

Exhibit C

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TITLE 10.1 - IN GENERAL

SECTION 10.1.1 – PURPOSE

The purpose of this Ordinance is to zone the entire area of the Town of Brock into districts as made and provided by Chapter 211 of the Texas Local Government Code in accordance with a Comprehensive Plan, for the purpose of promoting health, safety, and the general welfare of the general public. They have been designed to lessen congestion in the streets; to provide safety from fire, panic, and other dangers; to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, to provide and facilitate adequate provisions for transportation, water, sewerage, schools, parks, and other public requirements. Said districts have been created with fair and reasonable consideration, among other things of the character of each particular district and its peculiar suitability for particular uses; and thereby conserve the value of land and buildings in each particular district; and with a view of insuring the harmonious and appropriate use of all property and to prohibit the inharmonious and inappropriate use of all property and thereby promote the general good and welfare of the public.

SECTION 10.1.2 - ZONING MAPS

- A. Boundaries of the districts as enumerated in Section 10.2 of this Ordinance are hereby established and adopted on the Zoning maps of the Town of Brock which are made a part of this Ordinance as fully as if the same were set forth herein in detail.
- B. Such maps, labeled "OFFICIAL ZONING MAP OF THE TOWN OF BROCK, TEXAS— ORDINANCE NO. 2018-5" shall be in duplicate originals and the same is hereby adopted in duplicate, each of which shall bear the signature of the Mayor and attestation of the Town Administrator for identification and authentication; one of said duplicate originals shall be maintained solely for historical preservation, and is never to be changed in any manner and shall be hung in some convenient place in the Town Hall for the use and benefit of the public; the other duplicate original map shall be hung in the Town Commission Room for the use and benefit of the public.
- C. It shall be the duty of the Secretary of the Planning and Zoning Commission to keep up to date the duplicate original on file in the Town Commission Room, showing all the changes, amendments or additions thereto, and noting on such map the ordinance number and date of passage of each such change, amendment or addition.
- D. When definite distances in feet are not shown on the zoning maps, the district boundaries are intended to be along existing street, alley, or plotted lot lines, or an extension of the same.
 1. Boundaries shown as approximately following town limits shall be construed as following such town limits.
 2. Boundaries shown as following railroad lines shall be construed to be located along the centerline of the railroad right-of-way lines.

3. Boundaries shown as approximately following the centerlines of streams, rivers, creeks, canals, bodies of water, or drainage ways shall be construed to follow such centerlines, and in the event of change in any such centerlines shall be construed to move with such centerlines.
4. Whenever any street, alley or other public way is vacated by official action of the Town Commission, or whenever such area is used for building purposes, the zoning district line adjoining each side of such street, alley or other public way shall be automatically extended to the centerline of such vacated street, alley or public way and all areas so involved shall then and henceforth be subject to all regulations of the extended districts.
5. The zoning classification applied to a tract of land adjacent to a street shall extend to the centerline of the street unless, as a condition of zoning approval, it is stated that the zoning classification shall not apply to the street.
6. Where physical features on the ground are at variance with information shown on the zoning map, or if there arises a question as to how or whether a parcel of property is zoned and such question cannot be resolved by the application of subsections (1) through (5) above, then the Town Commission shall interpret and the appropriate zoning district boundaries.

E. Color Legend. The duplicate original zoning maps shall bear a color legend as follows:

ZONING DISTRICT SHADE OR COLOR	
AG	Green
RE-1	Yellow
RE-2	Beige
MF	Brown
LR	Pink
GR	Crimson
PD	Light Blue

SECTION 10.1.3 - COMPLIANCE REQUIRED AND APPLICATION OF REGULATIONS

- A. All land, buildings, structures or appurtenances thereon located within the Town of Brock, Texas, which are hereafter occupied, used, constructed, erected, removed, placed, demolished, and/or converted shall be occupied, used, erected, altered, removed, placed, demolished and/or converted in conformance with the zoning regulations prescribed for the zoning district in which such land or building is located, as hereinafter provided, or such shall be subject to penalties as per Section 10.5.4 of this Ordinance. All of the standards and regulations prescribed herein shall be considered as the minimum requirement unless explicitly stated otherwise.
- B. No uses shall be allowed which are prohibited by state or federal law or which operate in excess of state or federal environmental, pollution or performance standards as determined by the U.S. Environmental Protection Agency (EPA), Texas State Department of Health (TSDH), Texas

Commission on Environmental Quality (TCEQ), Federal Aviation Administration (FAA), Federal Communications Commission (FCC), U.S. Army Corps of Engineers, or any other applicable state or federal agency, as the case may be.

- C. No lot/tract upon which a building has been erected shall later be so reduced in area that the minimum lot size, setbacks, yards and/or open spaces shall be smaller than those required by this Ordinance, nor shall a part of a yard or other open space required by this ordinance for any building/lot/tract be included as a part of a yard or other open space similarly required for another building/lot/tract.
- D. No building shall hereafter be erected or altered:
 - 1. To have more narrow or smaller front, side or rear yards than those required by this Ordinance.
 - 2. To exceed the maximum height allowed by this Ordinance; or,
 - 3. To occupy a greater percentage of lot/tract area than allowed by this Ordinance.

ARTICLE 10.2 - ZONING DISTRICTS

SECTION 10.2.1 - ESTABLISHMENT OF DISTRICTS

The Town of Brock, Texas 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:

Table 10.2.1 Zoning Districts	
Zoning Designation	Zoning Districts
AG	Agricultural District
RE-1	Residential Estate 1 District
RE-2	Residential Estate 2 District
MF	Multi-family District
LR	Local Retail District
GR	General Retail District
PD	Planned Development District

SECTION 10.2.2 – PERMITTED USE TABLE BY DISTRICT

- A. Use of Land and Buildings. Structures, land or premises shall be used only in accordance with the use permitted in accordance with the use table listed as Appendix A, Permitted Use Table by District, subject to compliance with the dimensional and development standards for the applicable zoning district and all other applicable requirements of this Ordinance.
- B. Permitted Principal Uses. No principal use shall be permitted in any district unless it appears in the Permitted Use Table listed as Appendix A.

SECTION 10.2.3 - SUMMARY OF DIMENSIONAL REGULATIONS

Permitted uses shall be subject to the dimensional and development standards for the applicable zoning districts as listed in Appendix B, Area Requirements by Zoning District.

SECTION 10.2.4 - REGULATIONS FOR ALL DISTRICTS

- A. Use. No building or structures shall be erected, raised, moved, placed, extended, enlarged, converted, constructed, reconstructed or structurally altered, except in conformity with the regulations herein prescribed for the district in which such building or structure is situated; nor shall any building, structure or land be used or occupied or designed to be used or occupied for any purpose other than is permitted in the district in which such building, structure or land is situated.
- B. Height. No building or structures shall be erected, constructed, extended, enlarged, reconstructed, or structurally altered to exceed the height limit herein established for the district in which such building or structure is situated.

- C. *Area.* No lot shall be reduced or diminished so that the minimum lot size, yards or other open spaces shall be smaller than prescribed in this Ordinance, nor shall the density of population be increased in any manner except in conformity with the area regulations established herein. Side yard areas, used to comply with minimum requirements of this Ordinance, for a building, shall not be included as a part of the required areas of any other building, and every building hereafter erected shall be located on a lot as herein defined and in no case shall there be more than one building on one lot, except as hereafter provided.

SECTION 10.2.5 – “AG” AGRICULTURAL ZONING DISTRICT

- A. *Purpose of District.* The purpose of this district is as an interim or temporary zoning district upon annexation until the final zoning is approved by the Town Commission. Only temporary agricultural or low intensity uses as listed in Appendix A, Permitted Use Table by District will be permitted. If a property owner chooses to not pursue a final zoning and development of the property, the low intensity or agricultural uses may be continued indefinitely. Single family and agricultural uses along with related accessory buildings in accordance with Appendix A may be constructed on non-platted lots of ten acres or more in accordance with the subdivision ordinance as adopted, provided all area requirements are otherwise met.
- B. *Uses Permitted.* Uses permitted by right are listed within the table of permitted uses specified in Appendix A, Permitted Use Table by District.
- C. *Conditional Uses.* Uses specifically permitted are listed within the table of permitted uses specified in Appendix A, Permitted Use Table by District. Conditional uses may be approved through the process specified in Section 10.2.12.
- D. *Area Requirements.* Every structure except fences shall have minimum yard and other requirements as specified in Appendix B, Area Requirements by Zoning District.

SECTION 10.2.6 – “RE-1” RESIDENTIAL ESTATE SINGLE FAMILY ZONING DISTRICT

- A. *Purpose of District.* The RE-1, Residential Estate Single-Family District is intended for detached single-family residences on lots of not less than one acre in size. This district is intended for those areas where potable water is available and provides for a minimum lot that does not have a well but does have a septic tank. Additional uses for the district as listed in Appendix A, Permitted Use Table by District include uses that typically benefit single family areas including churches, schools and public parks in logical neighborhood units.
- B. *Uses Permitted.* Uses permitted by right are listed within the table of permitted uses specified in Appendix A, Permitted Use Table by District.
- C. *Conditional Uses.* Uses specifically permitted are listed within the table of permitted uses specified in Appendix A, Permitted Use Table by District. Conditional uses may be approved through the process specified in Section 10.2.12.
- D. *Area Requirements.* Every structure except fences shall have minimum yard and other requirements as specified in Appendix B, Area Requirements by Zoning District.

SECTION 10.2.7 – “RE-2” RESIDENTIAL ESTATE SINGLE FAMILY ZONING DISTRICT

- A. *Purpose of District.* The RE-2, Residential Estate Single-Family District is intended for detached single-family residences on lots of not less than two acres in size. This district is intended for those areas where potable water is not available and provides for a minimum lot that has a well and a septic tank. Additional uses for the district as listed in Appendix A, Permitted Use Table by District include uses that typically benefit single family areas including churches, schools and public parks in logical neighborhood units. In addition, some AG type uses are allowed on a limited basis due to the large size of the lots.
- B. *Uses Permitted.* Uses permitted by right are listed within the table of permitted uses specified in Appendix A, Permitted Use Table by District.
- C. *Conditional Uses.* Uses specifically permitted are listed within the table of permitted uses specified in Appendix A, Permitted Use Table by District. Conditional uses may be approved through the process specified in Section 10.2.12.
- D. *Area Requirements.* Every structure except fences shall have minimum yard and other requirements as specified in Appendix B, Area Requirements by Zoning District.

SECTION 10.2.8 – “MF” MULTI-FAMILY ZONING DISTRICT

- A. *Purpose of District.* This is a residential district to provide for medium density housing ranging from two (2) to four (4) dwelling units per gross acre. The principal use of land is for existing duplexes, triplexes, fourplexes, condominiums, townhouses and low-rise multifamily dwellings in accordance with Appendix A, Permitted Use Table by District. It is intended after the adoption of this ordinance that new non-single-family residential projects obtain a “PD” Planned Development designation and utilize a unique PD ordinance with attached site plan to document the negotiated development and special requirements on the project. Related recreational, religious, and educational uses normally located to service residential areas are also permitted to provide the basic elements of convenient, balanced, and attractive living areas.
- B. *Uses Permitted.* Uses permitted by right are listed within the table of permitted uses specified in Appendix A, Permitted Use Table by District.
- C. *Conditional Uses.* Uses specifically permitted are listed within the table of permitted uses specified in Appendix A, Permitted Use Table by District. Conditional uses may be approved through the process specified in Section 10.2.12.
- D. *Area Requirements.* Every structure except fences shall have minimum yard and other requirements as specified in Appendix B, Area Requirements by Zoning District.

SECTION 10.2.9 – “LR” LOCAL RETAIL ZONING DISTRICT

- A. *Purpose of District.* The “LR” Local Retail Zoning District is intended for the conduct of business activity which is located at the edge of residential areas, but which serves a larger trade area than the immediately surrounding residential neighborhoods. Business uses will most often be found in a wide variety of commercial structures typically less than 25,000 square feet, normally on

individual sites with separate ingress, egress, and parking. Because of the varied uses permitted, it is important to be separated as much as possible visually and physically from any nearby residential areas and to limit the harmful effects of increased traffic, noise, and general non-residential activity that will be generated. Limited outdoor storage and limited open display shall be permitted. Traffic generated by the uses permitted shall be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

- B. *Uses Permitted.* Uses permitted by right are listed within the table of permitted uses specified in Appendix A, Permitted Use Table by District.
- C. *Conditional Uses.* Uses specifically permitted are listed within the table of permitted uses specified in Appendix A, Permitted Use Table by District. Conditional uses may be approved through the process specified in Section 10.2.12.
- D. *Area Requirements.* Every structure except fences shall have minimum yard and other requirements as specified in Appendix B, Area Requirements by Zoning District.
- E. *Limited Outdoor Storage.* Most storage shall be inside the facility or in an approved outside storage facility that has been approved by the Town Administrator.

SECTION 10.2.10 – “GR” GENERAL RETAIL ZONING DISTRICT

- A. *Purpose of District.* The “GR” General Retail Zoning District is intended for the conduct of business activity for retail facilities that are larger than those generally located in the LR district such as large grocery stores, box stores and the like. GR should have convenient access to major thoroughfares such as I-20.
- B. *Uses Permitted.* Uses permitted by right are listed within the table of permitted uses specified in Appendix A, Permitted Use Table by District.
- C. *Conditional Uses.* Uses specifically permitted are listed within the table of permitted uses specified in Appendix A, Permitted Use Table by District. Conditional uses may be approved through the process specified in Section 10.2.12.
- D. *Area Requirements.* Every structure except fences shall have minimum yard and other requirements as specified in Appendix B, Area Requirements by Zoning District.

SECTION 10.2.11 – “PD” PLANNED DEVELOPMENT ZONING DISTRICT

- A. *Purpose of District.* The PD Planned Development District, herein referred to as “PD,” is a special zoning district category that provides an alternate approach to conventional land use controls to produce unique, creative, progressive, and quality land developments. The PD is intended to provide significant design flexibility in order to encourage innovative and /or mixed-use developments within the city that would not otherwise be permitted under this chapter and is not intended for nominal changes to the existing ordinance requirements that are established in the various zoning districts. The PD allows for deviation from standard ordinance requirements as long as such deviations continue to meet the intent of this chapter. The PD allows for an appropriate combination of uses, which may be planned, developed or operated as integral land units, such as

developments that incorporate various types of residential and non-residential uses into the overall project. The intent and purpose of the Planned Development District provisions are as follows:

1. *Provide for Unusual Uses in the Town of Brock.* Uses specified in Appendix A, Permitted Use Table by District as only being allowed in “PD” Planned Development Zoning District are uses that are either not currently in Brock or those existing uses do not meet the zoning expectations of the Town. Proposed developments will need additional review and site planning with the ordinance mechanisms of a PD to ensure compatibility in the Town and with adjacent properties.
2. *Innovative land development.* Encourage innovative land development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.
3. *Flexibility within developments.* Permit flexibility within the development to maximize the unique physical features of the particular site.
4. *Efficient use of land.* Encourage efficient use of land, facilitate economic arrangement of buildings and circulation systems, and encourage diversified living environments and land uses.
5. *Function, design, and diversity.* Achieve a continuity of function and design within the development and encourage diversified living environments and land uses.
6. *Modifications to development requirements.* Provide a vehicle for negotiating modifications in standard development requirements in order to both encourage innovative development and protect the health, safety and welfare of the community.

B. Planned Development District Authorized.

1. A PD may be authorized by an amendment to the official Zoning District Map after public hearings by the PZ Commission or Town Commission, provided it complies with the following requirements. The PD classification replaces any previous zoning district classification of a parcel.
2. *Location and uses.* A PD shall be considered a special zoning district; and it may be authorized for any use or combination of uses permitted in this Zoning Ordinance. The adopting ordinance and map amendment shall be identified by a unique number and designated as such on the zoning map. (ie: PD-1, PD-2, etc.)
3. *Planned Development District master plan required.*
 - a. The basis for review and approval of a PD application shall be the PD master plan, which shall be adopted as a part of the ordinance of rezoning in conformance with the requirements described in these regulations.
 - b. The master plan establishes new and specific requirements for the amount and type of land use, residential densities and/or non-residential intensities of use, development regulations and location of specific elements of the development, such as open space and screening.
 - c. The PD is subject to special review procedures within this Section, and once approved by the Town Commission it becomes a special zoning classification for the property it represents.

- d. The PD master plan shall consist of three (3) following elements:
 - 1) a legal description and map showing the area contained in the PD, and
 - 2) the design statement, and
 - 3) the master development plan map. The master development plan map may be required to provide any and/or all of the information required for a Conditional Use Site Plan as required in subsection 10.2.12 B-1. Conditional Use Permit Site Plan Requirements.
 - e. The PD may be used for particular tracts or parcels of land that are under common ownership and are to be developed as one unit according to a master development plan or site plan.
- C. Uses Permitted. Uses permitted by right are listed within the table of permitted uses specified in Appendix A, Permitted Use Table by District.
- D. Conditional Uses. Uses specifically permitted are listed within the table of permitted uses specified in Appendix A, Permitted Use Table by District. Conditional uses may be approved through the process specified in Section 10.2.12.
- E. Area Requirements. Every structure except fences shall have minimum yard and other requirements as specified in Appendix B, Area Requirements by Zoning District.

SECTION 10.2.12 - CONDITIONAL USE PERMITS

- A. *Applicability.* Conditional Use Permits (CUP) allow for discretionary Town Commission approval of uses with unique or widely varying operating characteristics or unusual site development features, subject to the terms and conditions set forth in this Ordinance. These uses and the districts where they may be located are listed in Appendix A, Permitted Use Table by District. Approval of a Conditional Use Permit authorizes a property owner to submit subsequent development applications consistent with the approved CUP. A Conditional Use Permit generally runs with the land and may be sold or transferred subject to the same conditions of the original permit including any time limits or expiration provisions in Subsection 10.2.12-G and is binding on any successors and assigns.
- B. *Application Requirements.*
1. *Conditional Use Permit Site Plan Requirements.* All site plans submitted to the Town shall be submitted with the following documents:
 - a. Appropriate Fees
 - b. Application signed by owner
 - c. Legal Metes and Bounds description
 - d. Applicant shall submit copies of the site plan in the number and format stipulated by the Town
 2. *Technical Requirements.* All site plans submitted to the Town as part of a conditional use permit application shall contain the following information unless exemption for any information below is granted in writing by the Town Administrator.

