a recognizable meaning, identity or distinction) or any other figure of similar character which is a structure or any part thereof or is written, painted, projected upon, printed, designed into, constructed or otherwise placed on a building, board, plate or upon any material object or device whatsoever, which by reason of its form, color, working, stereotyped design or otherwise attracts or is designed to attract attention to the subject thereof or is used as a means of identification, advertisement or announcement.
12. The term "signs" shall not include the following:
 - a. Flags, pennants or insignia of nations, or an organization of nations, states or cities, or fraternal, religious and civic organizations or any fraternal, religious and civic organizations or any educational institutions except when such flags are used in connection with a commercial promotion or as an advertising device.
 - b. Placards, banners, pennants, merchandise, pictures or models of products or services incorporated in a window display.

- c. Works of fine art which in no way identify a product or business and which are not displayed in conjunction with a commercial enterprise, which enterprise may benefit or realize direct commercial gain from such display.
- d. One (1) nameplate per public entrance per business of no more than two (2) square feet per face which is suspended under a canopy.
- e. Temporary decorations or displays clearly incidental and customary and commonly associated with national, local or religious holiday celebrations.
- f. Signs not visible beyond the boundaries of the lot or parcel upon which they are located or from any public thoroughfare or right-of-way.
- g. Traffic and other official signs of any public or governmental agency.
- h. On-site traffic directional signs which do not exceed four (4) square feet per face or six (6) feet in height and which do not carry any commercial message or identification.
- i. Temporary interior paper window signs.

SECTION 5.02 CLASSES OF SIGNS

1. **BILLBOARD** - a sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.
2. **BUILDING FASCIA** - the frontage of a building which faces and is parallel to or most nearly parallel to a public or private street. There can be only one (1) building fascia for each street upon which a building faces.
3. **FLUSH WALL SIGN** - any sign attached to or erected against the wall of a building with the sign facing in a plan parallel to the plan of said wall and which does not extend more than twelve (12) inches from the building fascia.

4. **FOR SALE OR FOR RENT SIGNS** - A sign indicating the availability of rent or lease of the specific lot, building or portion of a building upon which the sign is erected or displayed.
5. **FREESTANDING SIGN** - a detached sign which is supported by one (1) or more columns, uprights, poles or braces extended from the ground or from an object in the ground, provided that no part of the sign is attached to any part of any building, structure or other sign.
6. **GROUND SIGN** - a type of freestanding sign which is erected on the ground and which contains no free air space between the ground and the top of the sign.
7. **PERMANENT SIGN** - a sign which is permanently affixed or attached to the ground or to a structure.
8. **PORTABLE SIGN** - a sign which is not permanently affixed or attached to the ground or to any structure or a sign mounted upon, painted upon or otherwise erected upon a van, truck, automobile, bus, railroad car, tractor trailer or other vehicle, whether or not such vehicle is in operating condition.
9. **PROJECTING WALL SIGN** - any sign other than a flush wall sign which projects from and is supported by a wall or a building.
10. **ROOFTOP SIGN** - a sign erected upon or above a roof or above a parapet wall of a building.
11. **SIGN FACE** - the surface of the sign upon, against or through which the message is displayed or illustrated.
12. **SIGN, ILLEGAL** - any sign which was erected in violation of this ordinance.
13. **SIGN, LEGAL NON-CONFORMING** - any sign which was lawfully erected and maintained prior to the enactment of this chapter and any amendments thereto and which does not conform to all the applicable regulations and restrictions of this chapter.
14. **SIGN WITH BACKING** - any word, letter, emblem, insignia, figure or similar character or group thereof that is neither backed by, incorporated in or otherwise made a part of any larger display area.

15. **WIND DRIVEN SIGN** - any sign consisting of one (1) or a series of two (2) or more banners, flags, pennants, ribbons, spinners, streamers, captive balloons, or other objects or material fastened in such a manner as to move upon being subjected to pressure by wind or breeze.

SECTION 5.03 SIGNS PERMITTED

Signs shall be permitted in the various districts as accessory uses in accordance with the regulations contained in this Article.

Developers or owners seeking a permit for an identification sign in a new subdivision shall apply to the Commissioners Court for a special use sign permit prior to the placement of a sign on the property. Permits shall be granted by the Planning and Zoning Commission upon the recommendation of the Commissioners Court. The special use permit shall allow the placement of a sign for the first year of construction of the subdivision after the granting of the permit.

Owners or developers seeking a renewal of a special use permit may apply to the Commissioners Court at least 30 days prior to the expiration of the year following granting of the original permit. The Commissioners Court, as part of the permitting process, shall make an inspection of the sign in question and document its state of repair. Approval of a renewal permit shall be by the Planning and Zoning Commission upon the recommendation of the Commissioners Court. Subsequent renewal or special use permits shall be granted at recommendation of the Commissioners Court.

SECTION 5.04 LIMITATIONS IN AG, R-1, R-2 DISTRICTS

Signs in the AG, R-1 and R-2 Districts may include and shall be limited to the following:

1. One (1) identification sign per one-family dwelling, provided such sign does not exceed two (2) square feet in area per face.
2. One (1) "For Sale" or "For Rent" sign per lot, provided such sign does not exceed six (6) square feet in area per face and is unlighted.
3. One (1) identification sign may be allowed by permit during the first year of construction of a new subdivision and thereafter in accordance with the provisions of Section 5.03

above, provided such sign does not exceed one hundred (100) square feet in area per face and is unlighted.

4. One (1) identification sign per agricultural, public or semi-public use, provided such sign does not exceed thirty-five (35) square feet in area per face and has only indirect illumination.

SECTION 5.05 LIMITATIONS IN RS AND PD DISTRICTS

Signs in the RS and PD Districts may include and shall be limited to the following:

1. Such signs as are permitted in the AG, R-1 and R-2 Districts.
2. Flush wall signs, projecting wall signs, window signs, freestanding signs and ground signs, provided that the placement and use of all such signs shall be governed by and shall be within the following limitations:
 - a. For the first two hundred (200) feet in building fascia length, the maximum sign area permitted shall be equal to two (2) square feet of sign area for each lineal foot of building fascia length.
 - b. For that portion of a building fascia which exceeds two hundred (200) feet in length, the maximum sign area permitted shall be equal to one (1) square foot of sign area for lineal foot of building fascia length over such two hundred (200) feet. The sign area permitted hereunder shall be in addition to the sign area permitted by subsection 2 (a) above.
 - c. In no event shall the total sign allowance for any property be less than one (1) square foot of sign allowance for each lineal foot of lot frontage.
 - d. For the purposes of this subsection, the sign allowance shall be calculated on the basis of the area of the one (1) building fascia which is most nearly parallel to the street it faces. Each building fascia which faces a dedicated public street shall have its own separate and distinct sign allowance. In the event a building does not have frontage on a dedicated public street, the owner of the building may designate the one (1) building fascia which shall be used for the purpose of calculating the sign allowance. In the event the only building fascia which fronts on a dedicated street is a

wall containing no commercial display area, the property owner may, at his option, designate another building fascia on said building on the basis of which the total sign allowance shall be calculated. In any case, no more than twenty-five percent (25%) of the total sign allowance allowed under this article may be placed other than on the building fascia which was the basis for the sign allowance calculation or on the street frontage which relates to said fascia, except as may be permitted in unit development plan processed and approved in accordance with the unit development procedures of this chapter.

SECTION 5.06 MEASUREMENT OF SIGNS

The following rules shall apply to the measurement of signs in all districts:

1. The total surface of all sign faces of freestanding signs, ground signs and projecting wall signs shall be counted and considered a part of the maximum total surface area allowance.
2. The area of all signs (except ground signs) with backing or a background that is part of the overall sign display shall be measured by determining the sum of the area of each square, rectangle, triangle, portion of a circle or any combination thereof which creates the smallest single continuous perimeter enclosing the extreme limits of the display surface or face of the sign, including all frames, backing, face plates, nonstructural trim or other component parts not otherwise used for support.
3. The area of all ground signs shall be measured by determining the sum of the area of each square, rectangle, triangle, portion of a circle or any combination thereof which creates the smallest single continuous perimeter enclosing the extreme limits of the sign face and that portion of the sign structure which exceeds one and one-half ($1 \frac{1}{2}$) times the area of the sign face.

SECTION 5.07 FREESTANDING AND GROUND SIGN REQUIREMENTS

In zones where freestanding signs and ground signs are permitted, the following rules shall apply to freestanding and ground signs:

1. When electrical service is provided to freestanding signs or ground signs, all such electrical service shall be underground.
2. Such signs shall comply with the following requirements with respect to size, height and location, except that ground signs may be placed at the front property line (except as prohibited by Section 5.01-9), provided such ground signs meet all other requirements of this Article.

REQUIREMENTS FOR FREESTANDING AND GROUND SIGNS

Minimum Setback For Right-of-Way (feet)	Maximum Height Above Grade (feet)	Maximum Size Allowed Per Side (square feet)
10	10	20
15	12	30
20.00	14	40
25	16	50
30	18	60
35	20	70
40	22	80
45	24	90
50+	26	100

The maximum size for any such sign shall be one hundred (100) square feet per side. No such sign shall be built within fifteen (15) feet of any side lot line. For the purpose of calculating the distance from the street right-of-way line, if the existing street right-of-way width is less than that required, said distance shall be measured from the line of such right-of-way as required by subdivision rules and regulations applicable governing bodies rather than from the existing right-of-way.

