

Unified Development Code Chapter 2.

Subsection 2.01 Zoning District Definitions:

2.01.01 Low Density Residential

The Low Density Residential district is a residential district that includes land subdivided for single family residential purposes and associated uses. The lots are generally the largest size permitted within the City Limits (no smaller than 10,000 square feet), and are intended to retain a rural character. All lots within the Low Density Residential District

2.01.02 R-2 Medium Density Residential

The Medium Density Residential District is to provide a residential district which permits single-family attached dwellings (duplexes) and single-family detached dwellings in a moderate density setting.

2.01.03 R-3 High Density Residential

High Density Residential zone shall consist of one to 10 and above dwelling units per acre. The purpose of this zone is to establish areas for higher residential densities within easy pedestrian access to commercial areas, public facilities and employment centers of the City.

2.01.04 R-4 Multi Family Residential

The purpose of the multi-family residential district (R-3 district) is to provide a high-density residential district that allows one or more single-family attached dwellings or multi-family dwellings on a single lot. No single-family detached dwellings shall be permitted.

2.01.05 M-1 Manufactured Home Park

The purpose of the Manufactured home park district (MHP district) is to provide a district for mobile homes with the necessary facilities that include mobile home spaces or lots that may, but need not be, owned by different persons.

2.01.06 MU Mixed Use

The purpose of the mixed use district is to create an environment having urban characteristics within a relatively small area of land through the close proximity of activities and increased social and cultural opportunities. The uses within this district are primarily commercial in nature, and the residential development is incorporated into the retail environment, such as first-floor retail and second-floor residential.

2.01.07 C-1 Commercial

The purpose of the local commercial district is to provide a district designed for administration and professional services, local employment and services, and a small local retail district designed for smaller retail shopping and personal service areas.

2.01.08 I-1 Light Industrial

The purpose of the light intensity industrial district is to provide a general commercial and restricted industrial district designed for a variety of compatible business, warehouse, wholesale, office, and limited industrial uses.

2.01.09 I-2 Industrial

The purpose of the general industrial zone is to provide sites for industrial activities requiring large land areas, and which have generally greater impacts on the community, and which may be incompatible with other uses. Proximity to highway and railroad transportation is considered important.

2.01.10 OT-CBD Olde Town Central Business District

The OT-CBD is established to recognize the historic central retail and service center of the City. Front setbacks are not common and lot coverage may approach or be one hundred percent. On-street parking serves many of the businesses. Office and residential uses are encouraged on the upper floors of the downtown buildings.

The CBD Zone is intended to be located only in the central core area of the City and to be expanded out from that central area in an orderly and progressive manner as the demand for additional commercial land is generated. The CBD Zone is to be characterized by wide, clean, well-lighted streets, ample pedestrian ways, and vehicular parking lots for the convenience and safety of the public. Attractive, inviting, and well-maintained shops, stores, offices, and other buildings are also characteristic of this zone. Signing of shops and business establishments should be simple and attractive with signs mounted flat against the building to reduce the sign clutter and enhance the aesthetics of the downtown area. Blade signs that are placed between eleven (11) feet and sixteen (16) feet above sidewalk are allowed in the right-of-way as approved by City Engineer.

The uses characteristic of this zone are retail stores, banks, office buildings, theaters, hotels, and a wide variety of specialty shops and retail outlets. Conversely, uses which tend to create business dead spots, cause undue scattering of business, and generally tend to thwart the use of the land for its primary purpose have been excluded from the zone.

This zone will tend to encourage an architectural theme which will strengthen the continuity of the downtown area and give it a "character" with which the citizens of Port Lavaca can identify.

The CBD Zone is a mixed-use zone and residential uses are encouraged

2.01.11 PUD Planned Unit Development District

The purpose of the planned unit development district is to allow projects of innovative design and layout that would not otherwise be permitted under this land development code because of the strict application of zoning district or general development standards. Typically, the PUD consists of a combination of land uses that provides a higher level of standards through innovative land planning and site design concepts.

The PUD district shall not be used merely as a mechanism to avoid the application of the requirements of other zone districts. The PUD district is further intended to:

- (a) Promote more economical and efficient use of land while providing a harmonious grouping of a variety of land uses;
- (b) Promote innovative design of residential areas and allow for greater densities when additional site amenities are included in the development.
- (c) Create physical connections between existing and proposed developments in order to achieve an integrated community with common open space, transportation, transit, and public service networks; and
- (d) Allow for innovative development projects that assist in the implementation of the comprehensive plan and not as a device to circumvent development regulations, standards, and good planning practice.

2.01.12 OS Parks and Open Space

The purpose of the public zone district is to protect established public lands and to provide an area in the city for location of parks, public open space, government buildings and facilities, schools and school grounds, and quasi-public buildings and facilities.

2.01.13 WR Waterfront Residential

This district provides for various types of housing in a waterfront neighborhood setting, which includes provisions for infill housing and redevelopment on combined lots. Additionally, there are provisions to regulate commercial uses of the home, e.g. home occupations, day care, etc.