- a. Site plans shall be placed on maximum 22" x 34" sheets and drawn to a scale of 1" = 100' or 1" = 50'.
- b. Title block in lower right-hand corner including:
 - 4) Area in acres.
 - 5) Metes and bounds description including survey name and abstract number.
 - 6) Town and County Name.
 - 7) Preparation Date.
- c. Name, address, and telephone number of the owner, applicant, surveyor and/or engineer.
- d. Vicinity map and key map, if multiple sheets are needed.
- e. Written and graphic scale and north arrow.
- f. Approximate distance to the nearest cross street.
- g. Site boundaries, dimensions, lot lines, site acreage and square footage.
- h. Legend, if abbreviations or symbols are used.
- i. Site data summary table providing the following information:
 - 1) Zoning, including zoning on adjacent properties.
 - 2) Proposed use.
 - 3) Building area (gross square footage) and breakdown by square footage of different uses (ex. Retail vs. warehousing)
 - 4) Area of impervious surface.
 - 5) Building height (feet and inches)
 - 6) A schedule of total parking: required/provided (ex: 44 required/45 provided) including a schedule showing parking calculations by use (ex. 2,000 square feet/300 square feet = 6.6 minimum parking spaces required)
 - 7) Number of handicap spaces: required/provided (per ADA standards) along with calculations.
 - 8) Calculations of ratio of landscaping square footage/total square footage This includes areas around the building, in parking areas and in right-of-way.
 - 9) Number of dwelling units and number of bedrooms for multi-family or manufactured housing development (if applicable)
- j. Existing improvements within seventy-five feet (75') of the subject property.
- k. Land use, zoning, subdivision name, recording information and owner of adjacent property.
- l. Building locations, size and dimensions, dimensions from adjacent property lines, dimensions between buildings on the same lot, building lines and setbacks and use.
- m. FEMA 100-year floodplain with elevation including finished floor elevation. Include floodplain note provided as part of plat.
- n. Dimensioned parking layout including designated handicapped parking, aisles, drive lanes, fire lanes, traffic flow arrows and drive approaches.
- o. Public streets, private drives and fire lanes with pavement widths, rights-of-way, median openings, turn lanes, existing driveways of adjacent property and driveways shown on approved plans for adjacent property or properties across the street with dimensions, radii and surface type.

- p. Loading and unloading areas, the location of ramps, crosswalks, sidewalks and barrier free ramps with typical dimensions.
 - q. Location of off-street loading areas, dumpsters and trash compactors with height and material of screening.
 - r. Dimensioned locations of required/proposed landscaping areas by type of material and size and variety of trees and shrubs.
 - s. Required/proposed screening from adjacent properties including height and materials.
 - t. Location of existing and proposed water and sanitary sewer mains and service lines with sizes, valves, fire hydrants, manholes and other structures on site and adjacent to the site.
 - u. Inlets, culverts and other drainage structures on-site and adjacent to the site.
 - v. Existing and proposed easements (utility, floodway and drainage, access, visibility and maintenance, fire lane, etc.)
 - w. Provide an elevation of the building including building materials, colors and dimensions including masonry calculations at an architectural scale of one inch equals twenty feet (1"=20') or as authorized by the Town Administrator.
 - x. The final approved site plan shall list any conditions of approval required by the Town Commission or Town Administrator.
 - y. Any additional information as requested to clarify the proposed development.
- C. *Processing of Application and Decision.* An application for a CUP shall be submitted to the Town Administrator. The Town Administrator may, request a recommendation from any other Town Department or consultant. The Town Administrator shall notify the applicant of items requiring correction or attention before providing a recommendation on the application. After appropriate review, the Town Administrator or his/her designee shall forward a written recommendation to the Town Commission for consideration.
- D. *Public Hearing.* The Town Commission shall hold a public hearing in accordance with the Texas Open Meetings Act and Section 10.2.4 of this Ordinance. The Town Commission may vote to approve, approve with conditions, or deny the CUP.
- E. *Criteria for Approval.* The Town Commission, in considering final action on a CUP, should consider the following criteria:
1. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
 2. The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
 3. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;

4. The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
5. The proposed use incorporates features to minimize adverse effects, including visual impacts, excessive noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, or other undesirable or hazardous conditions of the proposed use on adjacent properties;
6. The proposed use meets the standards for the zoning district, or to the extent alternatives to such standards have been requested, that such alternatives render the use compatible with adjoining development and the neighborhood;
7. The proposed use and associated site plan promote the health, safety or general welfare of the Town and the safe, orderly, efficient and healthful development of the Town; or;
8. Other criteria which, at the discretion of the Town Commission are deemed relevant and important in the consideration of the CUP.

F. Conditions.

1. The Town Commission, in considering final action, may require such modifications in the proposed use and attach such conditions to the CUP as deemed necessary to mitigate adverse effects of the proposed use and to carry out the spirit and intent of this section. Conditions and modifications may include but are not limited to limitation of building size or height, increased open space, limitations on impervious surfaces, enhanced loading and parking requirements, additional landscaping, curbing, sidewalk, vehicular access and parking improvements, placement or orientation of buildings and entryways, buffer yards, signage restrictions and design, maintenance of buildings and outdoor areas, duration of the permit and hours of operation.
2. No Conditional Use Permit shall be granted unless the applicant, owner, and grantee of the Conditional Use Permit are willing to accept and agree to be bound by and comply with the written requirements of the Conditional Use Permit.
3. No building, premise, or land used under a Conditional Use Permit may be enlarged, modified, structurally altered, or otherwise significantly changed unless a separate Conditional Use Permit is granted for such enlargement, modification, structural alteration, or change.

G. Expiration of a Conditional Use Permit. A Conditional Use Permit shall expire if any of the following occurs:

1. A building permit, if necessary, for the use has not been approved and issued and construction has not begun within twelve (12) months of the approval of the CUP. The Town Administrator, after consultation with the Town Commission may extend the expiration deadline an additional twelve (12) months where reasonable efforts have been made to obtain a permit but contractual, design, platting or permitting problems have caused the delay.
2. The use has been abandoned or discontinued for a period of time exceeding twelve (12); or,
3. The CUP expires in accordance with its terms and conditions as approved by the Town Commission if a shorter period is given by the Town Commission.

SECTION 10.2.13 GENERAL PROVISIONS and MODIFICATIONS

The regulations specified in this Ordinance shall be subject to the following General Provisions:

- A. *Yard Regulations* Where the yard regulations cannot reasonably be complied with or their application determined on lots of peculiar shape or location on hillside lots, such regulations may be modified or determined by the Town Commission as an exception.
- B. *Lot Width Regulation* Where an odd shaped lot has over the required area for its particular districts, the width of such lot may be computed in the most buildable portion having the minimum area requirements; provided the area regulations for its particular district are complied with.
- C. *Front Yards-Corner Lots* On corner lots, the side yards regulation shall be the same as for interior lots except in the case of reversed frontage when the corner lot faces an intersecting street, in which case there shall be a fifteen (15) foot minimum side yard on the street.

SECTION 10.2.14 – OFF STREET PARKING REQUIREMENTS

- A. In the "RE-1" and "RE-2" Residential Districts, a minimum of four spaces shall be provided for the parking of vehicles for each dwelling unit of the residential development. A two-car, non-stacked garage will be required for all single-family residences and shall constitute two of the four required spaces. The remaining two spaces shall be non-stacked. All required off-street parking in residential areas shall be constructed with improved surfaces of either concrete or asphalt meeting the design standards.
- B. In the "MF" Multi-family District all parking shall meet the per unit requirements of Appendix A and be constructed of either concrete or asphalt meeting the design standards.
- C. In non-residential districts and for non-residential uses, permanent off-street parking in the amount specified by Appendix A or this section for each use shall be provided at the time any main building is enlarged or increased, or before conversion from one type of use to another that requires additional parking. This must be done in the amount required for the enlargement or increase in capacity by the adding of dwelling units, guest rooms, seats, or floor area. The area shall be provided for parking of vehicles equal to the parking ratio in Appendix A using the gross area of the occupiable buildings.

SECTION 10.2.15 – LANDSCAPING, SCREENING, FENCING AND OUTSIDE DISPLAY

- A. *Landscaping* Based on a property's size, minimum planting requirements for street trees, parking lot trees, and shrubs will be established. These minimum requirements ensure aesthetically pleasing developments and enhanced greenspace, making it a better place to live. The ordinance's planting requirements apply to all new commercial and multi-family residential developments that require a building permit or any property expansion exceeding 1,000 square feet. The ordinance also applies to all new single family construction.

Who Must Plant •

1. All new commercial and multi-family development •
2. New single family residential •
3. Building additions to non-SF residential that exceed 1000 square feet •
4. New parking lots or expanded portion of old lots Landscape Plans

A landscape plan drawing that identifies the locations of existing and proposed utility lines, roadways, sidewalks, street lights, trees, shrubs, groundcovers, natural features, landscape buffers, other landscape elements, and planting or construction details must be provided and . Make certain that the plant species and planting size of all trees and shrubs are noted on the plan. All protected trees on the plan must be identified for preservation, transplanting or removal. Applicants must submit a landscape plan for review when applying for a development plat or building permit.

B. Screening –to be added

C. Fencing Requirements

1. *Residential Fence Materials.* All fencing used for residential lots shall be constructed of wood, ornamental iron or aluminum, painted pipe, premium composite materials (recycled) or vinyl materials. All other materials are prohibited.
2. *Agricultural Use Fencing Materials.* In the case where a residential lot is used for agricultural purposes, perimeter fencing may be made from any typical agricultural fence material including pipe, goat wire, chain link and barbed wire style fence enclosure.
3. *Residential Fence Maximum Height.* The maximum height for fences not located in front of the front building line used for residential lots, shall be six (6) feet.
4. *Residential Fence Setback Adjacent to a Street.* A residential fence adjacent to a street shall be setback fifteen (15) feet from the property line adjacent to the street.
5. *Fences Located in Front of the Front Building Line.* Fences placed in front of the front building line of any residential lot are permitted with the following conditions:
 - a. All fences shall be no greater than forty-eight (~~thirty-six~~) (48) inches in height.
 - b. All fences shall be no greater than fifty (50%) percent opaque.
 - c. Fences shall be constructed of wood, ornamental iron or aluminum, pipe, , premium composite materials (recycled), or vinyl. All other materials are prohibited.

D. Outside Display and Storage in Non-Residential Districts.

1. *Limited outdoor storage* shall be permitted under the following conditions:
 - a. Storage area must abut on the side or rear of a building being used by the person or firm desiring use of the outdoor storage area unless a fire lane must be maintained next to the building; if so, outdoor storage should be directly adjacent to the fire lane.
 - b. Storage area cannot exceed ten (10) percent of the gross floor area of the space occupied by the person or firm immediately adjacent thereto.

- c. Storage must be on an improved surface and shall not be in the designated parking lot area for the business or location.
 - d. Storage area must be screened by a sight proof fence eight (8) feet in height. Screening requirements shall not apply to vehicles or trailers maintaining a current certificate of registration and safety inspection certificate. Such current registration and certificate of safety inspection shall be shown on the vehicle or trailer.
 - e. Storage must be incidental to the abutting business.
 - f. All other requirements of the ordinances of the Town of Brock shall apply.
2. *Limited permanent outdoor display* shall be permitted under the following conditions:
- a. Permanent limited outdoor display of merchandise or amusements is limited to an area immediately in front and within fifteen feet of the occupied premises. At all times a four-foot pedestrian aisle way, free of obstructions, shall be maintained.
 - b. No permanent display of merchandise of any type will be permitted in a designated parking lot area unless minimum parking requirements are met and shall not exceed ten (10) percent of gross floor area of the business. Such display must be within fifteen feet of the main structure unless it is in an area designated by a Conditional Use Permit.
 - c. Temporary display of merchandise or amusements may be permitted on a sidewalk or in a parking lot provided it shall not exceed seven (7) days during a calendar month except that seasonal merchandise may be maintained on the sidewalk or parking lot for the normal season of said merchandise.
 - d. Display must be incidental to the abutting business.
 - e. All other requirements of the ordinances of the Town of Brock shall apply.

SECTION 10.2.16 - ACCESSORY BUILDINGS

The following regulations shall apply for all accessory buildings:

A. Accessory Buildings in "R" Districts

1. Accessory buildings including a private garage, private storage building for residential storage only, tool house, pool house, den, guest house may be permitted in accordance with Appendix A, Permitted Use Table by District. Guest houses must obtain a Conditional Use Permit and may not be leased or rented separately from the primary structure and may not be sold separately from the primary structure.
2. *Setbacks for Accessory Buildings in "R" Districts.* Setbacks for accessory buildings within "R" districts shall be located:
 - a. At the same front yard setback or behind the primary structure, whichever is greater.
 - b. Not less than ten (10) feet from the rear lot line.
 - c. Not less than five (5) feet from the side lot line for interior lots and fifteen (15) feet for side yards adjacent to a street.
 - d. Not less than ten (10) feet from the primary structure.
3. *Height for Accessory Buildings in "R" residential districts.* All accessory buildings shall not exceed the height allowed in the specific zoning district or the height of the main structure, whichever is the lesser.

4. *Coverage.* An accessory building shall occupy no more than thirty-five (35) percent of the minimum required rear yard.

B. Accessory Buildings in MF and Non-Residential Districts

1. On a lot in any "MF" District, accessory buildings including structures designed for living quarters may be permitted. Guest houses and accessory structures designed for living quarters are discouraged but if allowed, must obtain a Conditional Use Permit and may not be leased or rented separately from the primary structure and may not be sold separately from the primary structure.
2. On a lot in any non-residential District, accessory buildings including structures designed or intended as living quarters may be permitted with a Conditional Use Permit, provided accessory buildings designed or intended as living quarters shall be an integral part of a planned development and shall meet all the requirements of an "RE-2" District.
3. *Setbacks for Accessory Buildings in "MF" or other non-residential Districts.* An accessory building shall be located:
 - a. At the same front, rear and side yard setbacks as the primary structure.
 - b. Detached accessory buildings shall be prohibited in front of the primary structure.
4. *Height for Accessory Buildings in "MFB" or non-residential districts.* All accessory buildings shall not exceed the height allowed in the specific zoning district.
5. *Coverage.* An accessory building shall occupy no more than thirty-five (35) percent of the minimum required rear yard.

SECTION 10.2.17 - SIGNS.

For regulations regarding the timing, placement and manner in which signs may be permitted in the Town of Brock, refer to the Town of Brock Sign Ordinance. In the Event an Ordinance is not yet adopted, signs require a Conditional Use Permit.

SECTION 10.2.18 - EXTERIOR CONSTRUCTION & DESIGN REQUIREMENTS

A. Definitions. For the purpose of this ordinance, the following definitions shall apply:

1. **Masonry Construction.** This term shall be construed to mean that form of construction composed of brick, stone, decorative concrete block or tile, or other similar building units or materials (or combination of these materials) laid up unit by unit and set mortar, and shall exclude wall area devoted to doors and windows. As applicable to meeting minimum requirements for the exterior construction of building within each zoning district, this term shall include the following materials:
 - a. Hard fired brick (kiln fired clay or slate material, can include concrete brick if it is to the same ASTM standard for construction as typical hard fired clay brick; severe weather grades; minimum thickness of three inches when applied as a veneer; shall not include unfired or under fired clay, sand, or shale brick);
 - b. Stone (includes naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all-weather stone that is customarily used in exterior building

- construction; may also include cast-or manufactured-stone product, provided that such product yields a highly textured, stone-like appearance, its coloration is integral to the masonry materials and shall not be painted or sprayed on, and it is demonstrated to be highly durable and maintenance-free; natural or man-made stone shall have a minimum thickness of three and five eights inches when applied as a veneer);
- c. Decorative concrete block (highly textured finish, such as split-face, indented, hammered, fluted, ribbed or similar architectural finish; coloration shall be integral to the masonry material and shall not be painted or sprayed on; minimum thickness of three and five-eighths inches when applied as a veneer; shall not include lightweight or featherweight concrete block or cinder block units);
 - d. Concrete pre-cast or tilt-wall panels (only allowed if a highly textured architectural finish which is at least textured in appearance and physically as face brick or stone; can be brick-like or stone-like in appearance; coloration shall be integral to the masonry material and shall not be painted on or sprayed on; shall not include smooth, untextured or inadequately textured finishes); and
 - e. Glass blocks or tiles (of the type customarily used in exterior building construction; shall not comprise more than thirty percent (30%) of any exterior wall surface, nor more than twenty percent (20%) of the building's total exterior on all wall surfaces combined; shall not be highly reflective or mirror-like finish).
2. The following materials shall not qualify or be defined as "masonry construction" in meeting the minimum requirements for the exterior construction of buildings, unless specifically approved by the Town Commission on an approved site plan for single-family, single family attached, attached multi-family, institutional, office, retail, commercial, industrial, or other non-residential structures. All single-family detached residential construction must adhere to the section as applicable.
 - a. Stucco, exterior plaster, adobe or mortar wash, surface materials;
 - b. Exterior insulation and finish systems (EFIS), acrylic matrix, synthetic plaster, or other similar synthetic material;
 - c. Cementitious fiber board siding (such as "hardy plank", "hardy board", etc.);
 - d. PVC or other plastic-based siding materials;
 - e. Lightweight or featherweight concrete blocks, cinder blocks or other lightweight based masonry unit;
 - f. Any other cementitious product not listed above.
 - g. Aluminum siding with Town Commission approval.
 3. *Standard Masonry Construction*- see "masonry construction"
- B. Minimum Exterior Construction Standards. The standards and criteria contained within this subsection are deemed to be the minimum standards and shall apply to all new building construction occurring within the Town. See Paragraph (B)(4) for exceptions.
1. *Single Family and Duplex Residential*
 - a. All single-family and duplex homes shall be of exterior fire-resistant construction, and shall have a minimum of seventy-five percent (75%) masonry construction, more-or-less equally distributed around all sides of the home, for the first story of the structure, and a

- minimum of fifty percent (50%) masonry construction, more-or-less equally distributed around all sides, for any additional story above the first floor.
- b. Areas of a home's façade that are devoted to window, doors, covered porches or patios that have a minimum size of four feet (4) deep and eight (8) feet wide (i.e. 32 square feet), chimneys, breezeways, or courtyards shall not be counted as "wall surface" when calculating the masonry requirement.
 - c. Concrete, concrete block, vinyl, plastic, or metal exterior construction (unless otherwise stated in this ordinance) is not permitted on any single-family or duplex residential structure.
 - d. Roof materials for a single-family or duplex shall be comprised of an architectural, laminated, dimensional composition shingle (thirty [30] year minimum), flat pan standing seam metal roofing (only with a factory baked-on muted color finish; no bright colors or natural-colored metal roofing allowed), or terra cotta or slate tile in muted colors.
 - e. All chimney stacks shall be one hundred percent (100%) masonry construction. Masonry shall be construed to mean that form of construction composed of brick or stone, or combination of these two materials, synthetic stone/masonry, stucco or cementitious board.
 - f. The elevation of a single family or duplex structure (including any garage) facing the street shall contain at least one section of at least twenty percent (20%) of the total street elevation that is offset at least two (2) feet from the remainder of the street elevation. The plate line of the exterior wall facing the street shall contain at least one section of at least twenty percent (20%) of the total street elevation that is at least one (1) foot higher than the remainder of the plate line of the exterior wall facing the street.
2. *Multi-family and Single-family Attached Residential*
- a. All multi-family and single-family attached residential dwelling units shall be of exterior fire-resistant construction and shall have a minimum of seventy five percent (75%) masonry construction more-or-less equally distributed around all sides of the home/building, for the first story of the structure, and an minimum of fifty percent (50%) masonry construction, more-or-less equally distributed around all sides, for any additional story above the first floor.
 - b. Areas of a façade that are devoted to window, doors, covered porches or patios that have a minimum size of (4) feet deep and eight (8) feet wide (i.e. 32 square feet), chimneys, breezeways, or courtyards shall not be counted as "wall surface" when calculating the masonry requirement.
 - c. Concrete, concrete block, vinyl, plastic or metal exterior construction is not permitted on any multi-family or single family attached residential structure.
 - d. Roof materials for a multi-family or single family attached structure shall be comprised of laminated, dimensional composition shingle (twenty-five [25] year minimum), flat pan standing seam metal roofing (only with a factory baked-on muted color finish; no bright colors or natural-colored metal roofing allowed), or terra cotta or slate tile muted colors.
 - e. The elevation of a single family attached (including any garage) facing the street shall contain at least one section of at least twenty percent (20%) of the total street elevation that is offset at least two (2) feet from the remainder of the street elevation. Multi-family

structure elevations will require an additional section for every 50 feet of structure that faces such street. The plate line of the exterior wall facing the street shall contain at least one section of at least twenty percent (20%) of the total street elevation that is at least one (1) foot higher than the remainder of the plate line of the exterior wall facing the street.