4. No more than one (1) freestanding or ground street sign per street frontage shall be permitted for any property.
5. Minimum distance between signs shall be two hundred (200) feet.

SECTION 5.08 PROJECTING SIGNS

Signs projecting over private property shall not project more than six (6) feet from the face of the building nor beyond the minimum required building setback for the zone in which located. Such signs shall not exceed fifteen (15) square feet per face.

ARTICLE VI**RECREATIONAL VEHICLE PARKS****SECTION 6.01 PERMITTED USE**

Recreational Vehicle Parks shall be allowed as a permitted use in RS District only.

SECTION 6.02 RECREATIONAL VEHICLE PARK PERMIT

(a) **Permit** It shall be unlawful for any person to maintain or operate, within the limits of the jurisdiction, any recreational vehicle park unless such person shall first obtain a permit. All recreational vehicle parks in existence upon the effective date of this article shall, within ninety (90) days thereafter, obtain such license and in all other respects comply fully with the requirements of this article. The permit for a recreational vehicle park shall be obtained from the Commissioners Court. Such permit shall expire on December 31st of the year in which it was issued. Application for renewal of permits shall be written thirty (30) days prior to expiration, and a renewal fee for a twelve-month period thereafter.

(b) **Application For Permit** Applications for a recreational vehicle park shall be filed with the Commissioner's Court or the Court's designee for submission to the Planning and Zoning Commission, at least ten (10) days in advance of the meeting of said Commission at which approval is requested. Applications shall be in writing and shall contain the following information:

- (1) The name and address of the applicant
- (2) The location and legal description of the recreational vehicle park
- (3) A complete plan of the park
- (4) Plans and specifications of all buildings and other improvements constructed, or to be constructed with the recreational vehicle park
- (5) Such further information as may be requested by the County, to determine if the recreational vehicle park will comply with the legal requirements

After approval of application by the Planning and Zoning Commission, and compliance with any conditional approval or disapproval of the application by the Planning and Zoning Commission, the said Commission shall transmit the application along with the recommendations of the Planning and Zoning Commission, to the Commissioners Court for action of approval or disapproval. The Commissioners Court, at the direction of the Court shall issue the permit or disapprove it.

(c) **Revocation of Permit** The Commissioners Court may revoke any license to maintain and operate a recreational vehicle park when the licensee has been found guilty by a court of competent jurisdiction of violating any provisions of this article.

SECTION 6.03 RECREATIONAL VEHICLE PARK PLAN

The recreational vehicle park plan shall conform to the following requirements:

(a) The park shall be located on a well drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.

(b) Recreational vehicle stand spaces shall be provided, consisting of not more than twenty (20) units per acre. The distance from the line or corner of any recreational vehicle to a boundary line of the recreational vehicle park shall be adequate to protect the residential use in the park and shall not be less than twenty-five (25) feet where abutting a public street. Yard requirements along other property lines shall be ten (10) feet. However, where the side lot line abuts a residential use district, a minimum side yard of fifteen (15) feet shall be provided. Where the rear lot line abuts a residence district, a minimum rear yard of twenty (20) feet shall be provided.

(c) The park plan shall provide a legal description and map clearly setting out the following information:

- (1) The extent and area to be used for park purpose
- (2) Driveways at entrances and exits, roadways and walkways
- (3) Location of stands for recreational vehicles

- (4) Location and number of proposed sanitary conveniences, including proposed toilets, washrooms, laundries, laundry drying space, and utility rooms
- (5) Method and plan of sewage disposal
- (6) Method and plan of garbage disposal
- (7) Plan of water supply
- (8) Plan of electric lighting
- (9) Plan of spaces
- (10) Such further information as may be requested by the County

SECTION 6.04 WATER SUPPLY AND SANITARY SYSTEM WITHIN RECREATIONAL VEHICLE PARKS

- (a) **Recreational Vehicle Park is to Have Water and Sewer Service When Available** Every recreational vehicle park shall have County approved water connections furnishing an ample and adequate supply of water and shall be connected with the sanitary sewer when available. Adequate provisions shall be made for the collection and removal of waste and garbage.

SECTION 6.05 REGISTER OF OCCUPANTS WITHIN RECREATIONAL VEHICLE PARK REQUIRED

It shall be the duty of the permittee to keep a register containing a record of all recreational vehicle owners and occupants located within the park. The register shall contain the following information:

- (a) Name and address of each owner
- (b) The make, model, and year of all automobiles and recreational vehicles
- (c) License number and owner of each recreational vehicle and automobile by which it is towed
- (d) The state issuing each license

- (e) The date of arrival and of departure of each recreational vehicle. The park permittee shall keep the register available for inspection at all times by law enforcement officers, public health officials, and other officials whose duties necessitates acquisition of the information contained in the register. The register records shall not be destroyed for a period of two (2) years following the date of registration.

ARTICLE VII**ADMINISTRATION AND ENFORCEMENT****SECTION 7.01 INTERPRETATION AND APPLICATION**

In the interpretation and the application of the provisions of this ordinance, the following regulations set forth below shall govern:

1. Provisions for Minimum Requirements In their interpretation and application, the provisions of this chapter shall be regarded as the minimum requirements for the protection of the public health, safety, comfort, morals, convenience, prosperity and welfare. This chapter shall therefore be regarded as remedial and shall be liberally construed to further its underlying purposes.

2. Application of Overlapping Regulations Whenever both a provision of this ordinance and any other provision of this ordinance, or any provisions in any other law, ordinance, resolution, rule or regulation of any kind contain any restrictions covering any of the same subject matter, whichever restrictions are more restrictive or impose higher standards or requirements shall govern. All uses and all of this chapter shall be in conformity with all other provisions of law.

3. Existing Permits and Private Agreements This chapter is not intended to abrogate or annul:

1. Any permits issued before the effective date of this chapter.
2. Any easement, covenant or any other private agreement.

SECTION 7.02 ADMINISTRATIVE OFFICIAL

The provisions of this ordinance shall be administered and enforced by the Grayson County Commissioners Court or their designated representative.

A duly authorized County representative, upon reasonable notification, shall have the right to enter upon any premises at any reasonable time for the purpose of making inspections of buildings or premises to ensure compliance with this ordinance.

Whenever any construction or land use activities are being conducted contrary to the provisions of this ordinance, the Commissioner's Court or the Court's designee may order the activity stopped by notice, in writing, served on the owner or persons conducting such activity, and any such persons shall forthwith stop such activity until authorized by the Commissioners Court or Court Designee to proceed.

SECTION 7.03 PLANNING AND ZONING COMMISSION DUTIES POWERS AND RULES

The Planning and Zoning Commission is hereby established for the Lake Ray Roberts area with powers and duties as herein provided:

A. Organization

1. Three residents of the affected precincts who own land in the County and who are appointed by the County Judge.
2. One resident of each Commissioners' precinct that is affected who is appointed by the County Commissioner for that precinct. If only one precinct is affected, the Commissioner shall appoint two; and
3. The mayor of each municipality, city or town that includes any part of the Lake Ray Roberts lake area in the County.
4. Except for the initial appointed members, the appointed members of a commission are appointed for terms of two years expiring on February 1 of each odd-numbered year. The initial appointed members are appointed for terms expiring on February 1 of an odd-numbered year occurring after the date of their appointment.
5. The Planning and Zoning Commission annually shall elect a chairman and vice-chairman from its members. The Commissioners Court shall employ staff for the use of the Commission in performing its functions.

B. Meetings Meetings of the Planning and Zoning Commission shall be public and held at the call of the Chairperson or Vice Chairperson.

C. Rules and Regulations The Planning and Zoning Commission shall keep minutes of its proceedings, showing the vote of each member upon each question or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be filed in the office of the County Clerk and shall be a public record. The Planning and Zoning Commission may recommend to the Commissioners Court from time to time such additional rules and regulations as it may deem necessary to carry out the provisions of this ordinance.

D. Authority and Responsibilities

1. At the request of the Commissioners Court, the Planning and Zoning Commission shall, or on its own initiative may, conduct studies of the lake area over which it has jurisdiction and prepare reports to advise the Commissioners Court about the boundaries of the original zoned districts, other regulations for the lake area and changes to those districts or regulations.

2. The Planning and Zoning Commission shall consider and may grant or deny approval of any site plan required by this ordinance.

3. The Planning and Zoning Commission shall hold a public hearing and make a recommendation to the Commissioners Court, prior to any consideration by the Commissioners Court, on any of the following:

a. Any change or amendment to any of the provisions or regulations contained in this ordinance.

b. Any change or amendment to the zoning districts map, or any change in any zoning district boundary.

c. Any request for a special use permit

d. Any request for a Planned Development (PD)

e. Any request for a Recreational Vehicle Park Permit

4. The Planning and Zoning Commission shall, either on its own initiative by direction of the Commissioners Court or at the request of any person having a proprietary interest in any property, schedule and hold a public hearing on any proposed:

- a. change
- b. amendment
- c. variance
- d. special exception

SECTION 7.04 AMENDMENTS

The Commissioners Court may from time to time by resolution or on petition of an interested property owner or owners, amend, supplement or change the boundaries of the districts or the regulations herein established. All such petitions shall be accompanied by a fee as determined according to Article 7.09. The amount shall be payable to Grayson County and no part of said fee shall be refundable regardless of the action taken on the petition.