2.01.14 WMU Waterfront Mixed-Use

This district provides for a broad range of professional office, personal services, and commercial retail uses, together with public assembly facilities. The district includes minimum standards to enhance the character and appearance of development along this gateway corridor. The uses within this district are primarily commercial in nature, and the residential development is incorporated into the retail environment, such as first-floor retail and second-floor residential

2.01.15 WB Waterfront Business

This district provides for commercial retail, wholesale, and warehouse businesses that cater to waterfront industries, e.g. fishing, food processing, etc. It is intended as a “working waterfront” meaning that it may include a combination of commercial retail, entertainment, and open-to-the-public wholesale activities.

2.01.16 WC Waterfront Commercial

This district provides for a broad range of professional office, personal services, and commercial retail uses, together with public assembly facilities. The district includes minimum standards to enhance the character and appearance of development along this gateway corridor.

Subsection 2.02 Development Review Bodies:

2.02.01 City Council

A. Zoning Related Responsibilities.

Table 1. City Council's Responsibilities

Zoning-Related Responsibilities

Modified Area Regulations and Standards	Appeal
Zoning Upon Annexation	Decide
Zoning Text and Map Amendments	Decide
Site Plan associated to Special Use Permit (SUP)	Decide
Planned Unit Development (PUD) Establishment	Decide
Minor PUD Amendment and Adjustment	Decide if Deferred
SUP Regulations and Procedures	Decide
SUP Extensions	Appeal
Designation/Development in Historic Overlays	
District or Historic Landmark Certificate of Appropriateness	Decide
Amortization of Nonconforming Uses	Appeal
Alternative Compliance	Initiate
	Appeal

Subdivision-Related Responsibilities

Plat Vacation	Decide
License to Encroach	Decide
	Street/Sidewalk
Authorization of Development Agreement	Decide
Traffic Impact Analysis	Decide
Petition for Subdivision Waiver	Decide
Subdivision Vested Rights Petition	Decide

Other Responsibilities

Impact Fee/ Fee in Lieu	Decide
Park Land and Trail	
Dedication	Decide
Appeal to Stop Work Order	Decide
Waiver Procedures for Floodplain Dev.	Decide

2.02.02 Planning and Zoning Board Related Responsibilities**A. Planning and Zoning Board Related Responsibilities.**

Table 2. Planning and Zoning Board Responsibilities

Zoning-Related Responsibilities

Modified Area Regulations and Standards	Decide
Preliminary/Final Plan Approvals	Decide
Zoning Upon Annexation	Recommend
Zoning Text and Map Amendments	Recommend
Site Plan associated to Special Use Permit (SUP)	Recommend
Planned Unit Development (PUD) Establishment	Recommend
Minor PUD Amendment and Adjustment	Decide
SUP Regulations and Procedures	Recommend
SUP Extensions	Decide
Designation/Development in Historic Overlays	
District or Historic Landmark	Recommend
Alternative Compliance	Decide

Subdivision-Related Responsibilities

Preliminary Plat	Decide
Final Plat	Decide
Replat	Decide
Petition For Development Agreement	Recommend
Traffic Impact Analysis	Decide
Petition for Subdivision Waiver	Recommend
Subdivision Vested Rights Petition	Decide

Other Responsibilities

Fee in Lieu/ Impact Fee	Decide
Park Land/ Trail Dedication	Decide
Waiver Procedures for Floodplain Dev.	Recommend

2.02.03 Board of Adjustment Related Responsibilities

A. Board of Adjustment Related Responsibilities.

Table 3. Board of Adjustment Responsibilities

Reinstatement of Nonconforming Use	Decide
Authorization of Nonconforming Use	Decide
Appeal of City Administrative Decision	Decide
Zoning Variance	Decide
Zoning Special Exception	Decide

2.02.04 Director of Planning Related Responsibilities

A. Director of Planning Related Responsibilities.

Table 4. Director of Planning's Responsibilities

Zoning Related Responsibilities

Modified Area Regulations and Standards	Recommend
Preliminary/Final Plan Approvals	Recommend
Zoning Upon Annexation	Recommend
Zoning Text and Map Amendments	Recommend
Site Plan associated to Special Use Permit (SUP)	Decide
Planned Unit Development (PUD) Establishment	Recommend
Minor PUD Amendment and Adjustment	Approve/Defer
SUP Regulations and Procedures	Recommend
SUP Extensions	Recommend
Designation/Development in Historic Overlays	
District or Historic Landmark	Recommend
Alternative Compliance	Recommend
Zoning Variance	Recommend
Zoning Special Exception	Recommend
Zoning Vested Rights Petition	Decide

Subdivision-Related Responsibilities

Waiver of right to 30 Day Action	Decide
Preliminary Plat	Recommend
Preliminary Plat Extension	Decide
Final Plat	Recommend
Minor Plat	Decide
Replat	Recommend
Amending Plat	Decide
Plat Vacation	Recommend
Petition for Development Agreement	Recommend
Petition for Subdivision Waiver	Recommend

Subdivision Proportionality Appeal
Subdivision Vested Rights Petition

Recommend
Decide

Other Responsibilities

Sign Permit
Common Signage Plan
Impact Fee / Fee in Lieu
Park Land and Trail Dedication
Waiver Procedures for Floodplain Development

Decide
Decide
Recommend
Recommend
Recommend

DRAFT