3. *Non-residential and Institutional Buildings*

- a. All non-residential and institutional buildings in any zoning district, shall have a minimum of seventy five percent (75%) masonry construction, more or less equally distributed around all sides of the building, for the first story (i.e. below the first floor ceiling plate), and a minimum of fifty percent (50%) for any additional story or height.
- b. Areas of a façade that are devoted to window, doors, covered porches, or stoops, breezeways or courtyards shall not be counted as “wall surface” when calculating the masonry requirement.
- c. Metal exterior construction is prohibited on any non-residential structure or institutional structure which is located within any residential zoning district, save and except the following:
 - 1) Structures located on a through lot that both front and back onto a public street, with a rear façade located more than 1,000 feet from the public street, may use exterior construction on the rear façade upon approval of the site plan, and;
 - 2) Structures within any non-residential zoning district may use metal on up to twenty percent (20%) of the facades as architectural accents upon approval of the site plan.
 - 3) The exterior of structures that are not visible from a public right-of-way and may be metal exterior construction if the Town Administrator determines that it will not be visible from the public right-of-way in the future.
- d. The use of any type of metal for exterior building construction shall be clearly shown on the site plan and shall only be allowed with the site plan approval. The exterior finish of metal used in exterior construction shall be permanent, maintenance free nature such as a baked-on finish unless approved otherwise on the site plan. The use of corrugated, galvanized, aluminum-coated, zinc coated unfinished, or similar metal surfaces shall be prohibited unless approved otherwise on the site plan.
- e. Any roof materials for a non-residential or institutional structure that are visible from a public street shall be comprised of laminated, dimensional composition shingle (25 year minimum), flat plan standing seam metal roofing (only with a factory bakes-on muted color finish; no bright colors or natural colored metal roofing allowed), or terra cotta or slate tile in the muted colors.

4. *Exceptions.* the following structures are exempt from the masonry construction requirements outlined within the subsection:

- a. Barns and accessory buildings in the AG Agricultural District or on property of three (3) acres or more provided that such barns and accessory buildings are used solely for agricultural purposes (as distinguished from commercial purposes).
- b. Mobile homes and HUD-code manufactured homes otherwise lawfully existing as of the date of this ordinance.

- c. Historic homes and structures as recognized by an established historical preservation association or state or federal authority.
 - d. Accessory buildings in the RE-1 and RE-2 zoning districts that are equal to or less than two hundred (200) square feet of floor area.
 - e. Temporary construction buildings, field offices, sales offices and temporary classrooms or storage buildings for the public school only (provided that such facilities are legally permitted by the town for a specific period of time, and provided that they are completely removed from the premises upon expiration of the permit or upon completion of construction, whichever occurs first); and
 - f. Residential and non-residential structures legally in existence as of the approval date of this ordinance, and any additions to such structures that do not cumulatively exceed twenty percent (20%) of the original building size (as it existed on date of this ordinance). such additions shall be allowed to be constructed of the same exterior materials as the original building.
5. *Accessory Buildings*
- a. In the RE-1 and RE-2 zoning districts, accessory buildings that have over two hundred (200) square feet of floor area shall conform to the minimum exterior construction standards for the main building on the lot, tract, or site, and shall be compatible in the exterior finishes and colors as the main building.
 - b. In MF or any non-residential zoning district, accessory buildings (any size) shall conform to the minimum exterior construction standards for the main building on the lot, tract, site, and shall be architecturally compatible as the main building.
6. *Alternative Exterior Materials*
- a. All written requests for alternative exterior building materials shall be clearly noted and described in detail on a color façade plan that is submitted along with the site plan (for multi-family, single-family attached and non-residential structures only). The Town may require submissions of an actual sample(s) of the proposed exterior finish material(s) along with the façade plan and the site plan.
 - b. The Town Commission may approve an alternative exterior construction material(s) if it is determined to be equivalent or better than the exterior materials otherwise required by this section and the town's building code as part of the site plan approval process.
 - c. Consideration for exceptions to the above exterior construction requirements shall be based only upon the following:
 - 1) Architectural design, creativity and innovation;
 - 2) Compatibility with surrounding structures;
 - 3) Relative ease of maintenance of the material(s);
 - 4) Long term durability and weather-resistance of the materials(s); and
 - 5) Long-term stability in property value due to the high quality of the material(s).

TITLE 10.3 – DEFINITIONS

SECTION 10.3.3 – DEFINITIONS

For the purpose of this Ordinance, certain terms and words are herein defined as follows. The words "used" the singular number include the plural number and vice versa; the word "building" includes the word "structure"; the word "dwelling" includes the word "residence"; the word "lot" includes the word "plot" and the word "shall" is mandatory and not directory.

Abuts/Abutting. Having a common border with or being separated from such common border by an alley or easement. This term implies a closer proximity than the term "adjacent." Also meaning "adjacent", "adjoining" and "contiguous to". It may also mean having a lot line in common with a right-of-way or easement, or with a physical improvement such as a street, waterline, park, drainage ways or open space

Access. A means of vehicular or pedestrian approach, entry to, or exit from a property. Also, a means of for" include "designated for" and vice versa; words used in the present tense include the future, words in approaching or entering a property. Includes a right of passage to and from an adjacent street, alley, or property.

Accessory. A subordinate use or building customarily incident to and located on the same lot with the main use or building.

Accessory Building or Structure. Except for buildings specifically authorized by the Town Commission with a conditional use permit, an accessory building or structure is a building customarily incidental and appropriate and subordinate to the main building or use, or a proposed main building or use, and located on the same lot with the main building. Additional buildings and structures on residential lots are not considered accessory if they have a square footage that exceeds 25% of the main structure or is placed in front of the main structure.

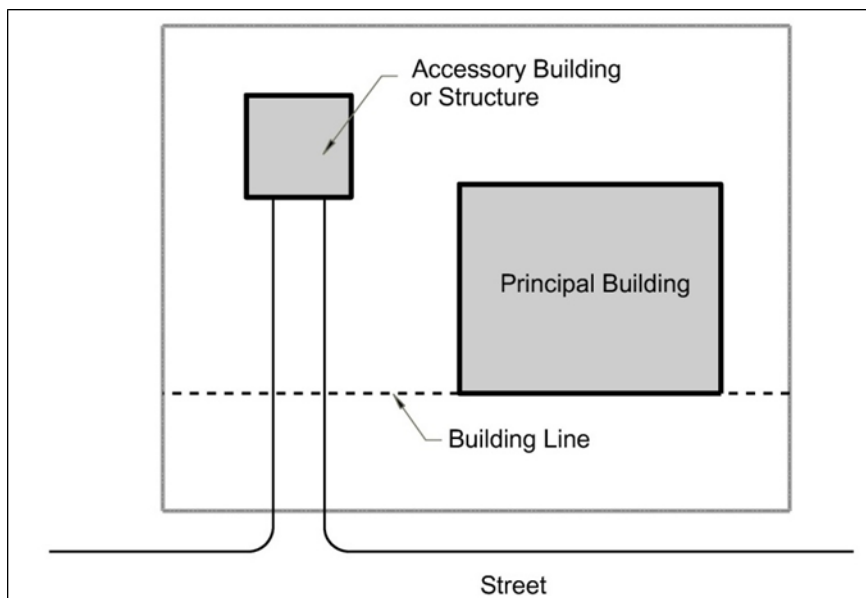


Illustration 10.3.4 -1 Example of an Accessory Building

Accessory Use. Any use customarily incidental, appropriate and subordinate to the principal use of land or buildings located upon the same premises with the exception of family amusement centers, recreation centers, private clubs, bars, taverns, lounges, public pools, billiards and snooker parlors, dance halls, and foosball centers. Examples of accessory uses would include private swimming pools and private storage facilities.

Alley. A right-of-way or easement dedicated to public use which gives only a secondary means of vehicular access to the back or side of properties otherwise abutting a street, and which also may be used for public utility purposes. A public way that is used primarily for vehicular access to the back or side of properties, and affords only secondary means of access to property abutting thereon.

Alteration, structural. Any change in a supporting member of a building or structure, such as bearing walls, columns, beams or girders.

Automobile Service Station. A building or place designed for the primary purpose of dispensing gasoline, oil, diesel fuel, liquefied petroleum gases, greases, batteries, tires and other automobile accessories at retail direct to the motor vehicle trade.

Automobile Wrecking Yard. An open area used for the dismantling or wrecking of any type of used vehicles or the storage, sale or dumping of dismantled or wrecked vehicles or their parts and accessories.

Billboard or Poster Panel. Any sign of advertisement used as an outdoor display for the purpose of making anything known, the origin or point of sale of which is remote from said display.

Board. Shall mean the Zoning Board of Adjustment of the Town of Brock, Texas. If a Zoning Board of Adjustment is not appointed by the Town of Brock, then any reference to a Zoning Board of Adjustment shall refer to the Town Commission as defined by Section 211.008(g) of the Texas Local Government Code.

Boarding House. A building other than a hotel where lodging and meals for five or more persons are served for compensation.

Building. Any structure having a roof supported by columns or walls intended for the shelter, housing or enclosure of any individual, animals, process, equipment, goods or materials of any kind or nature. When separated by fire retardant dividing walls without openings, and meeting the requirements of the adopted building codes, each portion of such structure so separated shall be deemed a separate structure.

Building, Front of. The side of a building most nearly parallel with and adjacent to the front of the lot on which it is situated

Building Line or Setback Line. A line located a minimum horizontal distance from the front lot line parallel to the center of the street beyond which no part of a building shall extend. A line parallel, or approximately parallel, to any property line or street line if so designated at a specific distance there from, marking the minimum or maximum distance from the property line that a building may be erected, and marking the building envelope, the area in which a building may be erected. Also, a line at a specified distance from the street, marking the minimum distance from the street line that a building may be erected.

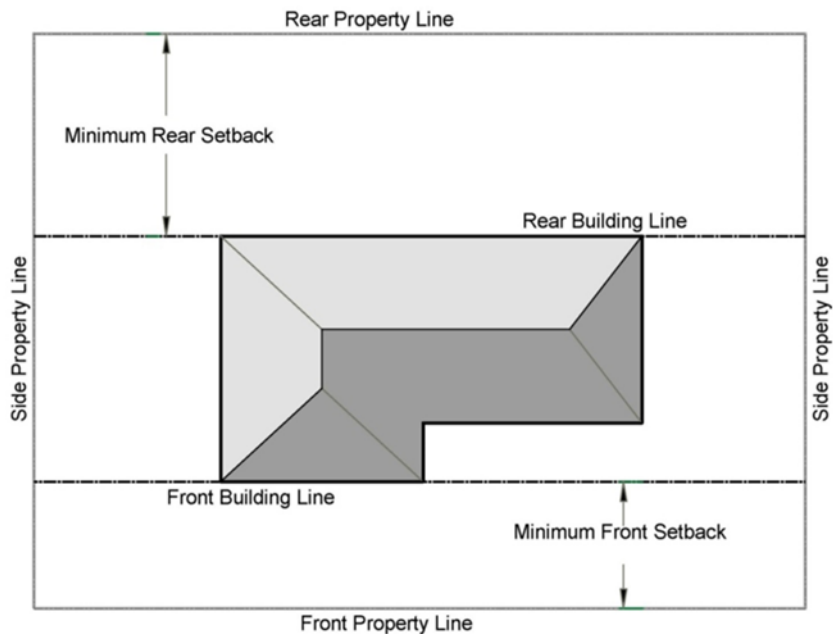
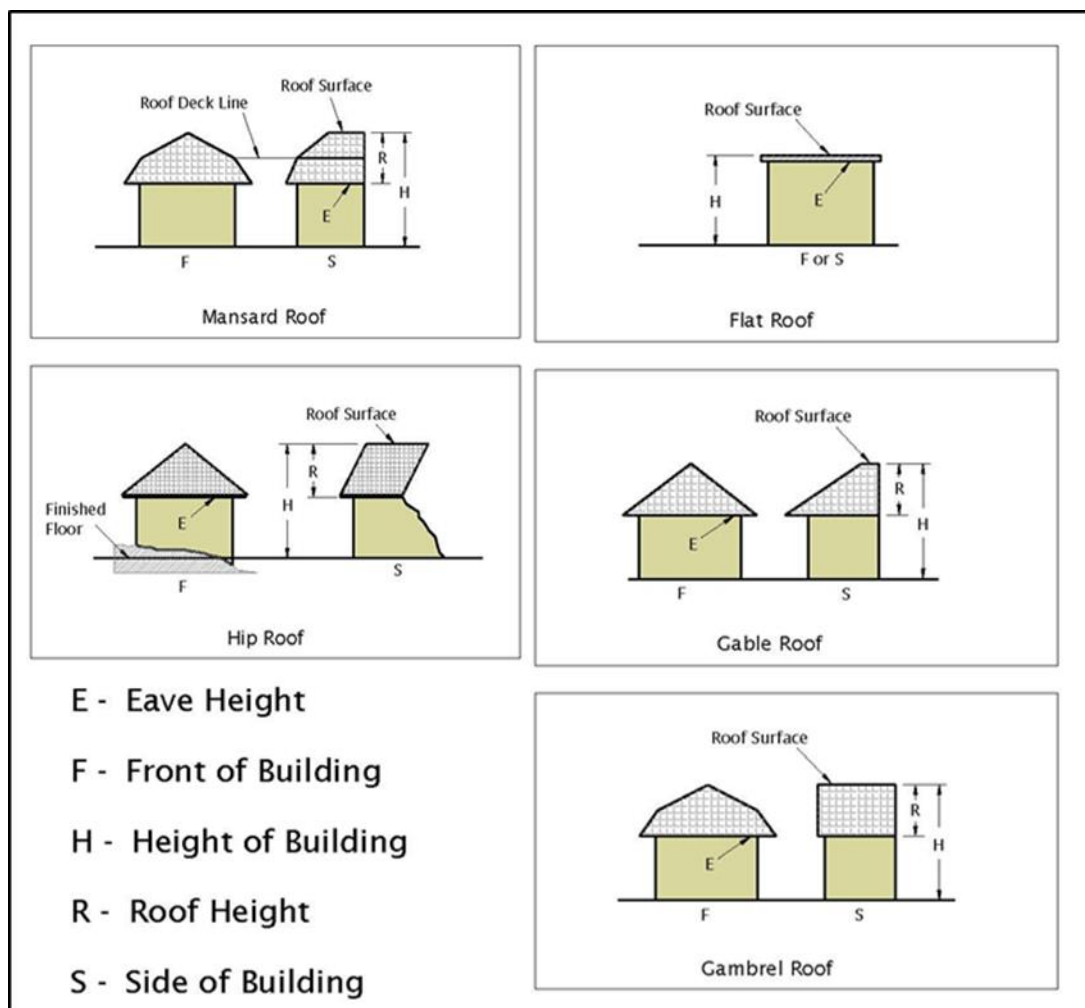


Illustration 10.3.4-2 Example of Building or Setback Lines

Building, Height of. The vertical distance from the average grade adjacent to the building to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the highest point of the eaves and ridge for gable, hip and gambrel roofs.



Carport. A permanent roofed structure permanently open on at least two (2) sides, designed for or occupied by private passenger vehicles.

Certificate of Occupancy. Official certification which permits the use of a building in accordance with the approved plans and specifications and which certifies compliance with the provisions of law for the use and occupancy of the building in its several parts together with any special stipulations or conditions of the building permit. A written instrument executed by the Chief Building Official – Building Permits & Inspections authorizing a described use of a lot or building as set forth in the Building Code and in this Section.

Commission, Planning and Zoning. Shall mean the Planning & Zoning Commission of Brock, Texas. if a Planning and Zoning Commission is not appointed by the Town of Brock, then any reference to a Planning

and Zoning commission shall refer to the Town Commission as defined by Section 211.007 of the Texas Local Government Code.

Commission, Town. Shall mean the Town Commission or Council of Brock, Texas. Commission or Council may be used interchangeably.

Complete Application. An application that meets the standards of this ordinance and has been deemed complete by the City in accordance with this ordinance and the Texas Local Government Code, Chapter 245, or successor statute.

Comprehensive Plan. The official Town of Brock Comprehensive Plan titled “The Plan for Brock” as adopted by the Town Commission of the Town of Brock, containing policies and mapping concerning present conditions and future growth of Brock

Convenience Store. A typically freestanding, small (less than 15,000 square feet) market that is designed to be easily accessible; frequently offers extended service hours; and aims for fast convenient service, purchase of necessities, staple goods, automobile and household items (limited choice and stock), snack food, hot coffee and/or food, with or without gasoline service

Dance Hall. Any place open to the public in which persons move with either backward, forward or side steps, leaps or jumps regulated or accompanied by music.

District. A section of the Town of Brock, for which the regulations governing the areas, heights or uses of buildings or lots are uniform.

Density. The average number of housing units per unit of land generally expressed as "dwelling units per acre." May be specified as either gross density (i.e., the number of dwelling units per acre based on total land area being considered) or net density (i.e., the number of dwelling units per acre excluding area in street right-of-way and publicly owned property) Number of dwelling units divided by acreage.

Dwelling. A building or portion thereof designed exclusively for residential occupancy, including one-family, or multiple family dwellings. For the purposes of these Regulations, manufactured homes, mobile homes, recreational vehicle, or travel trailers are not considered dwellings.

Dwelling Unit or Apartment. One or more rooms in a dwelling designed for occupancy by one (1) family, for living purposes, and having cooking facilities consisting of only one kitchen.

Dwelling, Multi-family or Apartment House. A building or portion thereof arranged, designed or occupied as a residence by two or more individuals and/or families having separate quarters and living independently of each other.

Gaming or Gambling Device. As per Texas Penal Code Section 47.01 (4) a gaming or gambling device means any electronic, electromechanical, or mechanical contrivance not excluded under Paragraph B that for a consideration affords the player an opportunity to obtain anything of value, the award of which is determined solely or partially by chance, even though accompanied by some skill, whether or not the prize is automatically paid by the contrivance. the term:

1. Includes, but is not limited to, gambling device versions of bingo, keno, blackjack, lottery, roulette, video poker, or similar electronic, electromechanical, or mechanical games, or

- facsimiles thereof, that operate by chance or partially so, that as a result of the play or operation of the game award credits or free games, and that record the number of free games or credits so awarded and the cancellation or removal of the free games or credits; and
2. Does not include any electronic, electromechanical, or mechanical contrivance designed, made, and adapted solely for bona fide amusement purposes if the contrivance rewards the player exclusively with noncash merchandise prizes, toys, or novelties, or a representation of value redeemable for those items, that have a wholesale value available from a single play of the game or device of not more than 10 times the amount charged to play the game or device once or \$5, whichever is less.

Garage, Public. A building other than a private garage used for the care, repair or equipment of automobiles, or where such vehicles are parked or stored for remuneration, hire or sale.

Garage Sale. The sale of items normally accumulated by the household in which the sale is conducted.

Home Occupation, Customary. An occupation, profession, domestic craft, or economic enterprise which is customarily conducted in a "residential dwelling" such use shall be secondary and the residential use and appearance will remain primary to use of the premises.

Home Owners Association (HOA) A group of residential homeowners in a subdivision that regulate development within the subdivision. The Town Commission may recognize the HOA standards but is not obligated.