1. **Submission to Planning Commission** Before taking any action on any proposed amendment, supplement, or change in the ordinance, the Commissioners Court shall submit the proposed revision to the Planning and Zoning Commission for its review, recommendation and report.

2. **Public Hearing and Notice** Prior to making its report to the Commissioners Court, the Planning and Zoning Commission shall hold at least one public hearing thereon. Written notice of all public hearings on proposed changes shall be sent to all owners of property, or to the person rendering the same for County taxes, located within two hundred (200) feet of any property affected thereby, within not less than ten (10) days before such hearing is held. Such notice may be serviced by using the last known address as shown on the last approved County tax roll, and depositing the notice, properly addressed and postage paid, in the United States mail.

3. Commission Report The Planning and Zoning Commission, after the public hearing is closed, shall prepare its report on the requested change stating its findings, evaluation of the request and of the relationship of the request to the adopted County ordinance, and its recommendation thereon. The Planning and Zoning Commission may defer its report for not more than ninety (90) days until it has had opportunity to consider other proposed changes which may have a direct bearing thereon. In making its determination, the Planning and Zoning Commission shall consider the following factors:

A. Whether the uses permitted by the proposed change would be appropriate in the area concerned.

B. Whether adequate public facilities and other public services exist or can be provided to serve the needs of additional uses likely to be constructed as a result of such change, and the consequences of such change.

C. Whether the proposed change is in accord with any existing or proposed plans for transportation, drainage, open space, public water supply and sanitary sewers to the area.

4. Commissioners Court Hearing A public hearing shall be held by the Commissioners Court before adopting any proposed amendment, supplement, or change in the ordinance. Notice of such hearing shall be given by publication one time in a newspaper of general circulation in the County, stating the time and place of such hearing, which time shall not be earlier than fifteen (15) days from the first date of publication.

5. Negative Recommendations; Written Protest An amendment, supplement, or change shall not become effective except by favorable vote of four-fifths of all members of the Commissioners Court:

A. If the Planning and Zoning Commission recommends disapproval of the proposed change, or

B. If written protest is filed by owners of twenty (20) percent of the areas of land:

1. Within the site of the proposed change, or

2. Within two hundred (200) feet of all boundaries of the site

Protests signed by the property owners may be filed prior to, or at one of the public hearing conducted by either the Planning and Zoning Commission or the Commissioners Court. Written protests filed with the Planning and Zoning Commission shall be forwarded to the Commissioners Court with the Planning and Zoning Commission's recommendation of the request.

6. Limitation on Resubmission of Petition No amendment, supplement, change or repeal of any section of this ordinance which has been legally rejected by both the Planning and Zoning Commission and the Commissioners Court shall be again considered either by the Planning and Zoning Commission or the Commissioners Court on an appeal or petition by an appellant or application before the expiration of one year from the date of the original action.

SECTION 7.05 SPECIAL EXCEPTIONS

Subject to being overruled by the Commissioners Court, the Planning and Zoning Commission shall have the following powers and duties which shall be in harmony with the purpose and intent of this ordinance and in accordance with the public interest and the most appropriate development of the area:

1. To hear and decide appeals from, and review any order, requirement, decision or determination made by, an administrative official charged with enforcement of the regulations established by this chapter.

2. To authorize, upon appeal in specific cases, variances from the terms of this ordinance where, by reason of exceptional narrowness, shallowness or slope of a specific piece of property at the time of the enactment of this ordinance, or by reason of exceptional topographic conditions or other extraordinary and exceptional situations or conditions of such piece of property, the strict application of any regulation enacted herein would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of such property, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purposes of this chapter, provided that no variance shall authorize any use in a zoning district other than a use specifically permitted in such zoning district.

SECTION 7.06 APPLICATIONS AND APPEALS PROCEDURE

The Planning and Zoning Commission shall hold a public hearing on all applications and appeals with the following special conditions required:

1. For applications for variances of this chapter, the Planning and Zoning Commission shall mail a written notice of said hearing at least ten (10) days prior to the hearing date to the applicant and to owners of property within 200 feet to the property in question. Failure to mail such notice to every property owner due to clerical omissions shall not affect the validity of any hearing or determination of the Planning and Zoning Commission.
2. For applications for variances of this chapter, the applicant shall be charged the appropriate fee as determined elsewhere in this ordinance to cover the cost of advertising and processing.

SECTION 7.07 DEVELOPMENT PERMITS

All applications for development permits shall be accompanied by accurate plot plans, submitted in duplicate, drawn to scale to show:

- A. The actual shape and dimensions of the lot to be built upon.
- B. The exact sizes and locations on the lot of the buildings and accessory buildings and uses proposed and existing.
- C. The lines within which the proposed building and structure shall be erected or altered.
- D. The location of all utility services on the lot as approved by the utility company.
- E. The existing and intended use of each building or part of building.
- F. The number of families or dwelling units the building is designed to accommodate.

G. Such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this ordinance. One copy of such plot plans will be returned to the owner when such plans have been approved. Two (2) weeks may be required for inspection of plans before a permit is issued.

All dimensions shown on these plans relating to the location and size of the lot to be built upon shall be based on an actual survey by a qualified registered surveyor or be based on a subdivision plat properly approved by and filed with the County and the lots shall be staked out on the ground before construction is started.

SECTION 7.08 CERTIFICATE OF APPROVAL

No building hereafter erected converted or structurally altered shall be used, occupied or changed in use and no land may be used nor shall any basic change or use in land or structure be made until a certificate of approval and compliance shall have been issued by the County stating that the building or proposed use of land or building complies with the provisions of this ordinance and conditions of approval.

A. **Requirement** A certificate of approval shall be required for any of the following:

1. Occupancy and use of a building hereafter erected or structurally altered
2. Change in use of an existing building to a use of different classification
3. Occupancy and use of vacant land, except agricultural uses
4. Any change in the use of a nonconforming use
5. No such occupancy, use or change of use, shall take place until a certificate of approval therefore shall have been issued by the County

B. **Contents** Every certificate of approval shall state that the building or the proposed use of a building or land complies with all provision of law. A record of all certificates of approval shall be kept on file in the Commissioners Court and copies shall be available on request.

C. Revocation of Certificate of Approval Issuance of the certificate of approval does not relieve an applicant of conformance to this ordinance, conditions of approval and all regulations of Grayson County. If a violation of said codes is discovered after issuance of a certificate of approval, the same may be revoked by the County until the violation is corrected, or a citation may be issued as provided for in this ordinance.

SECTION 7.09 FILING FEES AND CHARGES

The fees and charges shall be paid to the County where any application, petition, or appeal is tendered to the Planning and Zoning Commission or any other authorized agency or official of the County. Each of the fees and charges provided shall be paid in advance and no action of the Planning and Zoning Commission, Commissioners Court or any other agency or official of the County shall be valid until the fees and charges shall have been paid to the County.

Except as herein before provided, these fees and charge shall be paid on all application, petitions, and appeals, regardless of the action taken by the Planning and Zoning Commission or any other board, agency or official of the County and whether the application, petition, or appeal is approved or denied by the Commissioners Court. Such fees and charges shall not, however, be charged or paid for any amendment, change or other action initiated by the County.

Fees and charges shall be set by the County Commissioners, following review and recommendations by the Planning and Zoning Commission.

SECTION 7.10 ENFORCEMENT

It shall be an offense for any person, firm or corporation to violate any of the provisions of this ordinance or to fail to comply with any provisions of this ordinance.

The County Attorney or other prosecuting attorney representing the County in the district court is entitled to appropriate injunctive relief to prevent a violation or threatened violation from continuing or occurring.

Any offense as defined herein is a Class C misdemeanor. The offense shall be prosecuted in the same manner as an offense defined by state law.

SECTION 7.11 CONFLICT

Whenever the requirements of this ordinance conflict with those contained in other ordinances, resolutions or actions of the County, the most stringent restrictive provision shall govern.

SECTION 7.12 SEVERABILITY

If any section, paragraph, clause, or part of this ordinance is declared invalid or unenforceable for any reason, such declaration shall not be held to invalidate or impair the validity, force or effect of any other section, paragraph, clause or part of this ordinance.

SECTION 7.13 SAVINGS

By the passage of this ordinance, no presently illegal use shall be deemed to have been legalized unless such use falls specifically within a use district where the actual use is a conforming use.

SECTION 7.14 EFFECTIVE DATE

This ordinance shall become effective immediately upon its passage.

SECTION 7.15 The Definitions and Appendices attached hereto are approved and incorporated into this ordinance.

