

Subchapter 6 ZONING DISTRICTS

§ 154.115. ESTABLISHED.

- (A) The city is hereby divided into the following zoning districts. The use, height, area regulations, and other standards as set out herein apply to each district. The districts established herein shall be known as follows.

Abbreviated Designation	Zoning District Name
CUP	Conditional Use Permit
HI	Heavy Industrial
LI	Light Industrial
LR	Local Retail
MB	Mixed Business
SF	Single-Family Residential
SF/MH	Single-Family/Manufactured Home
SFA	Single-Family Attached Residential
SFC	Single-Family Camping

- (B) Refer to district in which property is located for use regulations.
- (C) Certain terms and definitions used within this chapter can be found in sec. 154.008.
- (D) Definitions specifically applicable to particular sections are contained within secs. 154.135 through 154.140 (fencing, walls, and screening requirements) and secs. 152.095 through 152.099 (exterior construction and design requirements).
(Ordinance 2011-27(f) adopted 11/12/15 ; Amendment of 3/10/16 ; Amendment of 4/14/16)

§ 154.116. DISTRICTS BY ORIGINAL SECTION NAME.

(A) Districts.

- (1) District I Single-Family Residential. Manufactured homes allowed - limited camping.
- (2) District II Single-Family Residential. No manufactured homes - limited camping.
- (3) District III Single-Family Residential. Manufactured homes allowed - full time camping with restrictions (see sec. 154.124).

(B) Original section name.

(1) Districts I through III.

District I - SF/SFA/MH	District II - SF/SFA	District III-SF/MH/SFC
Camelot 1	Charmaine 1	Camelot 2
Ivanhoe Estates 1	Charmaine 2	Tristan 1
Ivanhoe Estates 2	Charmaine 3	Tristan 3
Ivanhoe Estates 3	Charmaine 4	Tristan 4
Ivanhoe Estates 4	Charmaine 5	
Ivanhoe Ranchettes	Charmaine 6	
	Charmaine 7	
	Charmaine 7A	
	Charmaine 8	
	Galahad 6	
	Galahad 7	
	Galahad Estates 1	
	Ivanhoe 1	
	Ivanhoe 2	
	Ivanhoe 3	
	Ivanhoe 4	
	Ivanhoe 5	
	Tristan 2	

(2) Districts IV and V - Mixed Business IV and Local Retail V Districts.

- (a) Forty acre tract to be designated as commercial property. See map from the county appraisal district, page three.
- (b) Tract of land belonging to the store (description attached), page four.
- (c) One acre tract located on Hwy. 69/287, north side of Ivanhoe entrance.
- (d) Included in this section are:
 1. A copy of district map, page five; and
 2. A copy of section map, page six.
- (e) Copies of maps referred to above are available at the city office.

(C) District VI - Light and Heavy Industrial. Light industrial is industry that is usually less capital-intensive than heavy industry, and is more consumer-oriented than

business-oriented (for example, most light industry products are produced for and users rather than as intermediates for use by other industries). Light industry facilities typically have less environmental impact than those associated with heavy industry, and zoning laws are more likely to permit light industry near residential areas. It is the production of small consumer goods. Some but not all example of light industry would be water company office, construction office, equipment yard with motor grader tractors, trailers, backhoe, track hoe, trucks, clay pit, earth extraction, storage of road material and the like.

(Ordinance 2011-27(f) adopted 11/12/15 ; Amendment of 3/10/16 ; Amendment of 4/14/16)

§ 154.117. SINGLE-FAMILY/MANUFACTURED HOME RESIDENTIAL.

(A) General purpose, description, and permitted uses.

- (1) The SF/MH Single-Family/Manufactured Home Residential District I is intended to provide for development of primarily low-density detached, single-family residences or manufactured homes on lots of at least 6,600 square feet in size.
- (2) Conditional uses must be approved utilizing procedures set forth in sec. 154.040.

(B) Height regulations.

- (1) Main building(s). Maximum two stories or 35 feet for the main building or house.
- (2) Accessory building(s). Maximum one story or 18 feet in height for storage building or other accessory buildings, including a detached garage or accessory dwelling units. Materials used and location shall be determined acceptable after permit application, payment of established fee, and inspection by Code Enforcement Official or his or her designee. Under no circumstances shall a storage building be used for habitation. No intermodal containers are permitted anywhere within the city.
- (3) Other. Refer to sec. 154.159 for additional height regulations.