Industrialized Home or Modular Home. A residential structure that is constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent site and is designed to be used as a permanent residential structure when the module or the modular component is transported to the permanent site and erected or installed on a permanent foundation system. industrialized housing includes the structure's plumbing, heating, air conditioning, and electrical systems. industrialized housing does not include: a residential structure that exceeds three stories or forty-nine (49) feet in height as measured from the finished grade elevation at the building entrance to the peak of the roof; housing constructed of a sectional or panelized system that does not use a modular component; or a ready-built home constructed in a manner in which the entire living area is contained in a single unit or section at a temporary location for the purpose of selling and moving the home to another location.

Lot. An undivided tract or parcel of land under one ownership having access to a street, either occupied or to be occupied, by a building or building group together with accessory buildings and used together with such yards and other open spaces as are required by this Ordinance, which parcel of land is designated as a separate and distinct tract and is identified by a tract or lot number or symbol in a duly approved subdivision plat of record.

Manufactured Housing. Manufactured housing means any one of two types of prefabricated housing products which are typically manufactured/assembled at a location other than the end user's permanent site, and which are regulated by the Texas Manufactured Housing Standards Act, Chapter 1201 of the Texas Occupations Code, as amended. For the purpose of this Ordinance, there are two types of manufactured homes:

- A. Mobile home means a moveable dwelling designed to be transported on its own chassis on the highway (either intact or in major sections) by a prime mover, which is constructed with a base section so as to be independently self-supporting, and which does not require a permanent foundation for year-round living. A mobile home is also defined as any manufactured home that was constructed prior to June 15, 1976.
- B. HUD-code manufactured home means a moveable dwelling designed to be transported on the highway (either intact or in major sections) by a prime mover, which can be used as a residential dwelling either with or without a permanent foundation. a HUD-code manufactured home is also defined as a moveable manufactured home that was constructed after June 15, 1976.

Medical Clinic or Clinic. A facility or station for the examination and treatment of ill and affected out-patients excepting veterinary facilities. A healthcare facility where patients are admitted for medical examination and treatment by one or more physicians, dentists, psychologists, social workers or other health care professionals, and where patients are not lodged overnight.

Restrictive Covenant, or Deed Restriction. A private legal restriction on the use of land contained in the deed to the property or otherwise formally recorded. Also referred to as a “deed restriction.” A private legal restriction on the use of land usually set forth or referred to in the deed. Such covenants shall run with the land and are binding upon present and subsequent owners of the property. The Town may consider restrictive covenants in their zoning activities but is under no obligation to comply with them.

Non-Conforming Building. A building or structure or portion thereof lawfully existing at the time this Ordinance became effective, which-was designed, erected, or structurally altered for a use that does not conform to the use regulations of the district in which it is located.

Non-Conforming Use. A use which lawfully occupied a building or land at the time this Ordinance became effective and which does not conform with the use regulations of the district in which it is located.

Person. The word "person" when used in this Ordinance shall, for the purpose of this Ordinance, mean every natural person, firm, co-partnership, association, partnership, corporation or society; and the term "person" shall include both singular and plural, and the masculine shall embrace the feminine gender.

Sign. Any words, numbers, figures, devices, designs or trademarks by which anything is made known, such as are used to designate an individual, a firm, profession, business, or a commodity and which are visible from any public street.

Street. A public way which extends primary means of access to abutting properties.

Structure. Anything constructed or erected which requires location on the ground or attached to something having a location on the ground.

Town. The Town of Brock, Texas

Town Administrator. That person designated the office of Town Administrator under the terms of the Brock Charter or in lieu of a Town Administrator, a person designated by the Town Commission to perform the duties of Town Administrator.

Town Attorney. The licensed attorney designated by the Town Commission to furnish legal assistance for the administration of these regulations.

Town Commission. The elected body that governs the Town of Brock under state law and is authorized to adopt ordinances. Also referred to as “Council.”

Town Secretary or Clerk. That person holding the office of Secretary or Town Clerk for the Town of Brock, or an authorized representative.

Yard. An open space other than a court on the same lot between a building or group of buildings and the nearest lot line and is unoccupied and unobstructed from the ground upward.

Yard, Front. A yard extending across the full width of the lot, between the nearest main building and the front lot line. The depth of the required front yard shall be measured horizontally from the nearest part of the main building to the nearest point of the front lot line, or the center line of the street in certain specified cases.

Yard, Rear. A yard extending across the full width of the lot, between the nearest main building and the rear lot line. The depth of the required rear yard shall be measured horizontally from the nearest part of the main building to the nearest point of the rear lot line, or the centerline of the alley in certain specified cases.

Yard, Side. An open unoccupied space between the main building and the side line of the lot extending from the front yard to the rear yard. No part of an alley shall be used as a part of the side yard.

TITLE 10.4 - ZONING PROCEDURES AND ADMINISTRATION

SECTION 10.4.1 - NONCONFORMING BUILDING AND USES

The lawful use of any building, structure or land existing at the time of the enactment of this Ordinance may be continued although such use does not conform with the provisions of this Ordinance provided; however, the right to continue such nonconforming uses shall be subject to regulations prohibiting the creation of a nuisance and shall terminate when inappropriate use of the premises produces a condition which constitutes a nuisance and further, the right of nonconforming uses to continue shall be subject to such regulations, as the maintenance of the premises and conditions of operations as may, in the judgment of the Town Commission, be reasonably required for protection of adjacent property and further, the right of nonconforming uses to continue shall be subject to the specific regulations herein contained.

A. Nonconforming Buildings or Structures

1. *Occupancy permitted.* A nonconforming building or structure may be occupied except as herein otherwise provided.
2. *Repairs or Alterations.* Repairs and alterations may be made to a nonconforming building or structure; provided that no structural alterations shall be made except those required by law or ordinance; and further that these regulations shall not be construed to allow an addition to a nonconforming building, except that such nonconforming building may be added to or altered for the purpose of installing and enclosing sanitary facilities such as toilets and bathrooms,

provided; however, that such improvements to provide sanitary facilities shall not exceed sixty (60) square feet in area .

3. *Additions, Enlargements, Moving.* A nonconforming building or structure shall not be added to or moved or enlarged in any manner unless such are made to conform to all the requirements of the district in which such building or structure is located; provided however, a permit may be issued for an addition to an existing residence in a non-residential district, where such addition does not increase the number of dwelling- units with in such residence.
4. *Restoration of Damaged Buildings:* A nonconforming building or structure which is damaged or partially destroyed by fire, flood, wind, explosion, earthquake or other calamity, shall not be again restored or used for such purpose if the expense of such restoration exceeds 75% of the replacement cost of the building or structure at the time such damage occurred. The value of the building shall be determined by the Parker County Appraisal District. Any nonconforming building or structure partially destroyed may be restored provided restoration is started with in the 365 days of the date of partial destruction and is diligently prosecuted to completion. Regardless of the initial cost of a nonconforming building or structure, the repair or reconstruction of such building or structure shall conform to all the regulations of the district in which it is located, and it shall be treated as a new building.

B. Nonconforming Uses of Buildings.

1. *Continuation.* Except as otherwise provided in this Ordinance the nonconforming use of the building or structure lawfully existing at the time of the effective date of this Ordinance, may be continued.
2. *Change.* The use of a nonconforming building or structure may be changed to a use of the same, or more restricted classification, but where the use of a nonconforming building or structure is hereafter changed to a use or a more restricted classification, it shall not thereafter be changed to a use of less restricted classification.
3. *Occupancy.* A vacant, nonconforming building or structure lawfully constructed may be occupied by use for which the building or structure was designated or intended, if so occupied within a period of 365 days after the effective date of this Ordinance, and the use of a nonconforming building or structure lawfully constructed which becomes vacant after the effective date of this Ordinance, may also be occupied by the use for which the building or period of 365 days after the building becomes vacant.
4. *Expansion Prohibited.* A nonconforming use of a portion of a building or structure shall not be expanded or extended into any other portion of such building or structure. If such nonconforming use or portion thereof is discontinued or changed to a conforming use, any future use of such building, structure, or portion thereof shall be in conformity with the regulations of the district in which such building or structure is located.

C. *Nonconforming Use of Land.*

Continuation of use. The nonconforming use of land existing at the time of the effective date of this Ordinance, may be continued, provided:

1. That no such nonconforming use of land shall in any way be expanded or extended either on the same or adjoining property.
2. That if such nonconforming use of land or any portion thereof is discontinued or changed any future use of such land or portion thereof shall be in conformity with the provisions of this Ordinance.
3. That any sign, billboard, poster panel or storage yard, which is lawfully existing and maintained at the time of the effective date of this Ordinance, may be continued, although such use does not conform with the provisions hereof, provided however, that no structural alterations are to be made thereto.

D. *Abandonment.*

A nonconforming use of any building, structure or land which has been abandoned shall not thereafter be returned to such nonconforming use. A nonconforming use shall be considered abandoned:

1. When the intention of the owner to discontinue the use is apparent, or
2. When the characteristic equipment and furnishings of the nonconforming use have been removed from the premises and have not been replaced by similar equipment within 365 days, or
3. When a nonconforming building, structure or land or portion thereof which is or hereafter becomes vacant and remain unoccupied or out of use for a continuous period of one year, or
4. When some or all of the utilities have been disconnected to the site, or
5. When it has been replaced by a conforming use.

E. *District Changes.* Whenever the boundaries of a zoning district shall be changed so as to transfer an area from one-district to another district of a different classification or when boundaries or districts are changed as a result of annexation of a new territory or changes in the regulations or restrictions of this Ordinance, the foregoing provisions shall also apply to any nonconforming uses existing therein which may so become nonconforming.

F. *Right to Proceed Preserved.* Nothing contained in this Ordinance is intended to alter any rights that may have accrued under prior regulations, pursuant to Sections 43.002, and 245.001 to 245.007 of the Texas Local Government Code, as amended.

G. Appeals process. Shall be to the ZBA or to the Town Commission

SECTION 10.4.2 - PLANNING AND ZONING COMMISSION

A. Created; Membership; Officers; Rules and Bylaws.

1. There may be created, in accordance with Chapter 211 of the Texas Local Government Code the "Planning and Zoning Commission," hereinafter sometimes referred to as the "Commission," which shall consist of at least seven (7) registered voters of the Town Brock. As per Chapter 211.007(e) of the Texas Local Government Code – if a general-law municipality exercises zoning authority without the appointment of a zoning commission, any reference in a law to a municipal zoning commission or planning commission means the governing body of

- the municipality. The Town Commission of the Town of Brock shall serve as the Planning and Zoning Commission until such time that the Town Commission deems it necessary to appoint a Planning and Zoning Commission.
2. Members shall be nominated for appointment by the Town Commission of the Town of Brock. All appointments to the Commission shall serve as a member of the Commission for a term of two (2) years or until removed from the Commission by the Town Commission. The Town Commission may remove or replace any PZ Commission member at any time by a simple majority vote of the full commission. Any vacancy(ies) on the PZ Commission shall be filled for the remainder of the unexpired term via appointment by a simple majority vote of the full Town Commission.
 3. The commission shall elect from its members a Chairman, Vice Chairman to serve for one (1) year. The Town of Brock shall keep minutes of all meetings held by the Planning and Zoning Commission as well as the full record of all recommendations made by the Commission to the Town Commission.
 4. The Commission shall have the power to make rules, regulations and bylaws for its own governance, which shall conform to those set forth by the Town Commission, and such rules, regulations and bylaws shall be subject to approval by the Town Commission. Such rules, regulations and bylaws shall include, among other items, provisions for:
 - a. All regular and special meetings to be open to the public, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended;
 - b. A record to be kept of all proceedings, to be open for inspection by the public, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended;
 - c. Reporting to the governing body and the public, from time to time and annually as requested; and
 - d. Rules of order and the holding of public hearings on its recommendations.
- B. *Meetings; Public Record.* The Planning and Zoning Commission shall meet in the town hall building or in some other specified location as may be designated by the presiding Chairperson and at such intervals as may be necessary to orderly and properly transact the business of the Commission.
- C. *Powers and Duties.*
1. The Commission shall have all the rights, powers, privileges and authority as authorized and granted by and through the statutes of the State of Texas authorizing and granting cities the power of zoning and subdivision regulation as found in Chapters 211 and 212 of the Texas Local Government Code, as amended.
 2. The Planning and Zoning Commission shall be an advisory body and adjunct to the Town Commission, and shall make recommendations regarding amendments to the comprehensive plan, changes of zoning for real property, zoning and subdivision ordinance amendments approval of plats of subdivisions, and other planning-related matters. The Planning and Zoning Commission shall conduct a regular review of the Town's comprehensive plan and shall be prepared to make recommendations to the Town Commission, as deemed necessary, to keep the Town's comprehensive plan current with changing conditions and trends and with the

planning needs of the Town. The Planning and Zoning Commission shall also serve in an advisory capacity on any other planning-related matter(s) in the Town, including the periodic review of the Town's impact fee ordinance(s).

- D. *Procedure on Zoning Hearings:* the procedure and process for zoning changes and zoning ordinance amendments shall be in accordance with Section 10.4.4 of this Article.

SECTION 10.4.3 - ZONING BOARD OF ADJUSTMENT

- A. *Provisions for a Zoning Board of Adjustment.*

1. There may be created a Zoning Board of Adjustment, hereinafter also referred to as the ZBA, consisting of five (5) members, each-to be appointed by a majority of the Town Commission. The Zoning Board of Adjustment shall operate in accordance with Sections 211.008 through 211.011 of the Texas Local Government Code, as amended. As per Chapter 211.008(g) of the Texas Local Government Code, the governing body of a type a general-law municipality by ordinance may grant the members of the governing body the authority to act as the ZBA. The Town Commission of the Town of Brock shall serve as the Zoning Board of Adjustment until such time that the Town Commission deems it necessary to appoint a ZBA.
2. Members of the Zoning Board of Adjustment shall be appointed for a term of two (2) years and removable for cause by the Town Commission upon written charges and after public hearing. Vacancies shall be filled by appointment by the Town Commission of a suitable person to serve out the unexpired term of any member whose place on the ZBA has become vacant for any cause.
3. The Town Administrator for the Town of Brock shall be an ex-officio member of the ZBA without power of vote and as an ex-officio member of such shall act as Secretary of the Zoning Board of Adjustment and shall set up and maintain a separate file for each application for appeal, special exception and variance received and shall record therein the names and addresses of all persons, firms and corporations to whom notices were delivered to the mailing clerk, post office or mail box and further keep a record of all notices published as required herein. All records and files herein provided for shall be permanent and official files and records of the Town of Brock.
4. The ZBA shall adopt rules to govern its proceedings, provided; however, that such rules are not inconsistent with this Ordinance.
5. Meetings of the ZBA shall be held at the call of the Chairman and at such other times as the ZBA may determine. All meetings of the ZBA shall be open to the public. Four (4) members of the ZBA shall constitute a quorum for the conduct of business. All cases to be heard by the ZBA shall always be heard by at least seventy-five percent (75%) of the members, which constitutes four (4) members.
6. The ZBA 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 and every decision of the Zoning Board of Adjustment shall be in writing and shall contain in full record of the findings of the ZBA in each case, all of which shall be immediately filed in the office of the ZBA and shall be a public record.

7. The Secretary of the Zoning Board of Adjustment shall forthwith notify in writing, the Town Commission and the Planning and Zoning Commission of each decision, interpretation, special exception and variance considered under the provisions of this Ordinance.
 8. The Chairman, or in his absence, the Acting Chairman, may administer oaths or compel the attendance of witnesses.
- B. *Authority of Board of Adjustment.* The ZBA shall have the authority, subject to the standards established in Sections 211.008 through 211.011 of the Texas Local Government Code, as amended, and those established herein, to exercise powers and to perform duties including the following:
1. The Zoning Board of Adjustment may hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of this Ordinance and may also decide any questions involving the interpretation of any of the provisions of this Ordinance including determination of the location of any district boundary, if there is uncertainty in respect thereto.
 2. The Zoning Board of Adjustment may, when specifically authorized, in appropriate cases and subject to appropriate conditions and safeguards, make special exceptions to the terms of this Ordinance in harmony with its general purpose and intent and in accordance with the general and specific rules herein contained.
 3. The Zoning Board of Adjustment may authorize, upon appeal, in specific cases such variance from the terms of this Ordinance as will not be contrary to the public interest, where, owing to such condition, a literal enforcement of the provisions of this Ordinance will result in unnecessary hardship, and so that the spirit of this Ordinance shall be observed and substantial justice done and,
 4. Hear and decide other matters authorized by Ordinance
- C. In exercising its authority under Section 10.4.3(B)(1) above, the ZBA may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision or determination from which an appeal is taken and make the correct order, requirement, decision or determination, and for that purpose the ZBA has the same authority as the administrative official.
- D. The concurring vote of at least seventy-five percent (75%), or four (4) members, of the full ZBA is necessary to:
1. Reverse an order, requirement, decision or determination of an administrative official;
 2. Decide in favor of an applicant on a matter on which the ZBA is required to review under this Ordinance;
 3. Authorize a variance from a provision of this Ordinance; or
 4. Hear and decide special exceptions to a provision of this Ordinance, as set forth in Section 10.4.3(G).
- E. *Variations.* The ZBA may authorize a variance from these regulations when, in its opinion, undue hardship will result from requiring strict compliance with the terms of this Ordinance. For example, if the subject property substantially differs from other similarly zoned land parcels by being of such

restricted area, shape or slope so that it cannot reasonably be developed in the same manner as other similarly zoned land parcels, then a variance of the building setback, lot/tract width or depth, or parking requirements may be granted. In granting a variance, the ZBA shall prescribe only conditions that it deems necessary for, or desirable to, the public interest. In making the findings herein below required, the ZBA shall take into account the nature of the proposed use of the land involved, existing uses of land in the vicinity, the number of persons who will reside or work within the proposed use, and the probable effect such variance will have upon traffic conditions and upon the public health, safety, convenience and welfare of the community.

- F. *Conditions Required for Variance.* No variance shall be granted without providing public notice and holding a public hearing on the variance request in accordance with Section 10.4.3(H) of this Ordinance and the ZBA shall make findings:
1. That there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to lands or buildings in the same zone of neighborhood, and that said circumstances or conditions are such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of such land or building, and
 2. That the granting of such variance will not be detrimental to the public welfare or substantially or permanently injurious to the property or improvements in such zone or neighborhood in which the property is located, and
 3. That the granting of the variance is necessary for the reasonable use of the land or building and that the variance as granted by the ZBA is the minimum variance that will accomplish this purpose, and
 4. That the literal enforcement and strict application of the provisions of this Ordinance will result in an unnecessary hardship inconsistent with the general provisions and intent of this Ordinance and that in granting such variance the spirit of the Ordinance will be preserved and substantial justice done.
 5. In addition to considering the character and use of adjoining buildings and those in the vicinity, the Zoning Board of Adjustment, in determining its findings shall take into account the number of persons residing or working in such buildings or upon such land and traffic conditions in the vicinity.
 6. The Zoning Board of Adjustment may, after public notice and hearing and subject to the conditions and safeguards herein contained, vary or adapt the strict application of any of the terms of this Ordinance under the powers and authority herein granted.
 7. In granting any variance under the provisions of this Ordinance, the Zoning Board of Adjustment may designate such conditions in connection therewith, which, in its opinion, will secure substantially the purpose and intent of this Ordinance.
 8. A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely upon economic gain or loss, nor shall it permit any person the privilege of developing a parcel of land not permitted by this Ordinance on other parcels of land in the particular zoning district. No variance may be granted which results in undue hardship upon another parcel of land.