PASSED AND APPROVED BY THE COMMISSIONERS COURT FOR THE COUNTY OF GRAYSON, TEXAS

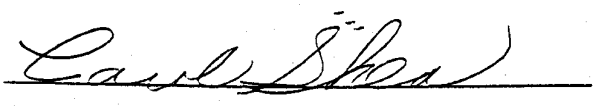
THIS THE 1st DAY OF June, 1998.

Grayson County Commissioners Court:

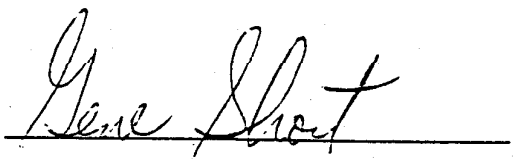
BY: Horace Groff
HORACE GROFF, County Judge

Doug Walker
Doug Walker, Pct. #1

Johnnie McCraw, Jr.
Johnnie McCraw, Jr., Pct. #2

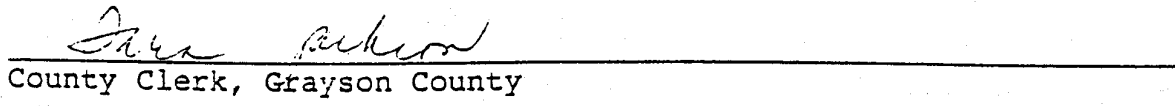


Carol Shea, Pct. #3



Gene Short, Pct. #4

Attest:


County Clerk, Grayson County

DEFINITIONS

For the purpose of this ordinance, the following words and terms are defined to mean the following:

Words used in the present tense include the future; words in the singular number include the plural; and words in the plural number include the singular; the word "building" includes the word "structure", the word "shall" or the word "must" is mandatory; the term "used for" includes the meaning "designated for" or "intended for". Appeals as to meaning of the terms herein defined shall be determined by the Planning and Zoning Commission.

ACCESSORY BUILDING or USE - a subordinate building having a use customarily incident to and located on the lot occupied by the main building; or a use customarily incident to the main use of the property. A building housing an accessory use is considered an integral part of the main building when it has any part of a wall in common with the main building, or is under an extension of the main roof and designated as an integral part of the main building.

ACCESSORY BUILDING (farm) - a structure, other than a dwelling, on a farm as herein defined, for the housing, protection, or storage of the usual farm equipment, animals and crops.

ACCESSORY BUILDING (residential) - in a residence district, a subordinate building, attached or detached and used for a purpose customarily incidental to the main structure such as a private garage for automobile storage, tool house, bath house, or greenhouse as a hobby (no business), home workshop, children's playhouse, storage or garden shelter, but not involving the conduct of a business.

AGRICULTURAL SIGN - an accessory sign identifying the farm or ranch on which it is placed and advertising the produce, crops, animals or poultry raised or quartered thereon.

AGRICULTURE - the planting, cultivation, harvesting and storage of grains, hay or plants commonly grown in the vicinity or the raising and feeding of livestock and poultry shall be considered an agriculture venture.

AIRPORT or LANDING FIELD - an area improved for the landing or take-off of aircraft.

ALLEY - a minor way which is used primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

ALTERATION - any additional, removal, extension or change in the location of any exterior wall of a main building or accessory building.

AMUSEMENT, COMMERCIAL (indoor) - Any amusement enterprise wholly enclosed in a building which is treated acoustically so that noise generated by the enterprise is not perceptible at the boundary property line and including, but not limited to, a bowling alley or billiard parlor.

AMUSEMENT, COMMERCIAL (outdoor) - any amusement enterprise offering entertainment or games of skill to the general public for a fee or charge herein any portion of the activity takes place in the open including, but not limited to, a golf driving range archery range or miniature golf course.

APARTMENT - a room or a suite of rooms within an apartment house arranged, intended or designed for a place or residence of a single family or group of individuals living together as a single housekeeping unit.

APARTMENT HOUSE (multiple family dwelling) - a building arranged, or designed for more than two families.

ART GALLERY or MUSEUM - an institution for the collection, display, and distribution of art or science, and which is sponsored by a public or quasi-public agency and which facility is open to the general public.

BASEMENT - a story below the first story, as defined under "story", counted as a story for height regulations if subdivided and used for dwelling purposes other than by a janitor or watchman employed on the premises.

BILLBOARD - a large panel designed to carry outdoor advertising.

BLOCK - a piece or parcel of land entirely surrounded by public highways or streets, other than alleys. In cases where the platting is incomplete or disconnected, the Planning and Zoning Commission shall determine the outline of the block.

BOARD - Board of Adjustments.

BOARDING HOUSE or LODGING HOUSE - a building other than a hotel, occupied as a single housekeeping unit, where lodging or meals are provided for five or more persons for compensation, pursuant to previous arrangements, but not for the public or transients.

BUILDING - an enclosed structure, anchored to permanent foundation, and having exterior or party walls and a roof, designed for the shelter of persons, animals or property. When divided by other than common or contiguous walls, each portion or section of such building shall be regarded as a separate building, except that the two buildings connected by a breezeway shall be deemed as one building.

CAMPING TRAILER - A portable, temporary dwelling to be used for travel, recreation and vacation constructed as an integral part of a self-propelled vehicle.

CHURCH or RECTORY - a place of worship and religious training of recognized religions including on-site housing of ministers, rabbis, priests, nuns and similar staff personnel.

CLEANING or LAUNDRY SELF-SERVICE SHOP - to be of the customer self-service type and not a commercial laundry or cleaning plant.

COLLEGE or UNIVERSITY - an academic institution of higher learning, accredited or recognized by the State and offering a program or series of programs of academic study.

COMMISSION - shall mean the planning and zoning commission.

COMMUNITY CENTER (public) - a building or grounds owned or operated by a governmental body for the social, recreational, health, or welfare of the community served.

COUNTRY CLUB (private) - an area of twenty (20) acres or more containing a golf course and a club house and available only to private specific membership, such a club may contain adjunct facilities such as a private club, dining room, swimming pool, tennis courts and similar recreational or service facilities.

COUNTY - the County of Grayson, Texas.

COURT - Grayson County Commissioners Court.

COURTYARD - an open, unoccupied space, other than a yard, bounded on three or more sides by exterior walls of a building, or by exterior walls of a building and lot lines on which walls are allowable.

CURB LEVEL - the mean level of the curb in front of the lot, or in case of a corner lot, along the abutting street where the mean curb level is the highest.

CUSTOM PERSONAL SERVICE SHOP - tailor, dressmaker, shoe shop or similar shop offering custom service.

DANCE HALL or NIGHT CLUB - an establishment offering to the general public facilities for dancing and entertainment for a fee.

DAY CARE FOR CHILDREN - a facility arranged and conducted for the organized recreation and instruction of children including outdoor activities on a daytime basis.

DEPARTMENT - Grayson County Commissioners Court

DEVELOPMENT, or TO DEVELOP - a "development" includes the construction of a new building or any structure on a building lot, the relocation of an existing building on another building lot, or the use of open land for a new use. To "develop" is to create a development.

DWELLING - a building or portion thereof, designed exclusively for residential occupancy, including one-family, two-family, and multiple dwelling, boarding and lodging houses, apartment houses, and apartment hotels, but not hotels, house trailers or mobile homes.

DWELLING, TWO-FAMILY - a building arranged, intended or designed for occupancy by two families.

FAMILY - one or more persons who are related by blood or marriage, living together and occupying a single housekeeping unit with single kitchen facilities, or a group of not more than five (excluding servants) living together by joint agreement and occupying a single housekeeping unit with single kitchen facilities.

FLOOR AREA - the total square feet of floor space within the outside dimensions of a building including floor to area ratio.

FLOOR TO AREA RATIO - Floor area divided by square footage of buildable area.

GARAGE, COMMUNITY - a building or portion thereof, other than a public, private or storage garage as defined below, providing storage for motor vehicles with facilities for washing, but no other services, such garage to be in lieu of private garages within a block or portion of block.

GARAGE, PRIVATE - an accessory building for storage primarily of motor vehicles.

GARAGE, PUBLIC - a building or portion thereof, designed or used for the storage, sale, hiring, care or repair of motor vehicles, which is operated for commercial purposes.

GARAGE, STORAGE - a building or portion thereof, except those defined as a private, a public, or a community garage providing storage for more than four motor vehicles, with facilities for washing but no other services.

GOLF COURSE (commercial) - a golf course, privately owned, but open to the public for a fee and operated as a commercial venture.

GREENHOUSE OR PLANT NURSERY PRIVATE - an enclosed structure equipped with heat and moisture designed for the cultivation of plants and a place where trees, shrubs and flowers are raised.

GREENHOUSE OR PLANT NURSERY COMMERCIAL - an enclosed structure equipped with heat and moisture designed for the cultivation of plants and a place where trees, shrubs and flowers are raised and sold.

GROSS LEASABLE AREA - the total floor area of all buildings designed for tenant occupancy and exclusive use including basement, mezzanine and upper floors, if any, measured from the center line of a joint partitions and from outside wall faces.

HEIGHT OF BUILDING - the vertical distance measured from the highest of the following three levels:

- 1) From the street curb level
- 2) From the established or mean street grade in case the curb has not been constructed.
- 3) From the average finished ground level adjoining the building if it sets back from the street line; to the level of the highest point of the roof beams of flat

roof or roofs inclining not more than one inch to the foot, or to the mean height of the top of the main plates and highest ridge for other roofs.