(C) Area regulations.

- (1) Size of lots.
 - (a) Minimum lot area: 6,600 square feet;
 - (b) Minimum lot width: 60 feet; and
 - (c) Minimum lot depth: 110 feet.
- (2) Size of yards.
 - (a) Minimum front yard: 25 feet;
 - (b) Minimum side yard: five feet, 20 feet from a street right-of-way for a corner

lot; and

(c) Minimum rear yard: 25 feet for the main building.

(3) Maximum lot coverage. Thirty-five percent by main buildings and accessory buildings.

(4) Parking.

(a) Single-family dwelling unit: a minimum of two parking spaces behind the front building line and on the same lot as the main structure; and

(b) Other: refer to Chapter 70.

(5) Minimum floor area per dwelling unit shall be 600 square feet, or 800 square feet if the property is lakefront. Refer to § 154.008 DEFINITIONS for LAKEFRONT.

(D) Special requirements.

(1) On-site dwellings. Recreational vehicles, travel trailers, or motor homes may be used for on-site dwelling purposes for up to six months after obtaining building permit for construction of home. Refer to Chapter 51 for sewage disposal requirements.

(2) Open storage. Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, and the like).

(3) Side-entry garages. Single-family homes with side-entry garages, where lot frontage is only to one street (not a corner lot), shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering.

(4) Swimming pools. Swimming pools shall be enclosed in accordance with requirements set forth in sec. 154.138.

(5) Nonresidential uses. Site plan approval (see sec. 154.033) shall be required for any nonresidential use (such as a school, church, childcare center, private recreation facility, and the like) in the SF District. Any nonresidential land use that may be permitted in this District shall conform to the Retail District standards.

(6) Other regulations. Refer to Chapter 152 and Title XI for additional regulations.

(7) MH Manufactured Home regulations. Refer to secs. 152.130 through 152.134. (Ordinance 2011-27(f) adopted 11/12/15 ; Ordinance 2023-8 adopted 6/15/2023)

§ 154.118. SINGLE-FAMILY RESIDENTIAL.

(A) General purpose, description, and permitted uses.

(1) The SF Single-Family Residential District is intended to provide for

development of primarily low-density detached, single-family residences on lots of at least 6,600 square feet in size.

- (2) Conditional uses must be approved utilizing procedures set forth in sec. 154.040.
- (3) Manufactured homes shall not be placed within District II. Any manufactured home that was in place in District II at the time this chapter was put in place, if removed, shall be replaced with an International Residential Construction building code-approved home. See sec. 152.001(D).

(B) Height regulations.

- (1) Main building(s). Maximum two stories or 35 feet for the main building or house.
- (2) Accessory building(s). Maximum one story or 18 feet in height for storage building or other accessory buildings, including a detached garage. Materials used and location shall be determined acceptable after permit application, payment of established fee, and inspection by Code Enforcement Official or his or her designee. Under no circumstances shall a storage building be used for habitation. No intermodal containers are permitted anywhere within the city.
- (3) Other. Refer to sec. 154.159 for additional height regulations.

(C) Area regulations.

- (1) Size of lots.
 - (a) Minimum lot area: 6,600 square feet;
 - (b) Minimum lot width: 60 feet; and
 - (c) Minimum lot depth: 110 feet.
- (2) Size of yards.
 - (a) Minimum front yard: 25 feet;
 - (b) Minimum side yard: five feet, 20 feet from a street right-of-way for a corner lot; and
 - (c) Minimum rear yard: 25 feet for the main building.
- (3) Maximum lot coverage. Thirty-five percent by main buildings and accessory buildings.
- (4) Parking.
 - (a) Single-family dwelling unit: a minimum of two parking spaces behind the front building line and on the same lot as the main structure; and
 - (b) Other: see Chapter 70.

- (5) Minimum floor area per dwelling unit shall be 600 square feet, or 800 square feet if the property is lakefront. Refer to § 154.008 DEFINITIONS for LAKEFRONT.

(D) Special requirements.