9. The ZBA shall have no authority to change any provisions of this Ordinance and its jurisdiction is limited to hardship and borderline cases which may arise from time to time. The ZBA may not change the district designation of any land either to a more restrictive or less restrictive zone.
- G. *Special Exceptions.* Upon written request of the property owner, the Zoning Board of Adjustments may grant special exception to nonconforming uses and structures or other items as allowed by state law, limited to the following:
1. The granting of such exception will not be injurious or otherwise detrimental to the public health, safety, and the general welfare of the general public, and
 2. That the granting of such exception will not be substantially or permanently injurious to the property or improvements in such zone of neighborhood in which the property is located, and
 3. That the granting of such exception will be in harmony with the general purpose and intent of this Ordinance.
 4. In determining its finding the ZBA shall take into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in such building or upon such land and traffic conditions in the vicinity.
 5. Special exceptions may include the following:
 - a. Permit the reconstruction, extension or enlargement of a building occupied as a non-conforming use;
 - b. Permit the use of property owned by a church for the parking of passenger cars in any district under such safeguards and conditions as are necessary to protect adjacent property;
 - c. Permit in any district such modification of the requirements of this Ordinance as the Planning and Zoning Commission may deem necessary to secure an appropriate development of a lot where adjacent to such a lot on two or more sides there are buildings that do not conform to these regulations;
 - d. Permit such modification of yard, lot area or lot width requirements as may be necessary to secure appropriate improvement of a parcel of land where such parcel was separately owned prior to the enactment of this Ordinance and is not adjacent to another parcel of the same ownership and where such parcel is of size that it cannot be appropriately improved without such modification;
 - e. Permit the extension of a building existing prior to the enactment of this Ordinance, by the-construction of additional stories above the height limit herein established, if the original plans provided for such additional stories and such building was actually designed and constructed to carry such additional stories.
- H. Procedure Covering Special Exceptions, Appeals and Granting Of Variances.
1. Appeals and requests for variances to the ZBA may be taken by a person aggrieved or by an officer, Department or Board of the Town of Brock affected by any decision of the administrative officer. Such appeal or request for variance shall be taken within fifteen (15) days time after the decision has been rendered by the administrative officer, by filing with the

officer from whom the appeal is taken and with the Secretary of the ZBA a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith have made to the Secretary of the ZBA all the papers constituting the record upon which the action appealed from was taken.

2. Such notice of appeal properly filed as herein provided, shall stay all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Zoning Board of Adjustment after the notice of appeal shall have been filed with him that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Zoning Board of Adjustment or by a Court of Record on application or notice to the officer from the appeal is taken and on due cause shown.
3. Upon notice of appeal being given to the Secretary of the ZBA, before such appeal shall be construed as having been perfected the applicant must file with such notice of appeal to the Secretary of the ZBA an amount of money estimated by the Secretary to be sufficient to mail and publish all notices required herein, in an amount set by the Town.
4. Application for special exceptions to the terms of this Ordinance shall be made in writing in duplicate on forms provided in the office of the Secretary of the Zoning Board of Adjustment by the prospective occupant and/or owner of the property. The application may include a site plan, and any other additional information as may be requested in order to properly review the application. such information may include, but is not limited to, plat plans, site building plans, photographs, topographic contour maps, and other similar documents. all drawings must be to scale. One such application shall be accompanied by an amount of money estimated by the Secretary of the ZBA to be sufficient to mail and publish all notices required herein, in an amount set by the Town.
5. One duplicate original of such application shall be forthwith forwarded by the Secretary of the Zoning Board of Adjustment to the office of the Town Administrator.
6. The Zoning Board of Adjustment shall hold a public hearing on all special exceptions, granting of variances and appeals and written notice of all such public hearings shall be sent by the Secretary of the ZBA to the applicant and all other persons deemed by the ZBA to be affected thereby, and all owners of real property lying within two hundred (200') feet of the property on which the special exception, grant of variance or appeal is proposed, such notice to be given not less than ten (10) calendar days before the date set for hearing to all such owners who have rendered their said property for school taxes as the ownership appears on the last approved school tax roll. Such notice may be served by depositing the same properly addressed and postage paid in the local post office. Notice shall also be given by publishing the same in a newspaper of general circulation at least fifteen (15) days prior to the date set for hearing which notice shall state the time and place of such hearing, provided however; all provisions contained herein with respect to the mailing and publishing of notices of hearing shall be deemed sufficient upon substantial compliance with this section, and is to be construed as directory and not mandatory.

I. *Action by the Zoning Board of Adjustment.*

1. Upon the hearing, any interested party may appear in person or by agent or by attorney. The burden of proof shall be on the applicant to establish the facts necessary which the Zoning Board of Adjustment must find before granting any special exception, variance or appeal as herein contained.
2. In exercising the powers herein granted, the ZBA may, in conformity with the provisions of this Ordinance reverse or affirm wholly or partly or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made and to that end shall have all the powers of the officer from whom the appeal is taken.
3. The concurring vote of seventy-five percent (75%) (four (4) members) of the ZBA shall be necessary to reverse any order, requirement, decision or determination, of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance or to effect any variation of this Ordinance or grant any special exception hereto.
4. No appeal, request or application to the Zoning Board of Adjustment shall be allowed on the same piece of property prior to the expiration of six (6) months from a ruling of the ZBA on any appeal, request or application to such body unless other property abutting or adjoining such property shall have within such six (6) months period been altered or changed by a ruling of the ZBA in which case such change of circumstances shall permit the allowance of an appeal, request or application but shall in no wise have any force in law to compel the ZBA after a hearing, to grant such subsequent appeal, request or application but such hearing shall be considered on its merits as in all other cases.
5. Any special exceptions, variances or appeals authorized or granted by the Zoning Board of Adjustment either under the provisions of this Ordinance or under the authority granted to the ZBA under the statutes of the State of Texas shall authorize the issuance of a building permit, or a certificate of occupancy, as the case may be, for a period of ninety (90) days from the date of the favorable action on the part of the ZBA, unless said ZBA in its Minutes shall, at the same time, grant a longer period. If the building permit and/or certificate of occupancy shall have not been issued within said ninety (90) day period, or such extended period as the ZBA may specifically grant, then the special exception, variance or favorable appeal shall be deemed waived and all rights thereunder terminated. Such terminating and waiver shall be without prejudice to a subsequent appeal to said ZBA in accordance with the rules and regulations herein contained.

- J. *Finality of Decisions; Judicial Review.* All decisions of the Board are final and binding. however, any person aggrieved by a decision of the board may present a verified petition to a court of record which states that the decision of the Board is illegal, in whole or in part, and specifying the grounds of the illegality. Such petition must be presented within ten (10) calendar days after the date the Board's decision is filed in the Town Administrator's office. The board's decision shall be deemed filed in the office of the Board on the first (1st) business day following the date on which action was taken by the Board.

SECTION 10.4.4 - CHANGES AND AMENDMENTS**A. Authority to Amend Ordinance**

1. The Town Commission may from time to time, amend, supplement, or change the regulations herein provided or the boundaries of the zoning districts specified on the Zoning Map. Any amendment to the zoning ordinance text or to zoning district boundaries may be ordered for consideration by the Town Commission, or may be requested by the owner of real property, or his/her authorized representative.
2. Consideration for a change in any zoning district boundary line or special zoning regulation may be initiated only by the property owner or his/her authorized agent, or by the Town Commission on its own motion when it finds that public benefit will be derived from consideration of such matter. In the event the ownership stated on an application and that shown in Town records are different, the applicant shall submit proof of ownership and verification that he/she is acting as an authorized agent for the property owner.
3. No person who owes delinquent taxes, delinquent paving assessments, impact fees, or any other delinquent debts or obligations to the Town of Brock, and which are directly attributable to a piece of property requested for zoning shall be allowed to submit a zoning request until the taxes, assessments, debts, or obligations directly attributable to said property and owed by the owner or previous owner thereof shall have been first fully discharged by payment, or until an arrangement satisfactory to the Town has been made for the payment of such debts or obligations. It shall be the applicant's responsibility to provide evidence or proof that all taxes have been paid.

B. *Application.* Each application for zoning, rezoning, a Conditional Use Permit (CUP), or for a text amendment to a provision(s) of this zoning ordinance, shall be made in writing on an application form available in the Town Administrator's office. The application shall be delivered to the Town and shall be accompanied by payment of the appropriate fee as established by the Town. An accurate metes and bounds description of the subject property, or other suitable legal description, a survey, and other appropriate exhibits such as site plans, maps, architectural elevations, information about proposed uses, and any other information that is determined necessary by the Town shall also be submitted with the zoning application in order to ensure that the request is understood.

C. Procedures for Consideration.

1. For zoning and rezoning requests involving real property, the Town of Brock shall hold at least one public hearing on each zoning application, as required in Texas Local Government Code Section 211.006, as amended. For proposed changes to zoning district boundaries, notice of the public hearing to occur shall be accomplished by providing written notice of the public hearing to be sent to all owners of property, as indicated by the most recently approved Town tax roll, that is located within the area of application and within two hundred feet (200') of any property affected thereby, said written notice to be sent before the tenth (10th) calendar day prior to the date such hearing is held. Such notice may be served by using the last known address as listed on the most recently approved tax roll and depositing the notice, postage

- paid, in the United States mail. The Town of Brock shall public a notice of such public hearings within an official newspaper or a newspaper of general circulation before the fifteenth (15) day before the date set for the required hearing. Said notice shall set forth the date, time, place and purpose of the hearing as required under Texas Local Government Code Section 211.006, as amended.
2. Changes in the Ordinance text which do not change zoning district boundaries do not require written notification to individual property owners to the Town Commission for a public hearing to be held following appropriate public hearing notification by publishing the purpose, time and place of the public hearing in the official newspaper of the Town before the fifteenth (15th) calendar day prior to the date of the public hearing.
 3. The Town Commission may then approve the request, approve it with conditions, or disapprove it by a majority vote of the Commission members present and voting. Any conditions provided by the Town Commission shall not be considered conditions precedent to the granting of the change in zoning or the granting of building permits on such property, but shall be construed as conditions precedent on the granting of a certificate of occupancy and compliance and such requirements shall be complied with before a certificate of occupancy and compliance may be issued for the use or occupancy of the building, land or structure on such property.
 4. The Town of Brock shall set up and maintain a separate file for each application received and shall record therein the names and addresses of all persons, firms and corporations to whom notices are mailed, including the date of mailing and the persons by whom such notices were delivered to the mailing clerk, post office, or mail box, and all records and files herein provided shall be permanent and official files of the 'Town of Brock.
 5. Protests. For zoning and rezoning requests involving real property, a favorable vote of three-fourths of all members of the Town Commission shall be required to approve any change in zoning when written objections are received from twenty percent (20%) or more of the land area covered by the proposed change, or of the land area within two hundred feet (200') of the subject property, in accordance with the provisions of Section 211.006 of the Texas Local Government Code. If a protest against such proposed zoning change has been filed with the Town Administrator, duly signed and acknowledged by the owners of twenty percent (20%) or more, either of the area of the land included in such a proposed change or those owners of property immediately adjacent to the subject property and extending two hundred feet (200'), such zoning change shall not become effective except by a three-fourths vote of the full Town Commission.

SECTION 10.4.5 - ENFORCEMENT AND ADMINISTRATION

- A. *Administrative Officers.* Except an otherwise provided in this Ordinance, the Town Administrator for the Town of Brock shall administer and enforce this Ordinance, including the receiving of applications, the inspection of premises and the issuing-of building permits and certificates of occupancy and compliance. No building permit or certificate of occupancy shall be issued by the Town Administrator except where the provisions of this Ordinance have been complied with.

- B. *Building Permit Required.* No person shall erect or construct or proceed with the erection of construction of any building or structure nor add to, enlarge, move, improve, alter, repair, convert, extend, or demolish any building or structure or cause the same to be done in any zone district of the Town of Brock without first applying for and obtaining a building permit thereof from the Town Administrator. All applications for such permits shall be in accordance with the requirements of this Ordinance and building code of the Town of Brock and unless upon written order of the Zoning Board of Adjustment, no such building permit or certificate of occupancy shall be issued for any building where said construction, addition, alteration or use thereof would be in violation of any of the provisions of this Ordinance. No building permit shall be issued for the new construction of any building on any property that is not a lot of record. A final plat of the property is required to be recorded in the appropriate county plat records.
- C. *Powers and Duties of the Town Administrator.*
1. *Stop Work Order.* Whenever any building work is being done contrary to the provisions of this Ordinance, the Town Administrator may order the work stopped and also revoke the building permit theretofore issued by notice in writing served on any person owning such property or their agent or on any person engaged in the doing or causing of such work to be done and any such persons shall forthwith stop and cause to be stopped such work until authorized by the Town Administrator to recommence and proceed with the work or upon issuance of building permit in those cases in which the building permit has been revoked and further, such stop work order and revocation of permit shall be posted on the work being done in violation of this Ordinance.
 2. *Notice of Nonconforming Use.* Whenever any building or portion thereof is being used or occupied contrary to the provisions of this Ordinance the Town Administrator shall order such use or occupancy discontinued and the building or portion thereof vacated by notice served on any person using or causing such use or occupancy to be continued and such person shall vacate such building or portion thereof within ten (10) days after receipt of such notice or make the building or portion thereof comply with the requirements of this Ordinance.
- D. *In Newly Annexed Territory.* Within any land area annexed by the Town of Brock as allowed under Chapter 43 of the Texas Local Government Code, as amended, no person shall erect, excavate, construct, or proceed or continue with the erection or construction of any building or structure or add to, enlarge, move, alter, repair, convert, insulate or extend or demolish any buildings or structure or cause the same to be done in any newly annexed territory to the Town of Brock without first applying for and obtaining building permit therefore from the Town Administrator or the Town Commission as may be required herewith.
1. *Permits Issued by the Town Administrator.* In a territory newly annexed to the Town of Brock no permit for the construction of a building shall be issued by the Town Administrator other than a permit which allow the construction of a building permitted in the "RE 1 or RE 2" Districts unless and until such territory has been classified in a zoning district other than "RE-1 or RE-2" District by the Town Commission in the manner prescribed by this Ordinance.
 2. *Permits Issued by Town Commission.* An application for a permit for any other use than that specified above shall be made to the Town Administrator and then referred to the Planning and

Zoning Commission for consideration and recommendation to the Town Commission. Whenever such recommendation is filed with the Town Commission by the Planning and Zoning Commission, such recommendation shall be advisory in its nature and the Town Commission shall be at liberty to affirm it or allow such construction as the facts in their opinion may justify.

3. **Permits Required for Buildings Under Construction.** The owner, lessee, or any other person, firm or corporation owning, controlling, constructing, supervising, or directing the construction of any building or structure in the process of construction and which is incomplete at the time the land upon which it is situated is annexed to the Town of Brock before proceeding any further with the construction, alteration or completion thereof shall apply to the Town Administrator for a permit authorizing further work on said building or structure and shall attach to said application for such permit, plans, and specifications relating to the construction of said building or structure, which said application for building permit shall be promptly referred to the Planning and Zoning Commission for consideration and said Planning and Zoning Commission shall promptly thereafter file with the Town Commission its recommendation as to granting, modifying or rejecting said permit, the said recommendation to be advisory in its nature and the Town Commission shall be at liberty to affirm it or allow such construction as the facts in their opinion may justify. Said construction work shall be suspended until the permit provided for herein has been issued or until final zoning regulations have been adopted, which permit the construction, use and occupancy of the structure or building.

E. *Certificate of Occupancy and Compliance.*

1. No land shall be occupied or used and no building hereafter erected, altered, or extended shall be used or changed in use until a certificate of occupancy and compliance shall have been issued by the Town Administrator stating that the building or proposed use thereof complies with the provisions of this Ordinance.
2. No non-conforming use shall be maintained, renewed, changed or extended without a certificate of occupancy and compliance having first been issued by the Town Administrator.
3. Application for a certificate of occupancy and compliance shall be made with the application for a building permit or may be directly applied for where no building permit is necessary and shall be issued or refused in writing within five (5) days after the Town Administrator has been notified in writing that the building or premises is ready for occupancy.
4. The Town Administrator shall maintain a record of all certificates and copies shall be furnished upon request to any person having a proprietary or tenancy interest in the building affected.
5. No permit for excavation for or the erection or alternation of or repairs to any building shall be issued until an application has been made for a certificate of occupancy and compliance.
6. No permanent water, sewer, electrical, or gas utility connections shall be made to the land, building or structure until and after a certificate of occupancy and compliance has been issued by the Town Administrator.
7. *Application for Certificate.* Application for a certificate of occupancy and compliance shall be made with the application for a building permit or may be directly applied for where no building permit is necessary and shall be issued or refused, in writing, within ten (10) days after the

Town Administrator has been notified, in writing, that the building or premises is ready for occupancy.

8. *Temporary Certificate.* Upon request of the owner or authorized representative, the Town Administrator may issue a temporary certificate of occupancy for the temporary use and occupancy of a portion of a building prior to the completion and occupancy of the entire building, provided such temporary occupancy or use is permitted by this Ordinance and does not in any way or manner jeopardize life or property.
9. *Continuance of Nonconforming Use.* The Town Administrator shall issue a certificate of occupancy upon application of any person for the continuance of lawful nonconforming uses.
10. *Records Kept.* The Town Administrator shall maintain a record of all certificates, and copies shall be furnished upon request to any person having a proprietary or tenancy interest in the building affected.

ARTICLE 10.5 - INTERPRETATION; PRESERVING RIGHTS; PENALTY FOR VIOLATIONS; SEVERABILITY; EFFECTIVE DATE

SECTION 10.5.1 - EFFECT OF INTERPRETATION

In interpreting and applying the provisions of this Ordinance, the Town shall be held to the minimum requirements for the promotion of the public safety, health, convenience, comfort, prosperity, or general welfare. It is not intended by this Ordinance to interfere with or abrogate or annul any easements, covenants or other agreements between parties; provided, however, that where this Ordinance imposes a greater restriction upon the use of buildings or premises or upon height of buildings, or requires larger open spaces than are imposed or required by agreements, the provisions of this Ordinance shall govern. This Ordinance is also not intended to abrogate or annul any lawfully obtained permit issued prior to the effective date of this Ordinance.

SECTION 10.5.2 – VESTING OF CONSTRUCTION RIGHTS

Any provisions required under state law regarding vesting rights are preserved.

SECTION 10.5.3 - PRESERVING RIGHTS IN PENDING LITIGATION AND VIOLATIONS UNDER EXISTING ORDINANCES

By the passage of this Ordinance, no presently illegal or non-conforming use shall be deemed to have been legalized unless such use specifically falls within a use district where the actual use is a conforming use. Otherwise, such uses shall remain nonconforming uses where recognized, or an illegal use, as the case may be. It is further the intent and declared purpose of this Ordinance that no offense committed, and no liability, penalty or forfeiture, either civil or criminal, incurred prior to the time the existing zoning ordinance was repealed and this zoning ordinance adopted, shall be discharged or affected by such repeal and adoption of this Ordinance; but prosecutions and suits for such offenses, liabilities, penalties or forfeitures may be instituted or causes presently pending proceeded with in all respects as if such prior ordinance had not been repealed.

APPENDIX A, PERMITTED USE TABLE BY DISTRICT

Sec. A-1: SUMMARY OF ALLOWED, CONDITIONAL AND PROHIBITED USES BY DISTRICT (CHARTS)

(a) CONFORMANCE WITH THE USE CHARTS:

- (1) The use of land and/or buildings shall be in accordance with those listed in the following Use Charts. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for those uses specified in the zoning district in which it is located. The legend for interpreting the permitted uses in the Use Charts (Sec. A.3) is:

Designates use permitted in the zoning district indicated.