HEIGHT OF YARD OR COURT - the vertical distance from the lowest level of such yard or court to the highest point of any boundary wall.

HELIPORT - a landing facility for rotary wing aircraft subject to regularly scheduled use and may include fueling or servicing facilities for such craft and subject to approval by the Federal Aviation Administration (FAA) and the Grayson County Commissioners Court.

HOME OCCUPATION - a home occupation carried on in the home by a member of the occupant's family, without the employment of additional persons, without the use of a sign to advertise the occupation, without offering any commodity for sale on the premises and which does not create obnoxious noise or other obnoxious conditions to abutting residential property such as emission of odor, increased traffic or generation of light or smoke, and where the use is carried on in the main structure only. A home occupation shall specifically exclude the operation of a repair garage, plumbing shop or similar activity.

HOSPITAL - a "hospital" is a legally authorized institution in which there are complete facilities for diagnosis, treatment, surgery, laboratory, X-ray, and the prolonged care of bed patients. Clinics may have some but not all of these facilities.

HOTEL OR MOTEL - a building or group of buildings designed and occupied as a temporary abiding place of individuals. To be classified as a hotel or motel, an establishment shall contain a minimum of six (6) individual guest rooms or units and shall furnish customary hotel services such as linen, maid service, telephone use and upkeep of furniture.

KENNELS - a shelter for or a place where dogs or cats are bred, boarded, trained, or groomed.

KINDERGARTEN OR NURSERY - an establishment where more than three (3) children are housed for care or training during the day or portion thereof.

LIGHT FABRICATION AND ASSEMBLY PROCESSES - including the manufacturers of clothing jewelry, trimming decorations and any similar item not involving the generation of noise, odor, vibration, dust or hazard.

LIVESTOCK AUCTION - barns, pens and sheds for the temporary holding and sale of livestock.

LOCAL UTILITY LINE - the facilities provided by a utility company for the distribution or collection of gas, water surface drainage water, sewage, electric power or telephone service including pad or pole mounted distribution transformers which includes either above or below ground service.

LOT - a parcel of land occupied or to be occupied by one main building or unit group of buildings, and the accessory buildings or uses customarily incident thereto, including such open spaces as are required under this Ordinance, and having its principal frontage upon a public street.

LOT (corner) - a lot abutting upon two or more streets at their intersection.

LOT (coverage) - the percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot or the area determined as the maximum cross sectional area of a building.

LOT (interior) - a lot whose side lot lines do not abut upon any street.

LOT (reverse corner) - a corner lot whose front line faces at right angles to the front lot lines of the interior lots or whose rear lot line abuts the side lot lines of interior lots.

LOT (through) - an interior lot having frontage on two streets.

LOT (depth) - the mean horizontal distance from the street line to the rear line.

LOT LINES - the lines bounding a lot as defined herein.

LOT LINES (front) - the boundary between a lot and the street on which it fronts.

LOT LINES (rear) - the boundary line which is opposite and most distant from the front street line; except that in the case of uncertainty the Planning and Zoning Commission shall determine the rear line.

LOT LINE (side) - any lot boundary line not a front or rear line thereof. A side line may be a party lot line, a line bordering on an alley or place or a side street line.

LOT WIDTH - the horizontal distance between side lines, measured at the front building line.

LOTS IN SEPARATE OWNERSHIP AT THE TIME OF THE PASSAGE OF THIS ORDINANCE - a lot whose boundary lines, along their entire length touched lands under other ownership as shown by plat or deed recorded in the office of the recorder of deeds of the County on or before the date of the adoption of this Ordinance.

MANUFACTURED HOME - a dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards.

MINI-STORAGE WAREHOUSES - a building or group of buildings in a controlled access compound that contains individual compartmentalized and controlled access stalls or lockers of varying sizes not to exceed five hundred (500) square feet for the storage of user's goods or wares.

MOBILE HOME - a structure constructed on or after June 14, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical system. References to "mobile home" shall be taken to be references to HUD code manufactured homes.

MODULAR or FACTORY FABRICATED DWELLING - factory built housing certified as meeting the local/state building codes as applicable to modular housing. Once certified by the state of Texas, modular homes shall be subject to the same standards as site-built homes.

MOTOR HOME - a portable, temporary dwelling to be used for travel, recreation and vacation constructed as an integral part of a self-propelled vehicle.

NONCONFORMING USE, BUILDING OR YARD - a use, building or yard which does not, by reason of design, use or dimensions, conform to the regulations of the district in which it is situated. It is a legal nonconforming use if established prior to the passage of this Ordinance.

NURSING HOME OR RESIDENCE FOR AGED - a home where ill or elderly people are provided with lodging and meals with or without nursing care.

OFF-STREET PARKING INCIDENTAL TO MAIN USE - off-street parking spaces provided in accordance with the requirements specified by this Ordinance and located on the lot or tract occupied by the main use or within one hundred and fifty (150) feet of such lot or tract and located within the same zoning district as the main use or in an adjacent parking district.

P.C. - Grayson County Lake Ray Roberts Planning and Zoning Commission.

PD or District - shall mean a planned development zoning district

PARK OR PLAYGROUND (public) - an open recreation facility or park owned and operated by a public agency or School Board and available to the general public.

PERMIT - a written permit of certification issued by the Grayson County Commissioners Court under the provisions of the Grayson County Lake Ray Roberts Planning and Zoning Commission.

PERMANENT RESIDENTS - any recreational vehicle which stays longer than thirty (30) continuous days in the same recreational vehicle park. (Chapter 3, Section 8A, Code of 1982)

PICK UP COACH - a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation.

PLACE - an open, unoccupied space other than a street or alley permanently established, or dedicated as the principal means of access to property abutting thereon.

PLAN - shall mean a general concept plan, development plan or detailed plan.

PLANNING COMMISSION - the agency designated in this Ordinance as Grayson County Planning and Zoning Commission and appointed by the Grayson County Commissioners Court as an advisory body to it and which is authorized to recommend changes and variation in the zoning ordinance, review site and development plans, and conduct studies as assigned by the Court.

PLAY FIELD OR STADIUM (public) - an athletic field or stadium owned and operated by a public agency for the general public including a baseball field, golf course, football field or stadium.

PUBLIC BUILDING, SHOP OR YARD OR LOCAL, STATE OR FEDERAL AGENCY - facilities such as office buildings, maintenance yards and shops required by branches of Local, State or Federal Government for service to an area such as Highway Department Yard, City Service Center or Experiment Station.

RADIO, TELEVISION OR MICROWAVE TOWERS - structures supporting antennae for transmitting or receiving any portion of the radio spectrum, but excluding non-commercial antennae installations for home use of radio or television.

RAILROAD TEAM TRACKS - a siding for spotting and unloading or loading boxcars or other railroad cars and which area is connected to a public street by a drive for access.

RECREATIONAL VEHICLE PARK - a unified development under private ownership designed primarily for transient service not to exceed (30) days, on which travel trailer, pick up coaches and self-propelled motorized vehicles are parked or situated and used for the purpose of supplying to the public a parking space for such vehicles meeting all the requirements of this article.

RECREATIONAL VEHICLE STAND - a parcel or area of land for the placement of a single recreational vehicle and the exclusive use of its occupants and which is located in a recreational vehicle park.

SCHOOL (business) - a business organization to operate for a profit and offering instruction and training in a trade such as welding, brick laying, machinery operation and similar trades.

SCHOOL (commercial trade) - a business organized to operate for a profit and offering instruction and training in a trade such as welding, brick laying, machinery operation and similar trades.

SCHOOL, PUBLIC OR DENOMINATIONAL - a school under the sponsorship of a public or religious agency having a curriculum generally equivalent to public elementary or secondary schools, but not including trade or commercial schools.

SERVICE NET FLOOR AREA - the total floor area of a building exclusive of stairways, restrooms, storage rooms, hallways or other areas which are not regularly used by inhabitants,

visitors, employees, clients, customers, patients or patrons in their normal everyday use of the building.

SINGLE FAMILY DWELLING (ATTACHED) - a dwelling constructed on the lot which is joined to another dwelling at one or more sides by a party wall or abutting separate wall and which is designed for occupancy by one family and is located on a separate lot delineated by front, side and rear lot lines.

SINGLE FAMILY DWELLING (DETACHED) - a dwelling constructed on the lot designed and constructed for occupancy by one family and located on a lot or separate building tract and having no physical connection to a building located on any other lot or tract

STABLE OR ANIMAL SHELTER (PRIVATE) - an accessory building for quartering horses or other livestock (not household pets) when the stable or building is set back from all adjacent property lines at least fifty (50) feet and when the site contains a minimum area of one (1) acre for each animal quartered.

STABLE (PRIVATE) - an accessory building for the keeping of horses, ponies or cows, owned by occupants of the premises and not kept for remuneration, hire or sale.

STABLE (PUBLIC) - a stable other than a private or riding stable as defined herein.