- (1) On-site dwellings. Recreational vehicles, travel trailers, or motor homes may be used for on-site dwelling purposes for up to six months after obtaining building permit for construction of home. The six month period shall commence at the start of home construction. Refer to Chapter 51 for sewage disposal requirements.
- (2) Open storage. Open storage is prohibited (except for materials for the residents personal use or consumption such as firewood, garden materials, and the like).
- (3) Side-entry garages. Single-family homes with side-entry garages, where lot frontage is only to one street (not a corner lot), shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering.
- (4) Swimming pools. Swimming pools shall be enclosed in accordance with requirements set forth in sec. 154.138.
- (5) Nonresidential uses. Site plan approval (sec. 154.033) shall be required for any nonresidential use (such as a school, church, childcare center, private recreation facility, and the like) in the SF District. Any nonresidential land use that may be permitted in this District shall conform to the Retail District standards.
- (6) Other regulations. Refer to sec. 152.130(C), no manufactured home allowed in District II. Refer to Chapter 152 and Title XI for additional regulations.

(Ordinance 2011-27(f) adopted 11/12/15 ; Ordinance 2023-8 adopted 6/15/2023)

**§ 154.119. SINGLE-FAMILY/MANUFACTURED HOME RESIDENTIAL/
SINGLE-FAMILY CAMPING.**

(A) General purpose, description, and permitted uses.

- (1) The SF/MH/SFC Single-Family/Manufactured Home Residential/Single-Family Camping District III is intended to provide for development of primarily low-density detached, single-family residences or manufactured homes, or single-family camping exempt from the current 17-day limit for all other sections within the city limits, on lots of at least 6,600 square feet in size.
- (2) Conditional uses must be approved utilizing procedures set forth in secs. 154.040 and 154.124.

(B) Height regulations.

- (1) Main building(s). Maximum two stories or 35 feet for the main building or house.

- (2) Accessory building(s). Maximum one story or 18 feet in height for storage building or other accessory buildings, including a detached garage or accessory dwelling units. Materials used and location shall be determined acceptable after permit application, payment of established fee, and inspection by Code Enforcement Official or his or her designee. Under no circumstances shall a storage building be used for habitation. No intermodal containers are permitted anywhere within the city.
- (3) Other. Refer to sec. 154.159 for additional height regulations.

(C) Area regulations.

- (1) Size of lots.
 - (a) Minimum lot area: 6,600 square feet;
 - (b) Minimum lot width: 60 feet; and
 - (c) Minimum lot depth: 110 feet.
- (2) Size of yards.
 - (a) Minimum front yard: 25 feet;
 - (b) Minimum side yard: five feet, 20 feet from a street right-of-way for a corner lot; and
 - (c) Minimum rear yard: 25 feet for the main building.
- (3) Maximum lot coverage. Thirty-five percent by main buildings and accessory buildings.
- (4) Parking.
 - (a) Single-family dwelling unit: a minimum of two parking spaces behind the front building line and on the same lot as the main structure; and
 - (b) Other: refer to Chapter 70.
- (5) Minimum floor area per dwelling unit shall be 600 square feet, or 800 square feet if the property is lakefront. Refer to § 154.008 DEFINITIONS for LAKEFRONT.

(D) Special requirements.

- (1) On-site dwellings. Recreational vehicles, travel trailers, or motor homes may be used for on-site dwelling purposes for up to six months after obtaining building permit for construction of home. Refer to Chapter 51 for sewage disposal requirements.
- (2) Open storage. Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, and the like).

- (3) Side-entry garages. Single-family homes with side-entry garages, where lot frontage is only to one street (not a corner lot), shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering.
 - (4) Swimming pools. Swimming pools shall be enclosed in accordance with requirements set forth in sec. 154.138.
 - (5) Nonresidential uses. Site plan approval (sec. 154.033) shall be required for any nonresidential use (such as a school, church, childcare center, private recreation facility, and the like) in the SF District. Any nonresidential land use that may be permitted in this District shall conform to the Retail District standards.
 - (6) Temporary facilities. Recreational vehicles, travel trailers, or motor homes may be used for on-site dwelling for camping purposes only. Refer to sec. 154.124 (Camping District III) and Chapter 51 for sewage disposal requirements.
 - (7) Other regulations. Refer to secs. 152.130 through 152.133 (placement, permit, age, anchoring, skirting, and existing mobile or manufactures home). Refer to Chapter 152 and Title XI for additional regulations.
- (Ordinance 2011-27(f) adopted 11/12/15 ; Ordinance 2023-8 adopted 6/15/2023)

§ 154.120. SINGLE-FAMILY ATTACHED RESIDENTIAL.

(A) General purpose, description, and permitted uses.