(Blank) Designates use prohibited (i.e., not allowed) in the zoning district indicated.



Designates use may be permitted in the zoning district indicated by a CUP (also see Sec. 10.2.12).



The land use is defined within ~~Sec. 10.1-5~~ of this ordinance.

- (2) If a use is not listed (or is blank) in the Use Charts, it is not allowed in any zoning district
- (3) Unless otherwise noted, a use listed in the charts below will be the predominant use of the land. If noted as an accessory use, then such use will only be allowed as an accessory use (as defined in this ordinance) to a permitted use.
- (4) **Use Chart Organization:** The land uses are listed in the Use Charts (Sec. A.3) in alphabetical order within specific categories of use.
- (5) **Classification of New/Unlisted Uses:** It is recognized that new types of land use will arise in the future, and forms of land use not presently anticipated may seek to locate in the Town of Brock. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the Use Charts (Sec. A.3) shall be made as follows:
 - a. Initiation:
 1. A person, Town department, the Planning and Zoning Commission, or the Town Council may propose zoning amendments to regulate new and previously unlisted uses.
 2. A person requesting the addition of a new or unlisted use shall submit to the Town Administrator or his/her designee, all information necessary for the classification of the use, including but not limited to the following:

- i. The nature of the use and whether the use involves dwelling activity, sales, services, or processing;
 - ii. The type of product sold or produced under the use;
 - iii. Whether the use has enclosed or outside storage and the amount and nature of the storage;
 - iv. Anticipated employment typically anticipated with the use;
 - v. Transportation requirements;
 - vi. The nature and time of occupancy and operation of the premises;
 - vii. The off-street parking and loading requirements;
 - viii. The amount of noise, odor, fumes, dust, toxic materials and vibration likely to be generated;
 - ix. The requirements for public utilities such as sanitary sewer and water and any special public services that may be required; and
 - x. Impervious surface coverage.
- b. The Town Administrator, or his/her designee, shall refer the question concerning any new or unlisted use to the Planning and Zoning Commission requesting a recommendation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by the statement of facts in Subsection “b” above. An amendment to this Ordinance shall be required as prescribed by Section 10.4.4.
- c. The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use is most similar and should be permitted (by right or by CUP).
- d. The Planning and Zoning Commission shall transmit its findings and recommendations to the Town Council as to the classification proposed for any new or unlisted use. The Town Council shall approve or disapprove the recommendation of the Planning and Zoning Commission or make such determination concerning the classification of such use as is determined appropriate based upon its findings. If approved, the new or unlisted use shall be amended in the use charts of the Zoning Ordinance according to Section A-3.
- e. Standards for new and unlisted uses may be interpreted by the Town Administrator, or his/her designee, as those of a similar use. When a determination of the appropriate zoning district cannot be readily ascertained, the same criteria outlined in subsection a.2 above shall be followed for determination of the appropriate district. The decision of the Town Administrator, or his/her designee, may be appealed according to the process outlined in subsections b through d above.
- f. Questions and/or appeals of an official as to the interpretation of an existing listed use and its application shall be made in accordance with Sect. 10.4.3, Zoning Board of Adjustment and the Brock Zoning Ordinance.

Sec. A-2 USE CATAGORIES

The following are the “use catagories” utilized in the charts below:





- (a) Agriculture
- (b) Residential
- (c) Office
- (d) Personal & Business Services
- (e) Retail
- (f) Transportation & Auto Services
- (g) Amusement & Recreation
- (h) Institutional/Governmental
- (i) Commercial & Wholesale Trade
- (j) Light Assembly/Manufacturing/ Industrial
- (k) Heavy Manufacturing/ Industrial
- (l) Mineral Extraction
- (m) Temporary Uses

Sec. A-3 USE CHARTS



The following are the abbreviations for the Zoning Districts used in the charts:

- AG Agricultural
- RE-1 Residential Estate 1
- RE-2 Residential Estate 2
- MF Multifamily Residential
- LR Local Retail
- GR General Retail
- PD Planned Development

(a) Agriculture

TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts						Non-Residential Zoning Districts						PD Planned Dev	Parking Ratio (Also see Section 10.2.14)		
		AG	RE-1	RE-2		MF		LR	GR								
Agriculture	Ranching, propagation and cultivation of crops and similar agricultural uses of vacant land where utilities or Town services are not readily available. May ultimately be rezoned in accordance with the Comprehensive Plan.																
Bulk Grain and/or Feed Storage	493130	P											C			P	1 space:1,000 sf
Commercial Animal Enterprise ¹ 		P															1 space:5 stalls
Commercial Animal Enterprise ¹  on less than 10 acres		C															1 space:5 stalls
Farm (Garden, Crops) 	119980	P	P	C													Not Applicable
Farm Products, Food Wholesale	422480	P														P	1 space:1,000 sf
Feed & Grain Store/Farm Supply Store 	493130	C											C	P		P	1 space:500 sf
Feedlot, Cattle, Swine, or Poultry (CAFO)		C														C	1 space:5,000 sf of land
Flour and Other Grain Mills																P	1 space:1,000 sf
Greenhouse (Non-Retail/Hobby)	111422	P	P	P													Not Applicable
Greenhouse, Plant Farm Nursery - Wholesale	111421	C												P		P	1 space:1,000 sf of sales area
Horse Racing and/or Training	711212	P														C	1 space:5 stalls or 4 seats in stands
Horse - Riding Academy, Rental	713990	P	C	C									C	C		P	1 space:5 stalls
Livestock and Large Animal Clinic/Veterinarian		C												C		C	1 space:5 stalls
Livestock – Wholesale	422590	C															1 space:5 stalls or 4 seats in stands
Livestock Sales/Auction	112990	C															1 space:5 stalls or 4 seats in stands
Orchard, Vineyard	111331	P	C	C													Not Applicable
Poultry Hatchery		C														C	Not Applicable
Ranch, Livestock	112990	P	C	C													Not Applicable

¹Commercial Animal Enterprises are defined and regulated in the Brock Municipal Code. Separate Commercial Animal Permits may be required to be obtained from Animal Control for applicable pet businesses such as kennels, breeding operations, pet stores and grooming facilities.



TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts						Non-Residential Zoning Districts						PD Planned	Parking Ratio (Also see Section 10.2.14)	
		AG	RE-1	RE-2		MF		LR	GR							
Agriculture		Ranching, propagation and cultivation of crops and similar agricultural uses of vacant land where utilities or Town services are not readily available. May ultimately be rezoned in accordance with the Comprehensive Plan.														
Rodeo or Fair Ground 	711310	C													C	1 space:1,000 sf of land area
Stable/Barn-Private Accessory Use on 2+ac	713990	P	C	C											P	Not Applicable
Stable/Barn-Main Use on 10+ acres	713990	P	C	C											P	1 space:5 stalls
Stable/Barn/Agriculture Bldg. as temporary main use on 10+ acres w/limited utilities to be removed upon development of area	713990	P	C	C											P	1 space:5 stalls
Stable/Barn/Agriculture Bldg. as temporary main use on less than 10 acres w/limited utilities to be removed upon development	713990	P	C												C	1 space:5 stalls
Stables, Commercial, Principal Use 	713990	P													C	1 space:5 stalls
Winery (as the main use)	312130	P													P	1:3 employees

(b) Residential

TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts					Non-Residential Zoning Districts					PD Planned Dev	Parking Ratio (Also see Section 10.2.14)	
		AG	RE-1	RE-2	MF		LR	GR						
Residential	Includes structures, houses and buildings occupied for dwelling uses and those uses normally related to and/or accessory to the provision of housing.													
Accessory to Residential Use Buildings less than 200 square feet or a two-car garage (no permit) 📖	N/A	P	P	P	P								P	Not Applicable
Accessory to Residential Use Buildings 201-400 square feet, one story	N/A	P	P	P	P								P	Not Applicable
Accessory to Residential Use Building/Structure (all others) 📖	N/A	P	C	C	C								C	Not Applicable
Accessory Dwelling 📖	814116	P	C	C	C				C	C			C	1 additional spaces: bedroom
Accessory/Garage Dwelling 📖	814116	P	C	C	C				C	C			C	1 additional spaces: bedroom
Bed and Breakfast Inn	721191	C	C	C	C				P	P			P	2 spaces: dwelling plus 1
Boarding/Rooming House	721310	C	C	C	C				P	P			P	2 spaces: dwelling plus 1 per guest
Caretaker's/Security Guard Residence (Non-rental) 📖	561612	P	C	C	C				C	C			P	1 space: caretaker/guard
Dwelling - Single Family Attached 📖	814113				P								P	2 spaces: dwelling
Dwelling - Single Family Detached 📖	814111	P	P	P	P								P	2 spaces: dwelling
Dwelling - Two-Family, Duplex or Duplex Townhome 📖	814122				P								P	2 spaces: dwelling
Dwelling – Three-Family, Triplex or Triplex Townhome 📖	814123				P								P	2 spaces: dwelling
Dwelling - Four-Family (Quadrplex) (Defined Under Multiple-Family Dwelling) 📖	814124				P								P	2 spaces: dwelling
Dwelling - Multiple-Family 📖	814131				P								P	See Section 10.2.14
Dwelling - HUD Code–Manufactured Home 📖	814114	C											C	2 spaces: dwelling
Dwelling – Mobile Home 📖	814115												C	Not Applicable
Dwelling – Industrialized/Modular Home 📖	814114	P	P	P	P								P	2 spaces: dwelling
Dwelling - Zero-Lot Line/Patio Home Entire Block Face 📖	814112				P								P	2 spaces: dwelling
Garage Conversion to additional living space (not dwelling units) w/Replacement Garage	N/A	P	P	P										Not Applicable

TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts					Non-Residential Zoning Districts					PD Planned Dev	Parking Ratio (Also see Section 10.2.14)	
		AG	RE-1	RE-2	MF			LR	GR					
Residential	Includes structures, houses and buildings occupied for dwelling uses and those uses normally related to and/or accessory to the provision of housing.													
Garage or Yard sale as accessory to residential use max 2 times per year		P	P	P	P								P	Not Applicable
Garage or Yard sale more than 2 times per year or on non-residential property													C	Not Applicable
Group Home w/ 4 or less residents living as one housekeeping unit 📖	623110	P	P	P	P								P	2 spaces: dwelling plus 1 per employee
Group Care Facility w/5+ residents living as one housekeeping unit 📖	623110	C	C	C	C								C	3 spaces: dwelling plus 1 per employee
Home – Drug/Alcohol Care w/4 or less living as one housekeeping unit	623220	C			C								C	3 spaces: dwelling plus 1 per employee
Home - Psychiatric Care w/4 or less residents living as one housekeeping unit	623210	C			C								C	3 spaces: dwelling plus 1 per employee
Home Occupation w/no signs 📖	8141130	P	P	P	P			P	P				P	Not Applicable
Live-Work Residence (Building Owner Occupied and Non-rental) 📖	561612	C	C	C	C			C	C				C	2 spaces or accessible public parking
Loft Apartment(s) above a business, less than four.	814124							C	C				P	2 spaces/unit or accessible public parking
Loft Apartment(s) above a business, more than four.	814131							C	C				C	See Sect 10.2.14
Registered Family Home w/6 or less full-time children (Child Care in Place of Residence) 📖	623110	P	P	P	P			P	P				P	1 space:10 children plus 1 space: teacher
Recreational Vehicle visiting for less than 48 hours, no more than 3 times per year connected to water and electricity only 📖	N/A	P	P	P	P								P	Not Applicable
Recreational Vehicle used for caretaker, guard or watchman and connected to utilities 📖	561612	C											C	2 spaces
Short term rental, leasing or subleasing of single family dwelling units for less than 30 days	561612	C	C	C	P								C	2 spaces

(c) Office

TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts						Non-Residential Zoning Districts						PD Planned Dev	Parking Ratio (Also see Section 10.2.14)	
		AG	RE-1	RE-2		MF		LR	GR							
Office		Uses more of an office nature generally without retail sales. These uses tend to be more compatible with adjacent residential areas as well as central business districts.														
Clinic, Emergency Care	621493									P	P				P	1 space:150 sf
Clinic, Medical, Counseling and/or Dental Offices	621111									P	P				P	1 space: 200 sf
Credit Agency										P	P				P	1 space:300 sf
Bank-Automated Teller Machine (ATM) – Drive Through										P	P				P	Not Applicable
Bank, Savings and Loan, or Credit Union (No Motor Bank Services)	522110									P	P				P	1 space:300 sf
Bank, Savings and Loan, or Credit Union (With Motor Bank Services)	522130									P	P				P	1 space:300 sf
Office, Professional and General Business 	561110									P	P				P	1 space:300 sf
Office Showroom/Warehouse 										C	C				P	1 space:300 sf
Security Monitoring Company (No Outside Storage)										P	P				P	1 space:300 sf
Telemarketing Agency										C	C				P	See Sect 10.2.14
Travel Agency	561510									P	P				P	1 space:200 sf








(d) Personal & Business Services



TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts					Non-Residential Zoning Districts					PD Planned Dev	Parking Ratio (Also see Section 10.2.14)	
		AG	RE-1	RE-2	MF		LR	GR						
Personal & Business Services	Uses generally more of a service nature to either other businesses or individuals. They are not primarily retail sales and would not be considered the heavier classification of commercial use													
Accessory Building/Structure (Business or Industry) 📖								P	P				P	1 space:300 sf
Ambulance Service, EMS	921910							P	P				P	1 space:500 sf
Automobile Driving School (including Defensive Driving)	611692							P	P				P	Greater of 1 space/classroom seat or 1 space/200 sf
Barber/Beauty Shop (No Related School/College)	812112							P	P				P	
Bail Bonds	812990							C	C				C	1 space:300 sf
Check Cashing Service, Payday Lender, Car Title Loans	522390							C	C				C	1 space:150 sf
Copy, Photocopy, Duplicating Shop 📖	561439							P	P				P	1 space:200 sf
Dance Hall/Dancing Facility 📖								C	C				P	1 space:100 sf
Dance/Drama/Music Schools (Performing Arts)	611610							P	P				P	1 space:100 sf
Funeral Home, Mortuary, Crematory 📖	812210							C	C				P	See Sect 10.2.14
Martial Arts	713990							P	P				P	1 space:300 sf
Health Club (Indoor)								P	P				P	1 space:300 sf
Health Club (Outdoor)								P	P				P	1 space:300 sf
Head Shop 📖								P	P				C	1 space:200 sf
Hotel/Motel (less than 30 day occupancy)	721110							P	P				P	See Sect 10.2.14
Hotel/Motel – Extended stay more than 30 days with kitchen in each room 📖	721110							C	C				P	See Sect 10.2.14
Hotel/Motel – Extended stay more than 30 days without kitchen in each room 📖	721110							C	C				C	See Sect 10.2.14
Kiosk (Providing an allowed use) 📖								P	C				C	1 space:200 sf

TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts					Non-Residential Zoning Districts					PD Planned Dev	Parking Ratio (Also see Section 10.2.14)		
		AG	RE-1	RE-2	MF		LR	GR							
Personal & Business Services		Uses generally more of a service nature to other businesses and/or individuals. They are not primarily retail sales and would not be considered the heavier classification of commercial use													
Laundromat/Washateria/Self-Service 📖	812310									P	P			P	1 space:200 sf
Laundry/Dry Cleaning (Retail Only - Drop Off/Pick Up) 📖	812230									P	P			P	1 space:200 sf
Locksmith	561622									P	P			P	1 space:500 sf
Mailing Service (Private)										P	P			P	1 space:200 sf
Pet/Animal Kennels, Boarding, Breeding – See Agriculture - Commercial Animal Enterprise															
Pet and Animal Grooming Shop (No Outside Kennels) 📖										P	P			P	1 space:200 sf
Pharmacy/Drug Store (Retail Only)	446110									P	P			P	1 space:200 sf
Photography Studio	541921									P	P			P	1 space:200 sf
Rehabilitation Care Facility (Halfway House) 📖	622210	C	C	C	C					C	C			P	Greater of 1 space:3 beds or 1.5/dwelling
Rehabilitation Care Institution (Business) 📖		C	C	C	C					C	P			P	Greater of 1 space:3 beds or 1.5 spaces:
Sexually Oriented Business	722410	See Town of Brock Municipal Code of Ordinances											1 space:100 sf		
Shoe/Boot Repair Shop (Retail)	811430									P	P			P	1 space:200 sf
Tailor, Seamstress or Dressmaker (Retail Only)	811490									P	P			P	1 space:200 sf
Tattoo or Body Piercing Studio, Primary Use 📖	812199									C	C				1 space:200 sf
Taxidermist		C								C	C			C	1 space:500 sf
Veterinarian Clinic-indoor kennels 📖	541940	P								C	P			P	1 space:500 sf
Veterinarian Clinic-outdoor kennels or pens 📖 (Livestock or Large Animal Clinic – see	812910	C								C	C			C	1 space:500 sf
Wedding Chapel										P	P			P	1 space:4 seats

(e) Retail

TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts					Non-Residential Zoning Districts					PD Planned Dev	Parking Ratio (Also see Section 10.2.14)		
		AG	RE-1	RE-2	MF		LR	GR							
Retail	Generally, the sale of goods and services from individuals or businesses to the end-user, whereby sales taxes are normally paid. A retailer purchases goods or products in large quantities from manufacturers directly or through a wholesale, and then sells smaller quantities to the consumer for a profit.														
Accessory Outside Display against or w/in 15 ft. of building unless otherwise specified										P	P			P	Not Applicable
Other Accessory Outside Display not on ROW or in required parking – less than 36 sq. ft. in area										P	P			P	Not Applicable
All Other Accessory Outside Display including occupancy of required parking										C	C			P	Not Applicable
Antique Shop (No Outside Sales or Storage) 📖	453310									P	P			P	1 space:300 sf
Antique Shop (With Outside Sales or Storage)	453310									C	C			P	1 space:300 sf
Apparel Shop										P	P			P	1 space:200 sf
Art Gallery/Museum/Dealer 📖	453920									P	P			P	1 space:500 sf
Artist Studio	711510									P	P			P	1 space:500 sf
Bakery - Retail (Eating Establishment, No Drive-Thru) 📖	722213									P	P			P	1 space:200 sf
Bakery - Retail (With Drive-Thru) 📖	722213									P	P			P	1 space:200 sf
Bakery (Wholesale) 📖	422490										P			P	1 space:500 sf
Book/Stationery Shop (Retail Only)										P	P			P	1 space:200 sf
Building Material Sales/Lumber Yard 📖	421310									C	C			P	1 space:1,000 sf
Catering Service										P	P			P	1 space:500 sf
Consignment Shop										C	P			P	1 space:300 sf
Convenience Store (Without Gasoline Sales) 📖	447110									P	P			P	See Sect 10.2.14
Convenience Store (With Gasoline Sales) 📖	447110									P	P			P	See Sect 10.2.14





TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts						Non-Residential Zoning Districts						PD Planned Dev	Parking Ratio (Also see Section 10.2.14)				
		AG	RE-1	RE-2	MF	LR	GR												
Retail		Generally, the sale of goods and services from individuals or businesses to the end-user, whereby sales taxes are normally paid. A retailer purchases goods or products in large quantities from manufacturers directly or through a wholesale, and then sells smaller quantities to the consumer for a profit.																	
Drinking Establishment licensed as a Private Club	722410											P	P					P	Whichever is greater: 1 space:100 sf; or 1:3 seats based on max seating
Public Drinking Establishment																			Whichever is greater: 1 space:100 sf; or 1:3 seats based on max seating capacity, 12 spaces minimum
Eating Establishment/Restaurant (With Drive-In or Thru Service) 	721110											C	P					P	Whichever is greater: 1 space:100 sf; or 1:3 seats based on max seating capacity, 12 spaces minimum
Eating Establishment/Restaurant (With No Drive-Thru Service) 	721110											P	P					P	Whichever is greater: 1 space:100 sf; or 1:3 seats based on max seating
Eating Establishment/Restaurant/Kiosk (With Drive-Thru Service) 	721111											P	P					P	Whichever is greater: 1 space:100 sf; or 1:3 seats based on max seating
Eating Establishment With Micro-brewery (onsite mfg. and sales) w/more than 50% food sales	721110											C	C					C	To be determined
Food Truck (non-special event)												C	C					C	To be determined
Food Truck Court (more than 1)												C	C					C	To be determined
Electronic Goods (Retail Only)												P	P					P	1 space:200 sf
Florist Shop (Retail Only) 	453110											P	P					P	1 space:200 sf
Furniture and Appliance Store (Retail Only) 	442110											P	P					P	1 space:500 sf
Furniture Store (New, Used) 												C	C					P	1 space:200 sf
General Retail/Merchandise Stores (No Outside Storage)												P	P					P	1:200 sf
Gift or Card Shop (Retail Only)												P	P					P	1 space:200 sf
Grocery or Food Store 	445110											P	P					P	1 space:500 sf
Hardware Store (no outside storage – see Home Improvement)	444130											P	P					P	1 space:400 sf
Hobby, Handicraft and/or Crafts Store (Retail Only)	451120											P	P					P	1 space:200 sf




TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts						Non-Residential Zoning Districts						PD Planned Dev	Parking Ratio (Also see Section 10.2.14)		
		AG	RE-1	RE-2		MF		LR	GR								
Retail		Generally, the sale of goods and services from individuals or businesses to the end-user, whereby sales taxes are normally paid. A retailer purchases goods or products in large quantities from manufacturers directly or through a wholesale, and then sells smaller quantities to the consumer for a profit.															
Home Improvement Center w/hardware, building materials, outside storage (see accessory storage)												P	P			P	1 space:400 sf plus 1 space: 1,000 sf of warehouse area
Itinerant Vendor less than 30 days w/o special event permit ¹																	4 spaces
Itinerant Vendor at a fixed location for more than 30 days ¹												C	C				4 spaces
Itinerant Vendor exempted by City, State of Texas and/or United States of America ¹												C	C			C	4 spaces
Itinerant Vendor selling agricultural products grown or produced in Parker County and not on ROW ¹		C											P			P	4 spaces/vendor
Jewelry Store												P	P			P	1 space:200 sf
Liquor Store												P	P			P	1 space:200 sf
Market, Farmer's, Produce (Primarily Retail)												C	C			C	1 space:200 sf
Market - Open Air, Flea	453310												C			C	1 space:200 sf
Meat and Fish Market (Retail Only)												P	P			P	1 space:200 sf
Motion Picture Studios - Commercial												P	P			P	1 space:300 sf
Musical Instruments, Piano Sales												P	P			P	1 space:200 sf
Nursery or Greenhouse, retail 	111421											P	P			P	1 space:1,000 sf of sales area
Plant or Garden Center (Inside Storage) 	444220											P	P			P	1 space:200 sf
Pet and Bird Shops (Retail Only)	453910											P	P			P	1 space:200 sf
Trophy Engraving												P	P			P	1 space:300 sf
Used Merchandise												C	C			P	1 space:200 sf
Vacuum Cleaner Sales and Repair	442110											P	P			P	1 space:200 sf
Video Rental/Sales												P	P			P	1 space:200 sf

¹Itinerant Vendors are defined and regulated in the Brock Municipal Code. Application for an Itinerant Vendor shall be made to the Brock Town Administer. Special Event permits are also applied for with the Town Administrator. .

(f) Transportation & Auto Services

TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts					Non-Residential Zoning Districts					PD Planned Dev	Parking Ratio (Also see Section 10.2.14)		
		AG	RE-1	RE-2	MF		LR	GR							
Transportation & Auto Services	The sale of vehicles, goods and services related to transportation. Vehicles also means trucks, boats, motorcycles, bicycles, airplanes & heavy equipment. Goods includes vehicle parts and accessories. Services includes repairs, maintenance, storage & actual modes of transportation such as taxis and limousines														
Airport or Landing Field	488190												C	1 space:500 sf	
All-Terrain Vehicle (go-carts) Dealer/Sales										P	P			P	1 space:300 sf
Auto Accessories (Retail Sales and Indoor Installation Only)	441310									P	P			P	1:200 sf
Auto Body Repair/Painting	811121									C	C			P	1:200 sf
Auto Dealer (New - Auto Servicing and Used Auto Sales as accessory uses only, w/outdoor sales)	441110									C	C			C	See Sect 10.2.14
Auto Dealer/Sales, Primarily Used Auto Sales w/outdoor sales	441120									C	C			C	See Sect 10.2.14
Auto sales/more than 1 used vehicle per premise, not an auto dealer, regardless of vehicle ownership										C	C			C	See Sect 10.2.14
Auto Glass Repair/Tinting	811122									C	C			P	1:200 sf
Auto Impound/Inoperable Vehicle Holding Yard(Public/Private)	493190													P	1 space:1,000 sf
Auto Interior Shop/Upholstery	811121									C	C			P	1:200 sf
Auto Muffler Shop	421120									C	C			P	1:200 sf
Auto Painting Shop	811121									C	C			P	1:200 sf
Auto Parts Sale (New or Rebuilt; No Outside Storage, No Outside Display, No Repairs)	421120									C	P			P	1 space:200 sf
Auto Parts Sales (New or Rebuilt; With Outside Storage or Display, Minor Repairs)	421120									C	C			P	1 space:200 sf
Auto Parts Sales, Primarily Used	441310													P	1 space:200 sf
Auto/Motor Vehicle Rental	532111									C	C			P	1:200 sf
Auto/Motor Vehicle Rental (office only)	532111									P	P			P	1:200 sf
Auto Rebuilder-Motors, Transmissions, Alternators, etc.	330000										C			P	1:200 sf
Auto Repair, Painting (Major)	811111									C	C			P	1:200 sf
Auto Repair (Minor)	811111									C	C			P	1:200 sf
Auto Salvage and Wrecking Yard	421930													C	4 spaces + 1 per employee
Auto Service Station w/accessory fuel sales, wrecker services (no wrecked vehicle storage)	447190									C	C			P	1:200 sf

TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts					Non-Residential Zoning Districts					PD Planned Dev	Parking Ratio (Also see Section 10.2.14)			
		AG	RE-1	RE-2	MF		LR	GR								
Transportation & Auto Services	The sale of vehicles, goods and services related to transportation. Vehicles also means trucks, boats, motorcycles, bicycles, airplanes & heavy equipment. Goods includes vehicle parts and accessories. Services includes repairs, maintenance, storage & actual modes of transportation such as taxis and limousines															
Auto Storage or Auto Auction, Wholesale Auto Sales	421110										C				P	1 space:1,000 sf
Auto Wrecker Service - primary	488410										C				P	1:200 sf
Automobile Wash (Full Service/Detail Shop)	811192										C	C			P	3 spaces; washing capacity of
Automobile Wash (Self-Service)	811192										C	P			P	3 spaces; washing capacity of
Bike Sales and/or Repair	451110										P	P			P	1 space:500 sf
Boats and Personal Watercraft Sales (New/Indoor Repair)	441222										C	C			C	See Sect 10.2.14
Boat, Watercraft Repair	811490										C	P			P	See Sect 10.2.14
Boat, Watercraft Outside Storage	811490										C	C			P	See Sect 10.2.14
Gasoline/Fueling Station	447190										P	P			P	See Sect 10.2.14
Helipad, Helistop, Heliport 	488190										C	C			C	3 spaces
Motor Freight Transportation, Storage, Depot or Terminal	482210										C	C			P	See Sect 10.2.14
Motorcycle Sales/Dealer 	441221										C	P			P	See Sect 10.2.14
Motorcycle Repairs as Primary Use	811490										C	C			P	See Sect 10.2.14
Quick Lube/Oil Change/Minor Inspection	811191										C	P			P	1 space:200 sf
Parking Lot or Garage as accessory use, for passenger cars and trucks of less than one (1) ton capacity	812930	C					C				C	C			P	Not applicable
Parking Lot or Garage as primary use for passenger cars and trucks of less than one (1) ton capacity	812930	C					C				C	C			P	Not Applicable
Recreational Vehicle (RV) Display or Sales (New or Used) 	441210											C			P	1 space:1,000 sf
Recreation Vehicle Occupied for any business or office use and/or connected to water or electricity	Unless authorized elsewhere herein, not allowed.															
Recreational Vehicle Repairs	441210										C				P	1 space:1,000 sf
Recreational Vehicle (RV) Storage – More than one, not occupied and/or not connected to water or electricity and not placed in a front setback 	812903											C			P	Not Applicable












TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts						Non-Residential Zoning Districts						PD Planned Dev	Parking Ratio (Also see Section 10.2.14)	
		AG	RE-1	RE-2	MF	LR	GR									
Transportation & Auto Services	The sale of vehicles, goods and services related to transportation. Vehicles also means trucks, boats, motorcycles, bicycles, airplanes & heavy equipment. Goods includes vehicle parts and accessories. Services includes repairs, maintenance, storage & actual modes of transportation such as taxis and limousines															
Recreational Vehicle (RV) Storage – No more than one, not occupied connected to water or electricity and not placed in a front setback 		P	C	C	C					P	P				P	Not Applicable
Railroad Team Tracks, Unloading Docks, Storage Tracks, and Spurs	482110										C				P	Not Applicable
Railroad Yards - Round House or Shop											C				P	1 space:1,000 sf
State Vehicle Inspection	811198									C	P				P	1:200 sf
Taxi/Limousine Service	485221									C	P				P	1 space:1.5 automobiles in service
Tire Sales (Indoors w/only outside storage or display w/in 5 ft. of building and/or one rack of display not on ROW, less than 36 sq. ft. of area)	441320									C	P				P	1 space:1,000 sf
Tire Sales (With Outside Storage and display not on ROW)	441320										C				P	1 space:1,000 sf
Transfer Station (Refuse/Pick-Up)		C									C				C	1 space:500 sf
Transit or Passenger Terminal	485112									C	P				P	See Sect 10.2.14
Truck/Bus Parking, Storage, Leasing	812930										C				P	1 space:1,000 sf
Truck Repairs	423000										C				P	1 space:1,000 sf
Truck Sales and Services (Heavy Trucks)											C				P	1 space:1,000 sf
Truck Stop 											P				P	1 space:1,000 sf
Truck Terminal 											C				P	See Sect 10.2.14
Truck Wash											C				P	3 spaces; washing capacity of module









(g) Amusement & Recreation

TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts					Non-Residential Zoning Districts					PD Planned Dev	Parking Ratio (Also see Section 10.2.14)			
		AG	RE-1	RE-2		MF		LR	GR							
Amusement & Recreation	Includes uses and activities often done for play, enjoyment and pleasure whether outdoors or indoors.															
Amusement, Commercial (Indoor) 📖	713990										C	P			P	1 space:100 sf
Amusement/Recreation, Commercial (Outdoor) 📖	713110	C									C	C			C	10 spaces plus 1 space:500 sf over 5,000 sf of
Amusement, Commercial - Temporary, (e.g., carnival, haunted house) 📖 {Note: Allowed only by Special Event Permit for up to 10 days}											C	C			P	Determined by P&Z
Amusement Devices/Arcade (Four or More Devices, Indoors only) 📖	713120										C	C			P	1 space: game table plus 1 space: amusement device
Billiard/Pool Facility (Three or More Tables)	713990										C	C			C	1 space:200 sf
Billiard/Pool Facility (One or Two as an Accessory to a Permitted Use)	713990										C	P			P	1 space:200 sf
Bingo, Domino Parlor or Similar Commercial Facility	713290										C	C			P	1 space:200 sf
Bowling Alley (Air-Conditioned and Sound Proofed)	713950										P	P			P	4 spaces: lane
Golf Driving Range		C									C	P			P	See Sect 10.2.14
Archery, Paintball, Gun Ranges Indoor		C										P			P	2 spaces: lane
Archery, Paintball, Gun Ranges Outdoor		C										C			C	Determined by P&Z
Golf Course (Private) 📖	713910	C	C	C		C					C	C			C	6 spaces per hole
Golf Course (Publicly Owned) 📖	713910	C	C	C		C					C	C			P	6 spaces per hole
Playfield or Stadium (Private) 📖											C	P			P	1 space: 3 seats
Recreational Vehicle Park/Campground 📖	721211	C										C			P	1.5 spaces: RV pad
Skating Rink	713940										P	P			P	1 space:200 sf, plus 1 space:3 seats based on max capacity
Swimming Pool, Private (Use By Membership) 📖	713940	P	C	C		C					P	P			P	1 space for each 100 sf of gross water surface and deck area
Swimming Pool, Commercial 📖	713940										P	P			P	
Tennis Court (Private/Not Lighted)		P	P	P		P					P	P			P	2 spaces: court
Tennis Court (Private/Lighted)		P	C	C		C					P	P			P	2 spaces: court

TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts						Non-Residential Zoning Districts						PD Planned Dev	Parking Ratio (Also see Section 10.2.14)	
		AG	RE-1	RE-2		MF				LR	GR					
Amusement & Recreation		Includes uses and activities often done for play, enjoyment and pleasure whether outdoors or indoors.														
Tennis Court (Public/Government ownership)		P	P	P		P				P	P				P	2 spaces: court
Theater, Live or Performing Arts or Dinner Theater	711110									P	P				P	1:3 seats or bench seating
Theater, Drive-in Movie	512132										C				C	1 space: speaker
Theater, Motion Picture (Indoors)	512131										P	P			P	See Sect 10.2.14

(h) Institutional/Governmental





TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts					Non-Residential Zoning Districts					PD Planned Dev	Parking Ratio (Also see Section 10.2.14)		
		AG	RE-1	RE-2	MF		LR	GR							
Institutional/ Governmental	Generally public and quasi-public land uses including utility, educational, religious, recreational, cultural, medical, governmental, and other uses that are strongly vested with public or social importance.														
Adult Day Care 	623990	C	C	C	C					C	C			P	
Antenna (Commercial)		C in all districts - See Section ????? Supplemental Regulations Zoning													
Antenna (Non-Commercial)		C in all districts - See Section ????? Supplemental Regulations Zoning													
Armed Services Recruiting Center										P	P			P	1 space:300 sf
Assisted Living Facility (Continuing Care Retirement Community) 	623110				C					P	P			P	1.5 spaces: dwelling unit plus any additional spaces for
Auction House – No auto, livestock	453998									C	C			C	1 space:100 sf
Cemetery and/or Mausoleum 	812200	C	C	C	C					C	C			C	1 space:5,000 sf of land
Child Day Care Center (Business) 	624410				C					P	P			P	1 space:3 children
Church/Temple/Place of Worship meeting RUILUPA Stds. 	813110	P	P	P	P					P	P			P	1 space: 4 seats in main sanctuary
Civic Center (Municipal) 		P	P	P	P					P	P			P	10 spaces plus 1:300 sf above 2,000
Civic Club, Halls and Lodges	813410									P	P			P	See Sect 10.2.14
Community Center (Public)		C	C	C	C					P	P			P	See Sect 10.2.14
Community or Social Buildings 		C	C	C	C					P	P			P	1 space:300 sf
Country Club (Private) 		C	C	C	C					C	C			C	10 spaces plus 1:300 sf above
Country Club (Public) 		C	C	C	C					C	C			C	10 spaces plus 1:300 sf above
Electric Power/Generating Plant	221111										C			C	1 space:1,000 sf
Electrical Substation 	221121	C	C	C	C					C	C			C	1 space:1,000 sf
Electrical Substation – Public Utility 	221121	P	C	C	C					P	P			P	1 space:1,000 sf
Exhibition Hall	531120									C	P			P	1 space:100 sf





TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts						Non-Residential Zoning Districts						PD Planned Dev	Parking Ratio (Also see Section 10.2.14)		
		AG	RE-1	RE-2		MF			LR	GR							
Institutional/ Governmental		Generally public and quasi-public land uses including utility, educational, religious, recreational, cultural, medical, governmental, and other uses that are strongly vested with public or social importance.															
Fraternal Organization 	813410											P	P			P	10 spaces plus 1:300 sf above 2,000
Fraternity or Sorority House 												C	C			P	2 spaces: bedroom
Governmental Building or Use (County, State or Federal)		C	C	C								P	P			P	1:300 sf
Hospital 	621110											P	P			P	1 space: bed
Institution for Alcoholic, Narcotic, or Psychiatric Patients 	622210											C	C			P	1 space:200 sf
Institution of Religious, Educational or Philanthropic Nature but not meeting Church, Temple, Place of Worship Definition 	813319	C	C	C								C	P			P	1 space:200 sf
Library	514120	C	C	C								P	P			P	1 space:200 sf
Municipal Facility or Use 	922120	P	P	P								P	P			P	1:300 sf
Museum	712110											P	P			P	See Sect 10.2.14
Orphanage	623990	C	C	C								C	C			P	1 space:3 children
Parole-Probation Office	922150											C	C			C	1 space:300 sf
Park and/or Playground (Private) 	713110	P	C	C								P	P			P	Determined by P&Z
Park and/or Playground (Public, Municipal) 	713110	P	P	P								P	P			P	Determined by P&Z
Penal, Correctional Institution, Jail	922140	C														C	Determined by P&Z
Post Office (Governmental)	491110	P	P	P								P	P			P	10 spaces, plus 1:200 sf
Public Assembly (Auditorium, Gymnasium, Stadiums, Meeting Halls, etc.)	711310											P	P			P	1 space:4 seats
Public Utility including water/wastewater lines and other appurtenances	221122	P	P	P								P	P			P	1:300 sf
Public Utility Water Treatment Plant and/or Storage Facilities	221310	C	C	C								P	P			P	1 space:1,000 sf
Public Utility Wastewater Treatment Plant	221320	C														P	1 space:1,000 sf

TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts					Non-Residential Zoning Districts					PD Planned Dev	Parking Ratio (Also see Section 10.2.14)	
		AG	RE-1	RE-2	MF	LR	GR							
Institutional/ Governmental		Generally public and quasi-public land uses including utility, educational, religious, recreational, cultural, medical, governmental, and other uses that are strongly vested with public or social importance.												
Rectory/Parsonage		P	P	P	P	P	P						P	5 spaces, plus 1:bedroom
Retirement Housing for the Elderly		See "Assisted Living Facility"												
Sanitary Landfill (Private)	562212												C	1 space:10 acres
School – Business (e.g., Barber/Beauty/Cosmetology)								P	P				P	1 space: 3 students, based on design capacity
School - College or University	514120	C	C	C	C			P	P				P	10 spaces: classroom plus 2 spaces: office
School - Commercial Trade (Vocational)	611513							P	P				P	1 space: student
School - Public (K-12)	611110	P	P	P	P			P	P				P	See Sect 10.2.14
School - Denominational (K-12)	611110	P	C	C	P			P	P				P	See Sect 10.2.14
School - Other Than Public or Denominational	611110				C			P	P				P	See Sect 10.2.14
Shelter/Care Facility					C			C	C				C	1 space: 3 beds; OR 1.5 spaces: dwelling
Nursing, Skilled, Convalescent Facility	623110				C			C	P				P	See Sect 10.2.14
Satellite Dish, Earth (Private, less than 3' in diameter)	334220	P in all districts, larger requires a C - See Section ????? Supplemental Regulations of Town of Brock Zoning Ordinance												
Studio for Radio and/or Television (No Tower[s])	513112 513220							P	P				P	1 space:200 sf
Telephone Exchange/Switching Station	513330	C	C	C	C			P	P				P	1 space:500 sf
Tower with Television or Radio Broadcast Station	513200	C in all districts - See Section ????? Supplemental Regulations of Town of Brock Zoning Ordinance												
Tower – Broadcast (Commercial)	334220													
Tower - Cellular Communications /PCS >85 ft.	513322													
Tower - Radio, Television and Communications Towers	334220													