STABLE (RIDING) - a structure in which horses or ponies, used exclusively for pleasure riding or driving, are housed, boarded or kept for remuneration, hire or sale.

STORY - that part of a building included between the surface of one finished floor and the surface of the finished floor next above, or if there be no floor above, that part of the building which is above the surface of the highest floor thereof. A top story attic is a half story when the main line of the eaves is not above the middle of the interior floor surface not more than four feet above curb level, established or mean street grade, or average ground level, as mentioned in the Height of Buildings section.

STREET - a right-of-way which affords principal means of vehicular access to property abutting thereon.

STREET LINE - the dividing line between the street right-of-way and the abutting property.

STRUCTURAL ALTERATIONS - any alteration involving a change in or addition to the supporting members of a building, such as bearing walls, columns, beams or girders.

STRUCTURE - anything constructed or erected, which requires location on the grounds, or attached to something having a location on the ground, including, but not limited to signs, and excepting utility poles, fences and retaining walls.

SWIMMING POOL (commercial) - a swimming pool with accessory facilities, not part of the municipal or public recreational system and not a private swim club, but where the facilities are available to the general public for a fee.

SWIMMING POOL (private) - a swimming pool constructed for the exclusive use of the residents for a single family, two family or multiple family dwelling and located and fenced in accordance with the regulations of the State of Texas. A private swimming pool shall not be operated as a business nor maintained in a manner to be hazardous or obnoxious to adjacent property owners.

TELEPHONE EXCHANGE, SWITCHING RELAY and TRANSMITTING STATION - but not including public business facilities, storage or repair facilities.

TEMPORARY FIELD OFFICE OR CONSTRUCTION OFFICE OR YARD OFFICE - a structure or shelter used in connection with a development or building project for housing on the site of temporary administrative and supervisory functions and for sheltering employees, equipment or material.

TRAILER HOUSE OR MOBILE HOME - any structure used for living or sleeping purposes, having no foundation other than wheels, blocks, skids, jacks, horses or skirting, and which has been, or reasonably may be, equipped with wheels or other devices for transporting the structure from place to place.

TRAILER HOUSE or MOBILE HOME COURT - land used or intended to be used, let or rented for occupancy by two or more house trailers or mobile homes.

TRAVEL TRAILER - a vehicular, portable structure built on a chassis designed to be used as a temporary dwelling, or to be towed behind a motor vehicle, without a special permit being needed, and having an overall length of not more than thirty-five (35') and a width not exceeding eight (8') feet.

VARIANCE - relief from or variation of the provisions of these

regulations, other than use regulations, as applied to a specific piece of property, as distinct from rezoning, as further set out hereinafter in Powers and Duties of the Planning and Zoning Commission.

WRECKING or AUTO SALVAGE YARD - a yard enclosed by an eight (8) foot solid screening fence or building where automobiles or parts of automobiles or machinery are stored, dismantled and/or offered for sale in the open as whole units, as salvaged parts or as processed metal.

YARD - an open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard, or the depth of a rear yard, the least shall be used.

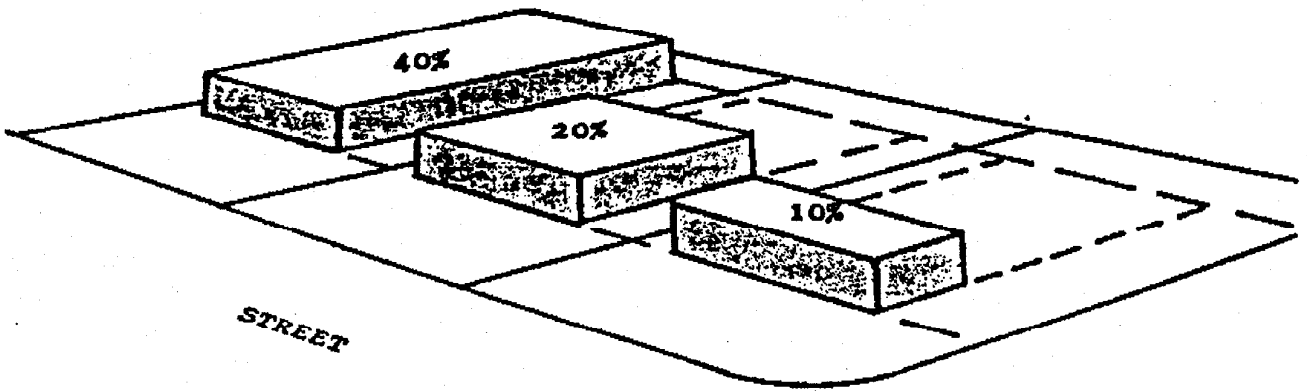
YARD (front) - a yard across the full width of the lot from the front line of the main building to the front line of the lot.

YARD (rear) - a yard between the rear lot lines and rear line of the main building and the side lot lines.

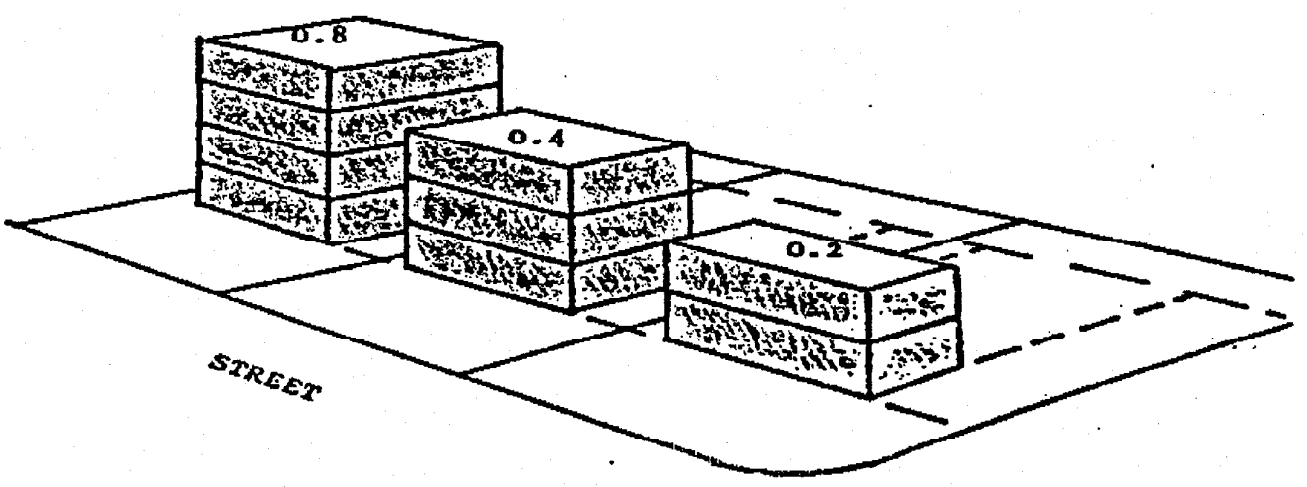
YARD (side) - a yard between the main building and the adjacent side line to the lot, and extending entirely from the front yard to the rear yard.