- (1) The SFA Single-Family Attached Residential District is intended to promote stable, quality, attached-occupancy residential development on individual lots at slightly increased densities. Individual ownership of each lot is encouraged. This District may be included within certain areas of neighborhoods or, when in accordance with the intent of the Comprehensive Plan, may provide a buffer or transition district between lower density residential areas and multiple-family or nonresidential areas or major thoroughfares.
- (2) Conditional uses must be approved utilizing procedures set forth in sec. 154.040.

(B) Height regulations.

- (1) Main building(s). Maximum two stories or 35 feet for the main building or house.
- (2) Accessory building(s). Maximum one story or 18 feet in height for storage building or other accessory buildings, including a detached garage or accessory building units. Materials used and location shall be determined acceptable after permit application, payment of established fee, and inspection by Code Enforcement Official or his or her designee. Under no circumstances shall a storage building be used for habitation. No intermodal containers are permitted anywhere within the city.
- (3) Other. Refer to sec. 154.159 for additional height regulations.

(C) Area regulations.(1) Size of lots.

- (a) Minimum lot area: 3,000 square feet;
- (b) Minimum lot width: 30 feet; and
- (c) Minimum lot depth: 100 feet.

(2) Size of yards.

- (a) Minimum front yard: 25 feet;
- (b) Minimum side yard:
 - 1. Single-family attached dwellings are not required to have a side yard, with the exception of a minimum 15-foot side yard adjacent to a street. The ends of any two adjacent building complexes or rows of buildings shall be at least 15 feet apart. The required side yards shall be designated upon a plat approved by the City Council; and
 - 2. A complex of attached single-family dwellings shall have a minimum length of three dwelling units, and shall not exceed 200 feet in length or the width of six attached units, whichever is less.
- (c) Minimum rear yard: 25 feet for the main building.

(3) Maximum lot coverage. Seventy percent by main buildings and accessory buildings.(4) Parking regulations.

- (a) A minimum of two parking spaces for each dwelling unit located behind the dwelling unit and accessed only from the rear via an alley or approved fire lane, and located on the same lot as each dwelling unit;
 - (b) Designated visitor parking spaces shall be provided in off-street common areas; and
 - (c) Other: refer to Chapter 70.
- (5) Minimum floor area per dwelling unit shall be 600 square feet, or 800 square feet if the property is lakefront. Refer to § 154.008 DEFINITIONS for LAKEFRONT.

(D) Special requirements.

- (1) Separate utilities. All utilities shall be provided separately to each lot within an SFA District so that each unit is individually metered.
- (2) Private yard. Each SFA lot shall contain a private yard of not less than 400 square feet; such yard area(s) may be either a backyard or side yard.

Calculation for a private yard area may include:

- (a) A patio cover, gazebo, or other similar non-enclosed structure that does not cover more than 25% of the yard; and/or
 - (b) A swimming pool, swing set, play fort, or other leisure amenity.
- (3) Useable open space requirement. All single-family attached developments shall provide usable open space at the same ratio and conforming to the same criteria as specified below. Except as provided herein, any SFA subdivision shall provide useable open space which equals or exceeds 20% of the gross platted area, excluding rights-of-way for collector and larger sized streets. Useable open space shall not be required for an SFA development if it contains 20 or fewer lots.
 - (4) Maintenance requirements for common areas. A property owners association is required for continued maintenance of common land and/or facilities.
 - (5) Garage space required. The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.
 - (6) Open storage. Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, and the like).
 - (7) Side-entry garages. Single-family homes with side-entry garages, where lot frontage is only to one street (not a corner lot), shall have a minimum of 25 feet from the door face of the garage or carport to the side property line for maneuvering.
 - (8) Swimming pools. Swimming pools shall be enclosed in accordance with requirements set forth in sec. 154.138.
 - (9) Nonresidential uses. Site plan approval (sec. 154.033) shall be required for any nonresidential use (including a school, church, childcare center, or private recreation facility) in the SFA District. Any nonresidential land use that may be permitted in this District shall conform to the Retail District standards.
- (Ordinance 2011-27(f) adopted 11/12/15 ; Ordinance 2023-8 adopted 6/15/2023)

§ 154.121. MIXED BUSINESS IV.

(A) General purpose, description, and permitted uses.