(i) Commercial & Wholesale Trade

TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts					Non-Residential Zoning Districts					PD Planned Dev	Parking Ratio (Also see Section 10.2.14)		
		AG	RE-1	RE-2	MF		LR	GR							
Commercial & Wholesale Trade		Generally, the sale or distribution of goods or merchandise to other wholesalers, retailers; industrial, commercial, institutional, other professional business users or the sale of goods to anyone other than a standard consumer.													
Appliance Repair (No outside storage)	443111									P	P			P	1 space:500 sf
Book Binding											C			P	1 space:500 sf
Carpenter, Cabinet, Woodworking Shop											C	C		P	1 space:500 sf
Carpet and Rug Cleaning Plant											C	C		P	1 space:1,000 sf
Cleaning Plant (Commercial Laundry) 📖	812230										C	C		P	1 space:1,000 sf
Communication Equipment Sales/Service (Installation and/or Repair – No outdoor sales or storage or towers/antennae)											P	P		P	1 space:1,000 sf
Construction Contractor with Storage Yard	811310											C		P	1 space:1,000 sf of land
Contractor’s Office/Sales, No Outside Storage including Vehicles	811310										P	P		P	1 space:1,000 sf of land
Exterminator Service/Company (No Outdoor Sales or Storage)	561710											C		P	1 space:300 sf
Fix-it-Shops - Small Engine, Saw Filing, Mower Sharpening, etc.											C	C		P	1 space:500 sf
Heating & Air-Conditioning Sales/Services											C	C		P	1 space:1,000 sf
Lawnmower Repair and/or Sales	444210										C	C		P	1 space:500 sf
Lumber and Building Materials – Used (Storage and/or Sales)												C		P	1 space:5,000 sf of storage area
Machine Shop	332710											C		P	1 space:1,000 sf
Maintenance & Repair Service for Buildings/Janitorial											C	C		P	1 space:500 sf
Manufactured Home Display or Sales (New or Used) 📖	453930											C		P	1 space:1,000 sf
Mattress - Making and Renovating												C		P	1 space:1,000 sf
Milk Depot - Wholesale														P	1 space:1,000 sf
Mini-Warehouse/Self Storage (Non-occupied except for storage) 📖	493220										C	C		P	See Sect 10.2.14
Moving and Storage Company	484110											C		P	1 space:1,000 sf

TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts						Non-Residential Zoning Districts						PD Planned Dev	Parking Ratio (Also see Section 10.2.14)			
		AG	RE-1	RE-2		MF			LR	GR								
Commercial & Wholesale Trade		Generally, the sale or distribution of goods or merchandise to other wholesalers, retailers; industrial, commercial, institutional, other professional business users or the sale of goods to anyone other than a standard consumer.																
Newspaper Printing	323122																P	1 space:1,000 sf
Outdoor Sales As a Primary Use 																	C C	1 space: 5,000 sf of land area
Pawn Shop 	522298																C	1 space:200 sf
Plumbing Shop																	C P	1 space:200 sf
Portable Building Sales, with display on a paved surface or behind a screening fence	332311																C	1 space:1,000 sf
Portable Building Sales as an accessory to a use allowed in a district on a paved surface	332311																C C	1 space:1,000 sf
Portable/Chemical Toilet renting, storage	562991																C	1 space:1,000 sf
Printing Equipment, Supplies and Repairs																	C P	1 space:500 sf
Propane Sales Filling (Retail)																	C C	1 space:200 sf
Publishing and Printing Company	323114																C P	1 space:500 sf
Recycling and/or Drop Off Kiosk, Bin or Reverse Vending Machine (Main or Accessory Use)	562119																C C	4 spaces
Refinishing, Restoring and Painting (non-auto) Shop																	C P	1 space:500 sf
Salvage (Indoor and non-auto)	421930																C	1 space:1000 sf
Salvage Storage Yard (non-auto) 	421930																C	5 spaces: acre
Scrap Metal Storage Yard																	C	5 spaces: acre
Security Systems Installation Company																	P P	1 space:300 sf
Sheet Metal Shop																	C	1 space:1,000 sf
Sign - All Types (Defined Within the Referenced Section) 		See Section 10.2.17 of the Town of Brock Zoning Ordinance																
Sign Shop (small scale, such as a storefront; retail sign and banner making sale only; no outside storage)	339999																C P	1 space:300 sf

TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts						Non-Residential Zoning Districts						PD Planned Dev	Parking Ratio (Also see Section 10.2.14)		
		AG	RE-1	RE-2		MF		LR	GR								
Commercial & Wholesale Trade		Generally, the sale or distribution of goods or merchandise to other wholesalers, retailers; industrial, commercial, institutional, other professional business users or the sale of goods to anyone other than a standard consumer.															
Stone Monuments and Gravestones – Engraving and Retail Sales Only	453998											C	C			P	1 space:500 sf
Taxi Cab Storage and Repair													C			P	1 space:500 sf
Tool and Machinery Rental (Indoor Storage only) 	444130											C	P			P	1 space:200 sf
Tool and Machinery Rental (with Outdoor Storage) 	532210											C	C			P	1 space:200 sf
Upholstery Shop (Non-Auto)	451130											C	P			P	1 space:200 sf
Warehouse (Storage or Wholesale Warehouse) 	493110											C	C			P	1 space:1,000 sf
Welding Shop	811312											C	C			P	1 space:1,000 sf
Wholesale Trade – Durable and Nondurable Goods Not Otherwise Listed												C	C			P	1 space:500 sf
Wood Working Shops	321999											C	C			P	1 space:1,000 sf
Wrecking Materials Yard 																C	1 space:1,000 sf

(j) Light Assembly/Manufacturing/ Industrial

TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts					Non-Residential Zoning Districts					PD Planned Dev	Parking Ratio (Also see Section 10.2.14)			
		AG	RE-1	RE-2	MF			LR	GR							
Light Assembly/Manufacturing/ Industrial		Includes the on-site storage, manufacture, assembly or processing of products and goods not otherwise classified as agricultural or extractive. Generally excludes those manufacturing and industrial processes considered “heavy” especially the processing of raw materials or chemicals or with environmental and adjacency issues.														
Any Light Assembly, Manufacture or Industrial Process Not Listed and Not Prohibited by Law	541614														C	1 space:1,000 sf
Alcoholic Beverage Manufacture-Distillation of Liquors, Spirits, Etc. (Brewery)	422820														C	1 space:1,000 sf
Alcoholic Beverage Warehousing/Distribution	422820														C	1 space:1,000 sf
Awning Manufacture - Cloth, Metal and Wood															C	1 space:1,000 sf
Bag Manufacturing															C	1 space:1,000 sf
Bottling Works															C	1 space:1,000 sf
Candy and Other Confectionary Products Manufacture										C	C				C	1 space:1,000 sf
Canning and Preserving Factory	422490														C	1 space:1,000 sf
Canvas and Related Products Manufacture															C	1 space:1,000 sf
Clothing/Apparel Manufacture	315212 315999														C	1 space:500 sf
Cold Storage Plants/Locker															C	1 space:1,000 sf
Coffin Manufacture															C	1 space:1,000 sf
Cutlery, Handtools and General Hardware Manufacture															C	1 space:1,000 sf
Dairy Products Processing															C	1 space:1,000 sf
Distribution Center 															C	1 space:1,000 sf
Electronic Assembly	311112														C	1 space:1,000 sf
Elevator Manufacture															C	1 space:1,000 sf
Enameling and Painting															C	1 space:1,000 sf

TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts					Non-Residential Zoning Districts					PD Planned Dev	Parking Ratio (Also see Section 10.2.14)		
		AG	RE-1	RE-2	MF			LR	GR						
Light Assembly/ Manufacturing/ Industrial	Includes the on-site storage, manufacture, assembly or processing of products and goods not otherwise classified as agricultural or extractive. Generally excludes those manufacturing and industrial processes considered “heavy” especially the processing of raw materials or chemicals or with environmental and adjacency issues.														
Food Processing (non-meat)														C	1 space:1,000 sf or 1:3 employees, whichever is greater
Footwear Manufacture														C	
Heavy Machinery Sales and Storage	421810													C	
Ice Cream/Ice Manufacture														C	
Iron Works (Ornamental)														C	
Laboratory Equipment Manufacturing														C	
Leather Products Manufacture														C	1 space:1,000 sf or 1:3 employees, whichever is greater
Manufactured/Industrialized Building Manufacture	321991													C	
Motor/Engine Manufacture	336312													C	
Office Equipment Manufacture														C	
Orthopedic, Prosthetic, Surgical Appliances and Supplies Manufacture														C	
Paper Products, Envelopes and Paper Box Manufacture	322299													C	1 space:1,000 sf or 1:3 employees, whichever is greater
Scientific and Industrial Research Laboratories (Hazardous)	Ind???													C	
Scientific and Industrial Research Laboratories (Non-Hazardous)														C	
Sign Manufacturing (No Outside Storage)	339950													C	
Sign Manufacturing (With Outside Storage)	339950													C	
Textile Products Manufacture														C	
Warehousing, Distribution, Storage														C	


(k) Heavy Manufacturing/ Industrial

TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts						Non-Residential Zoning Districts						PD Planned Dev	Parking Ratio (Also see Section 10.2.14)		
		AG	RE-1	RE-2	MF	LR	GR										
Heavy Manufacturing/ Industrial	Generally includes those manufacturing and industrial processes considered “heavy” especially the processing of raw materials or chemicals or with environmental and adjacency issues.																
Any Manufacture or Industrial Process Not Listed and Not Prohibited by Law															C	1 space:1,000 sf or 1:3 employees, whichever is greater	
Acid Manufacture															C		
Adhesives and Sealants Manufacture															C		
Agriculture Product Processing															C		
Aircraft and/or Parts Manufacture	336411														C		
Airplane Repair and Manufacturing	488190														C		
Animal Processing and Slaughter	311611														C		
Asphalt Manufacture including Paving and Roofing Material	324110														C		
Automobile Assembly															C		
Automobile Parts Manufacturing															C		
Battery Manufacture															C		
Bleaching/Chorine Powder Manufacture															C		2 space:1,000 sf
Boiler Manufacture and Repair															C		1 space:1,000 sf
Celluloid and Similar Cellulose Manufacture															C		1 space:1,000 sf
Cement Manufacture															C		1 space:1,000 sf
Ceramic Products Manufacture										C					C		1 space:500 sf
Chalk Manufacture															C		1 space:1,000 sf
Chemicals (Agricultural) Manufacture	422690														C		1 space:1,000 sf
Chemicals (Industrial) Manufacture	422690														C		1 space:1,000 sf
Chemical Manufacture, Hazardous	325998														C		1 space:1,000 sf
Concrete or Asphalt Mixing/Batching Plant (Permanent)	327320	C													C	1 space:5,000 sf of land	
Culvert, Pipe, Hydro-conduit Manufacture															C	1 space:1,000 sf	
Dye Manufacture															C	1 space:1,000 sf	

TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts					Non-Residential Zoning Districts					PD Planned Dev	Parking Ratio (Also see Section 10.2.14)	
		AG	RE-1	RE-2	MF			LR	GR					
Heavy Manufacturing/Industrial	Generally includes those manufacturing and industrial processes considered “heavy” especially the processing of raw materials or chemicals or with environmental and adjacency issues.													
Dyeing Plant													C	1 space:1,000 sf
Electro-plating/Electro-typing													C	1 space:1,000 sf
Engraving Plant													C	1 space:1,000 sf
Farm/Garden Machinery and Equipment Manufacture													C	1 space:1,000 sf
Fats and Oils (Animal) Manufacture													C	1 space:1,000 sf
Feed Manufacture													C	1 space:500 sf
Felt Manufacture													C	1 space:1,000 sf
Fixtures Manufacture													C	1 space:1,000 sf
Foundry - all types	331511												C	1 space:1,000 sf or 1:3 employees, whichever is greater
Furnace Manufacture													C	
Furniture Manufacture													C	
Gases (Industrial) Manufacture													C	
Glucose Manufacture													C	
Kerosene Manufacture or Storage													C	
Leather/Fur/Hide Tanning and Finishing	316110												C	
Lumber Mill/Yard													C	
Machinery Manufacture													C	
Marble Working and Finishing													C	
Meat Packing, Processing Plant	311615												C	1 space:1,000 sf or 1:3 employees, whichever is greater
Metal Cans/Containers Manufacture													C	
Metal Products-Fabrication/Assembly/Manufacture	331111												C	
Metal - Forging/Stamping/Roll/Draw/Extrude	332116 333994												C	
Mirror Re-silvering													C	
Oil Compounding and Barreling													C	
Oilcloth Manufacture													C	
Paint Manufacture and/or Mixing													C	

TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts						Non-Residential Zoning Districts						PD Planned Dev	Parking Ratio (Also see Section 10.2.14)	
		AG	RE-1	RE-2		MF		LR	GR							
Heavy Manufacturing/ Industrial	Generally includes those manufacturing and industrial processes considered “heavy” especially the processing of raw materials or chemicals or with environmental and adjacency issues.															
Paper Pulp and Raw Paper Manufacture															C	1 space:1,000 sf or 1:3 employees, whichever is greater
Petroleum and Petroleum Products Refining	324110														C	
Petroleum Distribution/Storage	486210														C	
Plastic, Rubber Products – Fabrication/ Assembly/Molding/Casting/	337125														C	
Plastic, Rubber Raw Manufacture	325212														C	
Plating, Galvanizing, Chroming	332813														C	
Poultry Slaughtering and Processing	311615														C	
Printing Ink Manufacture															C	
Recycling Facility, Waste Paper Products Manufacture	562119														C	
Reduction of Fats, Ores, Metals, Garbage, Offal, Etc.; Rendering Plant															C	
Rug and Carpet Manufacture															C	
Sand, Gravel, or Stone Storage (Including Sales)		C													C	
Shellac and Varnish Manufacture															C	
Tire Retreading and Recapping															C	
Truck Manufacture															C	
Water Distillation															C	
White Lead Manufacture															C	
Wood Container Manufacture															C	
Wood Distillation (Manufacture of Tar, Charcoal, Turpentine and Similar Products)															C	
Wood Preserving Manufacture and Treatment															C	
Wood Products Manufacture															C	

(I) Mineral Extraction

TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts						Non-Residential Zoning Districts						PD Planned Dev	Parking Ratio (Also see Section 10.2.14)
		AG	RE-1	RE-2		MF		LR	GR						
Mineral Extraction															
Natural gas compressor station 	221210	Requires a Conditional Use Permit in all zoning districts and is subject to the regulations in Section 10.2.12 of the Zoning Ordinance													
Drilling and production of natural gas and/or oil and activities related thereto	211111	Permitted subject to the regulations in OIL AND GAS WELL REGULATIONS , of Brock Code of Ordinances													
Mineral Extraction - Other	333131	C												C	1 space: acre
Sand, gravel, caliche or stone extraction and sales	212321	C												C	1 space: acre
Storage of Cement, Sands and Gravel	212321	C										C		C	1 space:5,000 sf of storage area
Surface Exploration and extraction of hydrocarbons (non-drilling)	211111	C												C	1 space: acre

(m) Temporary Uses

TYPES OF LAND USES	NAICS CODE	Residential Zoning Districts					Non-Residential Zoning Districts					PD Planned Dev	Parking Ratio (Also see Section 10.2.14)		
		AG	RE-1	RE-2	MF		LR	GR							
Temporary Uses		Uses generally considered to be temporary in nature, and not allowed for more than 180 days or until a particular project is complete. The building official may allow 60 day extensions to complete such projects.													
Concrete or Asphalt Mixing/Batching Plant (Temporary) 📖	327320	C								C	C			C	1 space:5,000 sf of land
Contractor's Temporary On-Site Construction Office (only with permit from Building Official) (trailer, modular bldg.. or one recreational vehicle)	811310	P	P	P	P	P	P							P	Temporary parking allowed
Containers (shipping) or Metal/Modular Pods for temporary storage during construction or remodeling (only with permit from Building Official)		P	P	P	P	P								P	Temporary parking allowed
Containers (shipping) or Metal/Modular Pods for temporary storage during seasonal sales and not occupying required parking or encroaching on required setbacks (up to 30 days, twice per year)											P	P		P	Not Applicable
Containers (shipping) or Metal/Modular Pods for accessory storage for an allowed use, not occupying required parking or encroaching on required setbacks and screened or not visible from any adjacent ROW											P	P		P	Not Applicable

APPENDIX B, AREA REQUIREMENTS BY ZONING DISTRICT

APPENDIX B		AREA REQUIREMENTS BY ZONING DISTRICT							
CODE	ZONING DISTRICT	MINIMUM RESIDENTIAL UNIT SIZE	MINIMUM LOT SIZE AND DIMENSIONS		MINIMUM SETBACK (FT)			MISCELLANEOUS LOT REQUIREMENTS	
		AREA SQ FT	AREA SQ. FT.	WIDTH FT.	FRONT	SIDE	REAR	MAXIMUM HEIGHT	MAX COVER
AG	Agricultural Zoning District	SF- 1,325 sq ft	217,800 sq ft (5 acres)	100 ft (avg)	40 ft	10 ft interior 25 ft adjacent to a street	15 ft	35 ft or 2.5 stories	20%
RE-1	Single Family District	SF- 1,325 sq ft	43,560 sq ft (1 acre)	75 ft (avg)	25 ft	5 ft interior 15 ft adjacent to a street	15 ft	35 ft or 2.5 stories	30%
RE-2	Single Family District	SF- 1,325 sq ft	87,120 sq ft (2 acres)	75 ft (avg)	25 ft	5 ft interior 15 ft adjacent to a street	15 ft	35 ft or 2.5 stories	30%
MF	Multi-Family District	SF - 1,325 sq ft Duplex - 900 sq ft each side	SF - 7,500 sq ft Duplex – 10,000 sq ft MF - 7,500 sq ft + 600 sq ft for each family over two	75 ft (avg)	25 ft	10 ft interior 25 ft adjacent to a street	25 ft	35 ft or 2.5 stories	40%
LR	Local Business District		10,000 sq ft	75	20	None with rated wall separation or as required by code, unless side yard abuts "R" zoning then 15 ft	10 ft	45 ft or 3 stories	None
GR	General Business District		10,000 sq ft	75	40	None with rated wall separation or as required by code, unless side yard abuts "R" zoning then 15 ft	10 ft	45 ft or 3 stories	None
PD	Planned Development District	As specified in the Planned Development Ordinance	As specified in the Planned Development Ordinance None		As specified in the Planned Development Ordinance, unless shown on thoroughfare plan			As specified in the Planned Development Ordinance	