APPENDICES

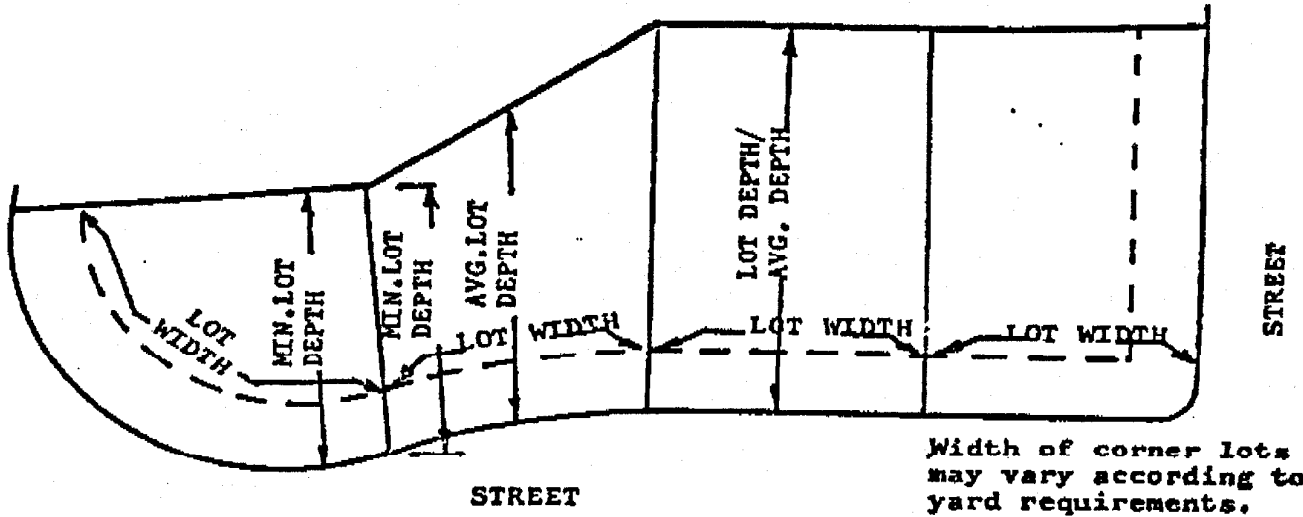
LOT COVERAGE



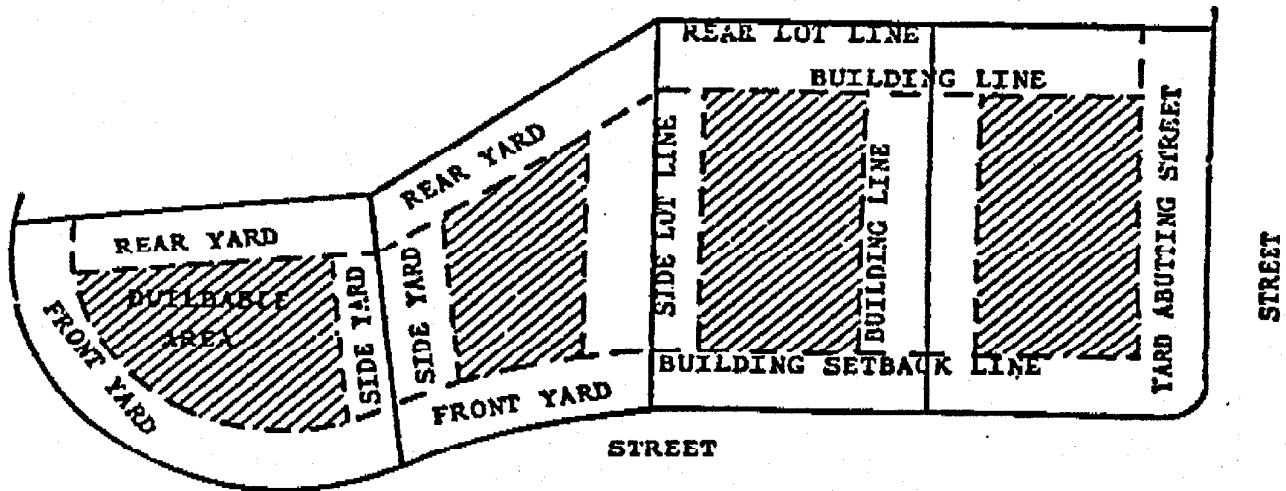
FLOOR AREA RATIO (F.A.R.)



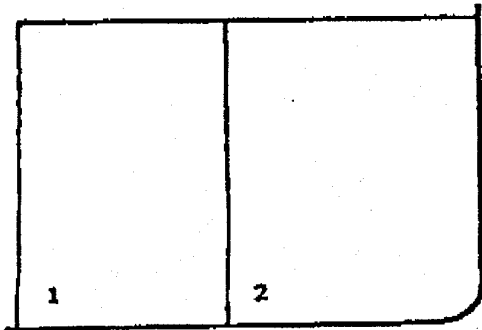
LOT DEPTH AND WIDTH



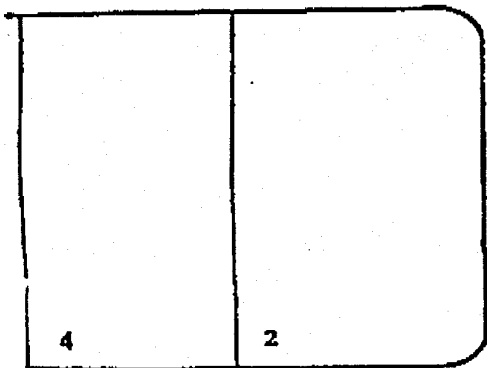
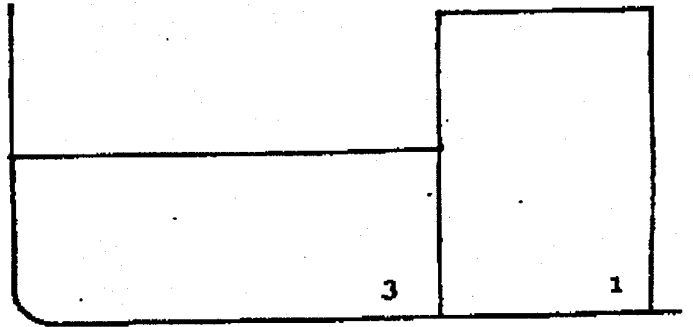
YARD AND BUILDING LINES



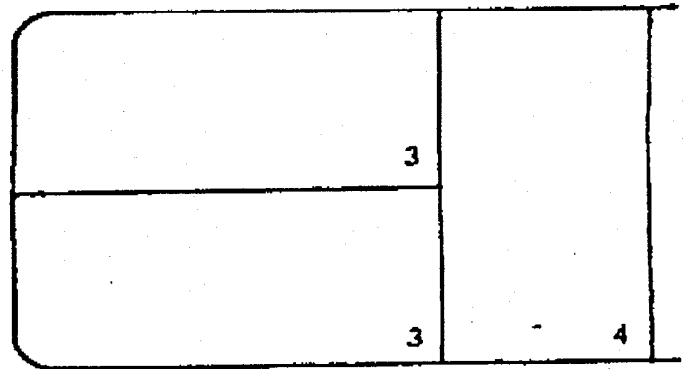
TYPES OF LOTS



STREET



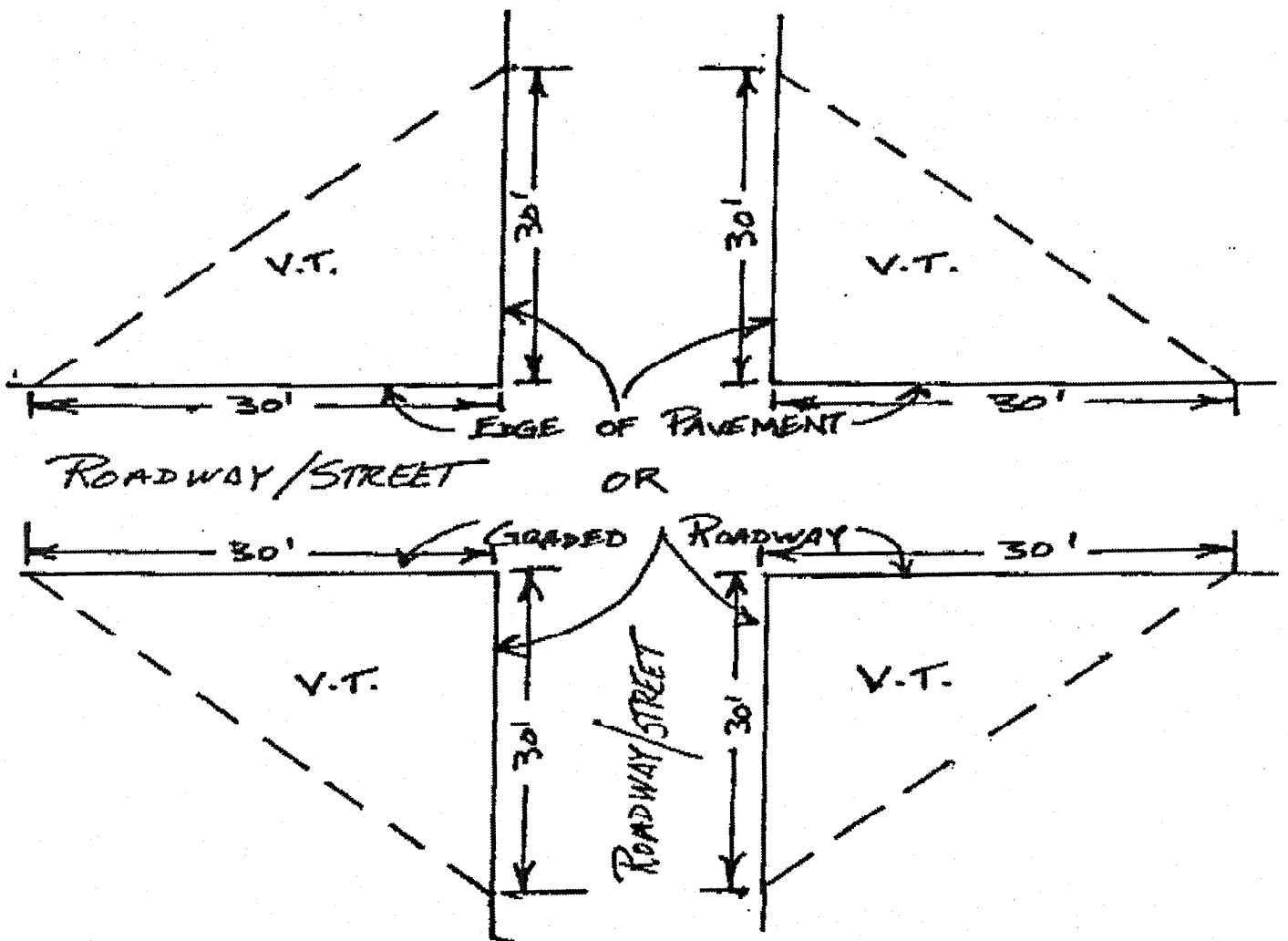
STREET



STREET

-
- 1 INTERIOR LOT
 - 2 CORNER LOT
 - 3 REVERSED CORNER LOT
 - 4 THROUGH (DOUBLE FRONTAGE) LOT

VISIBILITY TRIANGLE : (V. T.)