- (1) The MB Mixed Business District is established to create a district for low intensity office, commercial, professional uses and retail sales. The District can be used as a transition district between more intense uses and residential uses. Permitted uses should be compatible with adjacent residential areas by limiting building heights, and by utilizing buffering and landscaping requirements. Buildings in this District should be compatible with, and similar in scale to, residential uses and adjacent property. Residential uses and bed-and-breakfasts shall be permitted within Mixed Business IV.

- (2) The following uses shall be allowed in a mixed business district; provided, however, that these uses may be restricted by the City Council in the ordinance creating the district. The City Council shall have full legislative discretion in determining whether these uses are appropriate with adjacent land uses, and shall have discretion to impose conditions as may be necessary to protect adjacent land uses and ensure compatibility:
 - (a) Office Profession-OP;
 - (b) Retail/Dining-GR; and
 - (c) Light and Heavy Industrial-IND.
- (3) Conditional uses must be approved utilizing procedures set forth in sec. 154.040.
- (4) Uses prohibited. The following uses shall be prohibited:
 - (a) Any sexually oriented businesses, including adult arcades, adult bookstores, adult video stores, adult cabarets, adult motels, adult motion picture theaters, adult theaters, escort agencies, nude model studios and sexual encounter centers.
 - (b) Payday lenders, payday advance, salary loan, payroll loan, small dollar loan, short term, or cash advance loan and title loan.

(B) Height regulations.

- (1) Main building(s). Maximum two stories or 35 feet.
- (2) Accessory building, nonresidential. Maximum one story or 18 feet in height for storage building and shall be subordinate to the main building, which does not exceed the height of the main building, does not exceed 50% of the floor area of the main building, and is used for purposes accessory and incidental to the main use. Materials used and location shall be determined acceptable after permit application, payment of established fee, and inspection by Code Enforcement Official or his or her designee. Building shall not be used for habitation. No intermodal containers are permitted anywhere within the city.
- (3) Other. Refer to sec. 154.159 for additional height regulations.

(C) Area regulations.

- (1) Size of lots.
 - (a) Minimum lot size: 12,000 square feet;
 - (b) Minimum lot width: 80 feet; and
 - (c) Minimum lot depth: 150 feet.
- (2) Size of yards.
 - (a) Minimum front yard: 25 feet. See secs. 154.155 through 154.161 for any

additional setback requirements;

- (b) Minimum side yard: 15 feet, 25 feet adjacent to a public street or residential lot;
 - (c) Interior side yards: when retail uses are platted adjacent to other retail uses and are integrated into an overall shopping center site creating lease spaces abutting one another, no side yard is required;
 - (d) Minimum rear yard: 25 feet; and
 - (e) Adjacent to a single-family district: any neighborhood service use that is over one story in height and that is located adjacent to (and not across a right-of-way from) any single-family zoning district shall be setback from the applicable property line by 60 feet.
 - (f) Building setbacks may be modified by City Council on the Site Plan, provided that public safety objectives are preserved.
- (3) Maximum lot coverage. Sixty percent total, including main buildings and accessory buildings.
 - (4) Building size for nonresidential structures. The building footprint area shall not exceed 50,000 square feet in size.
 - (5) Parking requirements. See Chapter 70.
 - (6) Landscaping requirements. See sec. 154.139.
 - (7) Design Elements.
 - (a) Facade. Materials used on the exterior of the building shall conform to those acceptable in the International Building Code (IBC).
 - (b) Sidewalk. Sidewalks shall be installed in accordance with state or federal statutes.
 - (c) Lighting. Light fixtures located in parking areas must not exceed 15 feet in height, and may not be directed or placed so that the illumination circle falls outside the district boundary; provided, however, that fixtures for outdoor sporting events may not exceed 30 feet in height.
 - (d) Signs. Shall adhere to Chapter 151.
 - (8) Loading zones and storage. Loading zones shall be placed on the property as required by the City Secretary, code enforcement official or their designee. No outdoor storage is allowed, unless approved by City Council on the site plan, and where, due to the nature of the items being stored, it is necessary to keep them outside.
 - (9) Landscaping requirements:

- (a) Open space must constitute 40% of the gross area covered by the site plan.
- (b) Parking lots shall be landscaped with an area equal to 15% of the total size of the parking lot, which must be landscaped and permeable, exclusive of perimeter plantings.
- (c) Landscaping requirements may be waived or modified by the City Council at the site plan stage if a finding is made that the site plan provides sufficient permeable surfaces and adequately addressed drainage of impermeable surfaces.
- (d) Fencing, walls, screening requirements shall adhere to secs. 154.135 through 154.140.

(D) Special district requirements.

(1) Site design review.

- (a) Site Plan. A site plan shall be required for all new construction, exterior remodeling, or additions to any structure. No building permit shall be issued for a development subject to site plan review until that site plan has been approved in accordance with this section. The property owner or designated representative may initiate site plan review by filing an application with the Mayor, City Secretary or his or her designee and submitting the required permit fee and five copies of the site plan and related documents.
- (b) Contents of application. Applications shall contain drawings to scale to indicate:
 - 1. The location of existing and anticipated new structures on the subject property;
 - 2. Landscaping and fencing, setback areas, uses of landscaping and walls or fences for screening purposes, and landscaping of parking areas as applicable;
 - 3. The design or vehicular ingress and egress to minimize interference with traffic flow on abutting streets;
 - 4. The proposed uses and height of all structures;
 - 5. The location, heights and types of all signs including lighting; and
 - 6. The facade elevations of each building, including descriptions or materials and colors for finishes.
- (c) Standards. The site plan shall conform to all district regulations, and all special regulations applicable to the particular use.
- (d) Decision on site plan and appeal. The City Council shall designate the official responsible to review the application. The official so designated

may approve, approve with conditions, or deny the site plan. Appeals from denial of administrative site plan shall be to the Zoning Board of Adjustment, and shall be made within 60 days.

- (2) On-site dwellings. Recreational vehicles, travel trailers, or motor homes may not be used for on-site dwelling purposes.
- (3) Open storage. Open storage is prohibited.
- (4) Temporary facilities. There shall be no permanent use of temporary facilities or buildings.
- (5) Outside display. Outside display of merchandise and seasonal items, such as Christmas trees and pumpkins, shall be limited to the following.
 - (a) Outside display areas shall not be placed or located more than 30 feet from the main building.
 - (b) Outside display areas shall not occupy any of the parking spaces that are required by this chapter for the primary use(s) of the property, except on a temporary basis only, which is a maximum of 30 days per display and a maximum of two displays per calendar year.
 - (c) Outside display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site in any way.
 - (d) Outside display areas shall not extend into a public right-of-way or onto adjacent property.
 - (e) Outside display items shall be displayed in a neat, orderly manner, and the display area shall be maintained a clean, litter-free manner.
- (6) Other regulations. Refer to Chapter 152 and Titles V, IX, and XI for additional regulations.

(Ordinance 2011-27(f) adopted 11/12/15 ; Amendment of 4/14/16)

§ 154.122. LOCAL RETAIL V.

(A) General purpose, description, and permitted uses.

- (1) The LR Local Retail District is established to provide areas for low intensity, office, dining and specialized retail sales that are intended to service local neighborhoods and citizens and visitors of the city. Residential and bed-and-breakfast uses shall be permitted within Local Retail Districts.
- (2) Conditional uses must be approved utilizing procedures set forth in sec. 154.040.
- (3) Uses prohibited. The following uses shall be prohibited:
 - (a) Any sexually oriented businesses, including adult arcades, adult bookstores, adult video stores, adult cabarets, adult motels, adult motion

picture theaters, adult theaters, escort agencies, nude model studios and sexual encounter centers.

- (b) Payday lenders, payday advance, salary loan, payroll loan, small dollar loan, short term, or cash advance loan and title loan.

(B) Height regulations.

- (1) Main building(s). Maximum two stories or 35 feet.
- (2) Accessory building, nonresidential. Maximum one story or 18 feet in height for storage building and shall be subordinate to the main building, which does not exceed the height of the main building, and does not exceed 50% of the floor area of the main building, and is used for purposes accessory and incidental to the main use. Materials used and location shall be determined acceptable after permit application, payment of established fee, and inspection by Code Enforcement Official or his or her designee. Building shall not be used for habitation. No intermodal containers are permitted anywhere within the city.
- (3) Other. Refer to sec. 154.159 for additional height regulations.

(C) Area regulations.

- (1) Size of lot.
 - (a) Minimum lot area: 8,000 square feet;
 - (b) Minimum lot width: 80 feet; and
 - (c) Minimum lot depth: 100 feet.
- (2) Size of yards.
 - (a) Minimum front yard: twenty-five feet. See secs. 154.155 through 154.161 for any additional setback requirements;
 - (b) Minimum side yard: 15 feet, 25 feet adjacent to a public street or residential lot;
 - (c) Minimum rear yard: 25 feet; and
 - (d) Adjacent to a single-family district: any neighborhood service use that is over one story in height and that is located adjacent to (and not across a right-of-way from) any single-family zoning district shall be setback from the applicable property line by 60 feet.
- (3) Maximum lot coverage. Sixty percent total, including main buildings and accessory buildings.
- (4) Maximum building size. The maximum building footprint area shall not exceed 50,000 square feet.
- (5) Parking regulations.