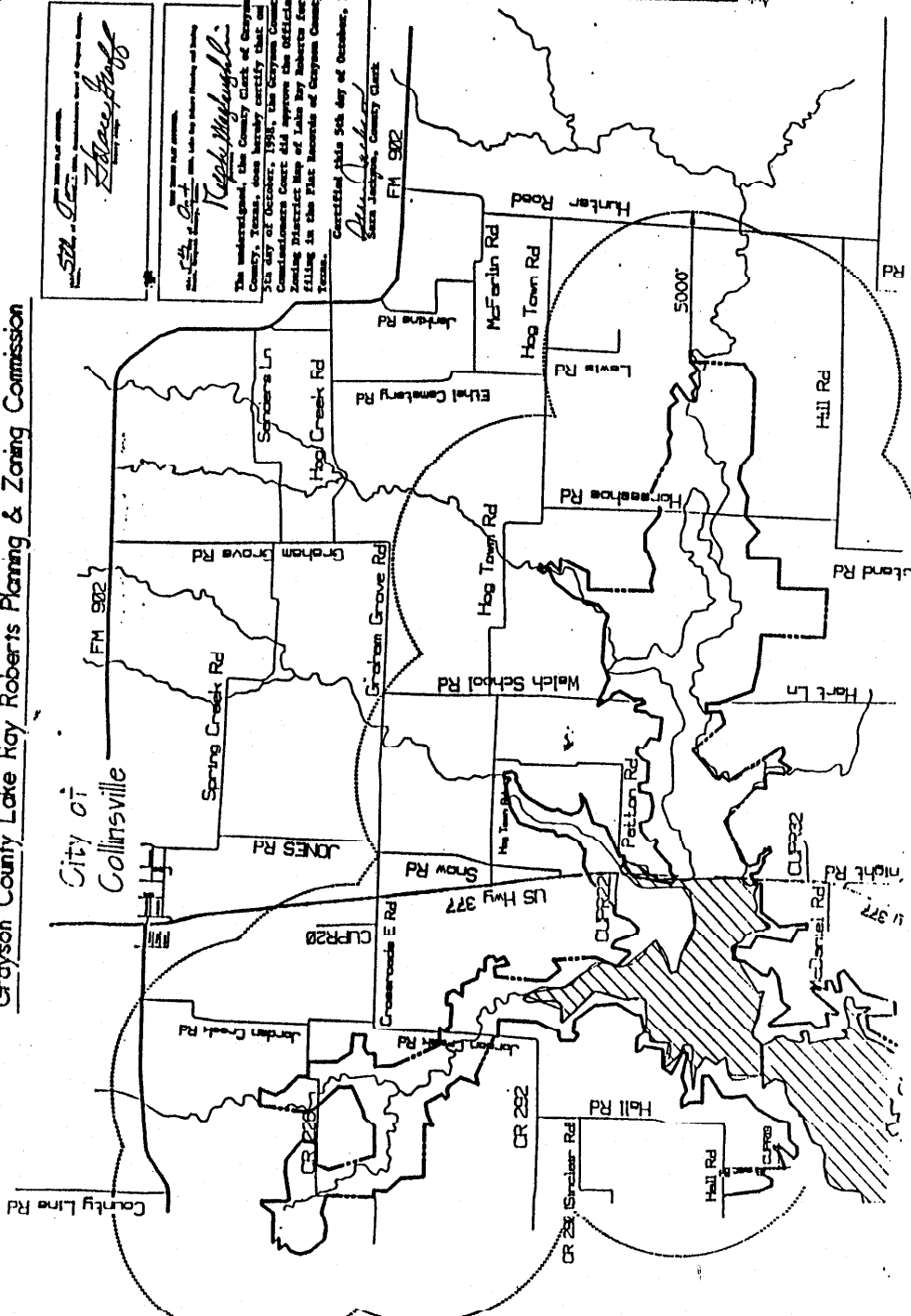


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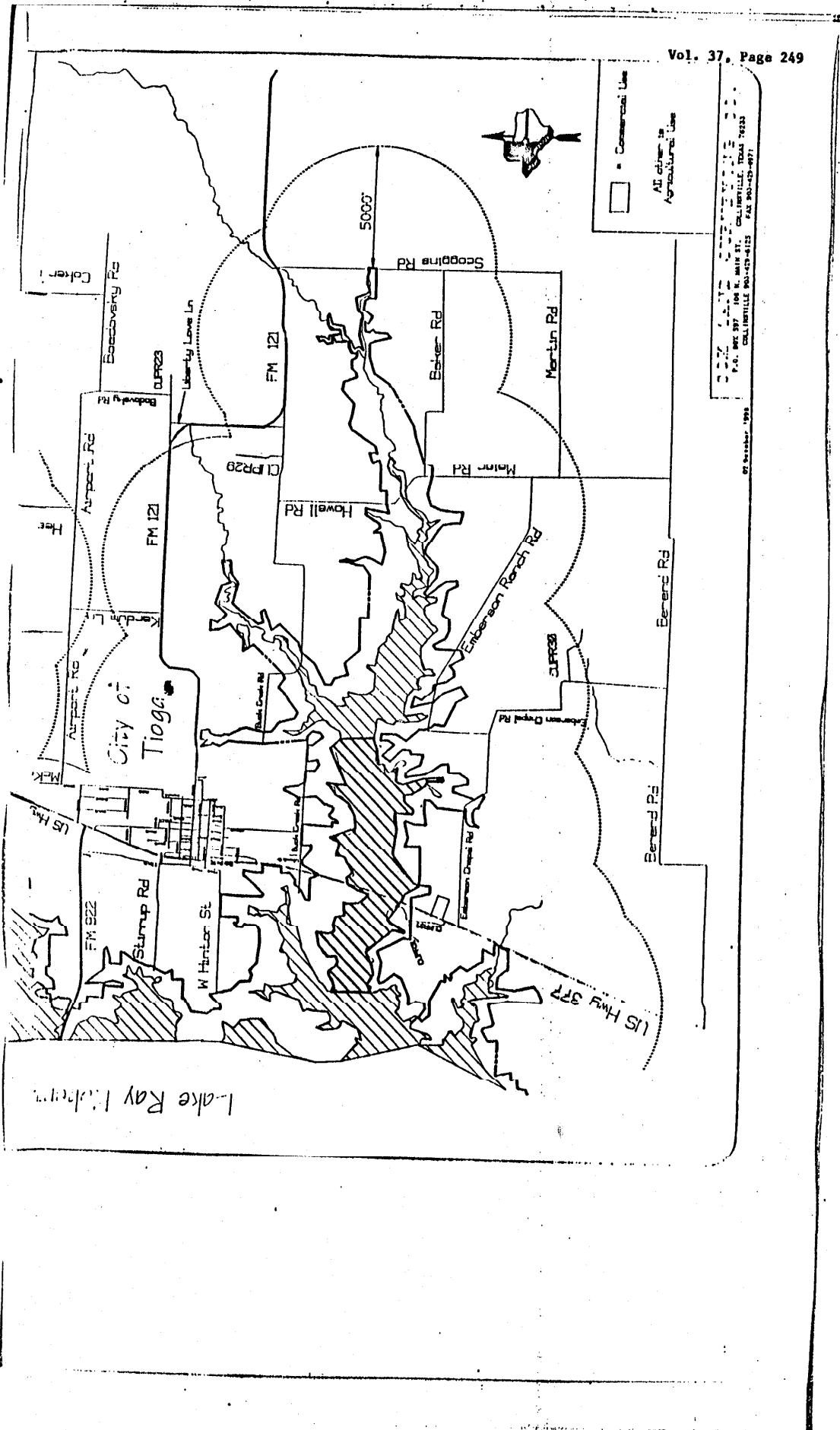
Grayson County Lake Ray Roberts Planning & Zoning Commission

570
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Notary Public for Grayson County, Texas
I, *Robert M. McLaughlin*
do hereby certify that on the 5th day of October, 1998, the Grayson County Commissioners Court did approve the Official Zoning District Map of Lake Ray Roberts for filing in the Plat Records of Grayson County, Texas.
Witness my hand and the Seal of Office of the County Clerk of Grayson County, Texas, on this 5th day of October, 1998.
Robert M. McLaughlin
County Clerk



Consolidated into 5th day of October, 1998
Sean Jackson
Seal Jackson, County Clerk



= Commercial Use
 All other is Agricultural Use

P.O. BOX 377 104 N. MAIN ST.
 COLLINGVILLE, MISSISSIPPI 39233
 COLLINGVILLE 901-473-4123 FAX 901-473-4971

07 October 1998

Lake Ray Leche

City of Tioga

5000'

Coker

Beechvsky Rd

Bohady Rd

Airport Rd

FM 922

Stump Rd

W Hunter St

Rock Creek Rd

Howell Rd

CLPR20

FM 121

CLPR23

Liberty Lane Ln

5000'

Scoggins Rd

Baker Rd

Martin Rd

Meyer Rd

Emerson Ranch Rd

CLPR23

Emerson Depot Rd

Berard Rd

Berard Rd

US Hwy 377