- (a) Refer to Chapter 70; and
 - (b) Materials for parking for nonresidential uses: parking areas may be constructed with an all-weather surface such as gravel. Driveway approaches and other maneuvering or access points to roadway rights-of-way shall be constructed with a gravel surface. Such parking areas shall meet all other parking-related requirements contained within Chapter 70.
- (6) Fencing, walls, screening requirements. Refer to secs. 154.135 through 154.140.

(D) Special requirements.

- (1) Building facade plan. Building facade (elevation) plans shall be submitted for Commission review and approval by the City Council along with the site plan. Facade plans shall clearly show how the building(s) will look, especially as viewed from the major thoroughfare upon which the property faces or sides, and will portray a reasonably accurate depiction of the anticipated materials and colors to be used. The Mayor/City Secretary or his or her designee may, as deemed appropriate, require submission of additional information and materials, including actual samples of materials to be used during the site plan review process.
- (2) Outside display. Outside display of merchandise and seasonal items, such as Christmas trees and pumpkins, shall be limited to the following.
 - (a) Outside display areas shall not be placed or located more than 30 feet from the main building.
 - (b) Outside display areas shall not occupy any of the parking spaces that are required by this chapter for the primary use(s) of the property, except on a temporary basis only, which is a maximum of 30 days per display and a maximum of two displays per calendar year.
 - (c) Outside display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site in any way.
 - (d) Outside display areas shall not extend into a public right-of-way or onto adjacent property.
 - (e) Outside display items shall be displayed in a neat, orderly manner, and the display area shall be maintained a clean, litter-free manner.
- (3) On-site dwellings. Recreational vehicles, travel trailers, or motor homes may not be used for on-site dwelling purposes.
- (4) Open storage. Open storage is prohibited.
- (5) Temporary facilities. There shall be no permanent use of temporary facilities or buildings.

(6) Other regulations. Refer to Chapter 152 and Titles V, IX, and XI.
(Ordinance 2011-27(f) adopted 11/12/15)

§ 154.123. CAMPING IN ZONING DISTRICTS I AND II.

(A) Construction of home. Recreational vehicles, travel trailers, or motor homes may be used for on-site dwelling purposes for up to six months after obtaining a building permit for construction of a home. Refer to Chapter 51 for sewage disposal requirements.
(Ordinance 2011-27(f) adopted 11/12/15)

§ 154.124. CAMPING IN ZONING DISTRICT III; CAMELOT 2, TRISTAN 1, 3, AND 4.

(A) Purpose. The purpose of this section is to re-establish camping in above subdivisions where the restrictions never expire.

(B) Regulations.

- (1) All lots (except those listed in division (C) below) shall be known and described as lots for single-family conventional built residential homes and/or manufactured homes, and/or single-family camping purposes only.
- (2) Said lots shall not be used for business or commercial purposes.
- (3) The following may be used for camping purposes:
 - (a) Travel trailers;
 - (b) Motor homes;
 - (c) Tents; and
 - (d) No school buses converted to recreational vehicles are permitted, as well as pick-up truck type campers are not permitted to be used as camping units separate and apart from the associated pick-up truck.
- (4) Storage buildings built on site or pre-fabricated must be of an attractive design and appearance. A permit and payment of appropriate fee as well as a site plan is required when application is submitted to the city office. Under no circumstances shall any storage building be used for habitation.
- (5) No travel trailer, motor home, or other movable structure of any kind (with the exception of manufactured homes which will follow permit process established in Ord. 2011-027(a) and any revisions thereafter) shall be erected, placed, or maintained on any lot, nor brought into the subdivision, until a city sticker of approval has been applied for and approved by the city's Code Enforcement Official or his or her designee. There will be a fee established by the city and renewable yearly. The unit must be of professional construction and in good repair and of an attractive design and appearance. At no time shall a travel trailer, motor home be occupied as a full-time residence or shall more than one

travel trailer, motor home, or other movable structure be placed on a lot.

- (a) All lots upon which a travel trailer, motor home, park model, or other movable structure is placed shall at all times maintain premises in a clean, safe, and sanitary condition. In the event of default on the part of the owner or occupant of any lot in observing the requirements set forth in secs. 90.15 through 90.18 of this code of ordinances (Ordinance 2011-027(a) and any revisions thereafter), the Code Enforcement Official or his or her designee shall issue a notice of violation or give written notice sent by certified or first-class mail to last known address of the property owner of record to comply.
- (b) If a travel trailer, motor home, or other movable structure is placed on a lot without first obtaining a sticker of approval from the city, the Code Enforcement Official or his or her designee shall issue a notice of violation or give written notice by first-class mail to last known address of the owner of record to remove the unit from the property until the application for sticker of approval has been obtained from the city.
- (6) Tents shall be of professional construction and in good repair, and of attractive design and appearance. Tents can be used for temporary camping only and cannot be left set up on the lot unattended for more than 24 hours at any one time. If permanent restroom facilities are not available, self-contained portable units shall be used for sewage disposal, but must be emptied in a designated dump station or in accordance with (E) Sewage Disposal, below. See Chapter 51.
- (7) Fire must be contained in a fire ring or pit away from overhanging trees and bushes. At no time is a camp fire to be left unattended and fire shall be extinguished completely before leaving the area. If a burn ban is in effect, no campfires will be allowed.
- (8) All current city zoning ordinances shall apply.

(C) Exempt lots.

- (1) The designated single-family residential, conventional built homes (no manufactured home, travel trailer, motor home) are Lake Tristan Section 4, Block 149, Lots 1 through 25.
- (2) All lots referred to in division (C)(1) above are to be used for building single-family residential conventional built homes. Recreational vehicles, travel trailers and motor homes may be used for on-site dwelling purposes for up to six months after obtaining a building permit for construction.

(D) Sticker of approval. Sticker of approval shall be issued by the city for any travel trailer or motor home used within the above mentioned sections of the city for camping, or as an on-site dwelling when construction of a home is planned. Sticker must be displayed in a location on the recreational vehicle so that it is visible from the street. Application for the sticker of approval shall be applied for at the city

office and payment of established fee is required at that time. Sticker is renewable yearly.

(E) Sewage disposal.

- (1) All lots hereunder are subject to all of the terms and conditions of TCEQ (Texas Commission on Environmental Quality).
- (2) No outside toilet or privy shall be erected or maintained on any lot hereunder, nor shall any sewage be disposed of upon, in, or under any lot hereunder, except into a septic system installed and operated pursuant to the TCEQ standards for private sewage facilities and local standards.
- (3) All plumbing, lateral lines, and holding tanks installed for the disposal of sewage on any lot hereunder shall conform with the requirements of the state's Health Department and the city's authorized agent for TCEQ (if applicable).
- (4) Such septic system shall be required before any permanent or semi-permanent travel trailer, motor home, park model, or other structure installed on any lot hereunder and shall be installed before being placed on property. A holding tank that meets the requirements of the TCEQ and has a contract for pumping it out may be used if a copy of the pumping contract is on file at the city office. The pumping contractor must notify the city immediately if the contract is no longer valid and in force.
- (5) Self-contained sanitation systems may be used by temporary campers, travel trailers, motor homes, or other movable structure, provided each meets the state's environmental and pollution regulations and is constructed to be gas- and odor-tight. All self-contained sanitation systems (permanently installed in a travel trailer or motor home with holding tanks, or self-contained portable units) must be evacuated when needed and maintained in a sanitary condition without odor. Self-contained systems shall be emptied in a designated dump station only.
- (6) The dumping, emptying, or evacuation of sewage or wastewater onto the ground or into any lake, ditch, or drainage facility within the city is strictly prohibited. In addition, such action is a violation of the Tex. Water Code, Ch. 26 and of the Texas Water Quality Board Order No. 77-0714-1 and is subject to civil and criminal penalties. The city shall vigorously assist in prosecution of any person or persons engaged in such action.
- (7) At such time as an organized sewage disposal system for the collection, treatment, and disposal of sewage becomes available, sewage disposal will be by means of said system only and no permanent or semi-permanent facility shall be erected, placed, or maintained on any lot hereunder.
- (8) Within 90 days of being notified of the availability of an organized sewage disposal system, all existing permanent and semi-permanent facilities must be connected to said system.

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