

## ARTICLE 2

### GENERAL DISTRICT ZONING REGULATIONS

#### Section 2-101. Zoning District Categories

In order to implement the provisions of this Ordinance, the Town of Talty hereby establishes the following basic zoning districts:

- (A) Residential Estate RE10 and RE5 - This district is comprised of areas which are primarily for large lot, single-family residential development. This is intended to provide a purely residential environment and also might meet the need for estate type development.
- (B) Residential Single-Family, R1 and R2 - This district is comprised of certain quiet low-density residential areas in the community plus certain open areas where similar residential development appears likely to occur.
- (C) Commercial Neighborhood CN - This district is comprised of areas to provide for convenience shopping areas within which the daily needs of the surrounding areas can be satisfied.
- (D) Manufactured Home - This district is comprised of areas approved for use of HUD--Code manufactured homes as single family dwellings in accordance with a site plan approved by the Board of Aldermen upon recommendation of the Planning and Zoning Commission, and permits by conditional use permit, and the other uses are set out in the residential use groups in Section 2-102.

#### Section 2-102. Use, Yard and Bulk Requirements

The following schedule of uses and schedule of yard and bulk requirements and implemental regulations pertaining to the various zoning districts is hereby adopted and declared to be part of this Ordinance and may be amended in the same manner as any other part of this Ordinance.

- (A) Use Groups. In each zoning district, any use group category not expressly permitted shall be deemed excluded. If there is a question pertaining to interpretation of any special use as to whether it does or does not come within the following express use groups, any applicant may apply to the Zoning Board of Adjustment for the determination of whether a specific use is expressly permitted. Uses expressly permitted are designated - yes, uses prohibited are designated - no, and uses permitted as conditional uses are designated - CU.

## Zoning Districts

Residential Use Groups	RE10	RE5	R2	R1	MH
(1) Crops production, orchards, flower Production, and forest land	yes	yes	yes	yes	yes

## Zoning Districts

Residential Use Groups (cont.)		RE10	RE5	R2
RI	MH			
(2) Nurseries, pastures, and grazing land <sup>1</sup>	yes	yes	yes	yes
(a) Home Occupation Boarding <sup>2</sup>	no	yes	yes	no
(b) Commercial Boarding Operations	CU	CU	CU	CU
(3) Single family dwellings	yes	yes	yes	yes
(4) Private and public utility uses <sup>3</sup>	CU	CU	CU	CU
(5) Public and private schools and day nurseries	CU	CU	CU	CU
(6) Churches, chapels, temples and synagogues <sup>4</sup>	CU	CU	CU	CU
(7) Recreational and social facilities (parks, playfields, playgrounds, tennis clubs swimming clubs, and golf courses)	CU	CU	CU	CU

CU	CU				
(8)	Cemeteries		CU	CU	no
no	no				
(9)	Accessory buildings and uses		yes	yes	yes
yes	yes				
(10)	Greenhouse or hothouse if there are no sales		yes	yes	yes
yes					yes
(11)	Guesthouse		yes	yes	no
no					no
(12)	HUD-Code manufactured homes		no	no	no
no	yes				
(13)	Animal boarding, grooming and breeding		no	no	no
no	no				

1 Only in accordance with other ordinances of the Town of Talty, Texas, regulating these uses

2 Home occupation boarding shall be done in accordance with Section 2-104.

3 Installations such as electric substations, gas reg. stations, etc., must be located more than 500 feet from residential units -no office, repair, storage or production facilities may be located in residential districts.

4 Sited on a lot of at least 160,000 sq. ft. in size with 100-foot setbacks on front side, and rear yards.

<b>Commercial Use Groups</b>		<u><b>Zoning District</b></u>
		<b>CN</b>
(1)	Mortuaries and funeral chapels	NO
(2)	Medical and dental clinics	CU
(3)	Veterinarian clinics	CU
(4)	Professional offices	CU
(5)	Financial institutions	CU
(6)	Membership clubs	CU
(7)	Multi-unit dwellings	NO

- |      |   |    |
|------|---|----|
| (8)  | Churches  | CU |
| (9)  | Hotels, motels, including restaurants and other incidental commercial uses inside the principal building  | NO |
| (10) | Vocational, business, and private schools   | CU |
| (11) | Automobile parking lots   | NO |
| (12) | Garage parking  | NO |
| (13) | Gasoline service station  | CU |
| (14) | Garage repair   | NO |
| (15) | Mobile home, automobile, boat truck or trailer storage, sales, repair, and rental   | NO |
| (16) | Personal services including, but not limited to, barber and beauty shops, dry cleaning outlets, self-service laundries, shoe repair shops, and similar service activities | CU |
| (17) | Indoor eating and/or drinking establishments  | CU |
| (18) | Outdoor eating and/or drinking establishment  | NO |

Zoning

District

**Commercial Use Groups**

**CN**

- |      |  |    |
|------|--|----|
| (19) | Drive-in eating and/or drinking establishments   | CU |
| (20) | Amusement and entertainment establishments   | CU |
| (21) | Commercial amusements  | no |
| (22) | Auto body and upholstery shop,<br>auto laundry, bus or truck terminal, bottling<br>works, commercial laundry and cleaning plants, dry--<br>ing plant, hotels and motels, lumber yard, machine<br>shops, news printing, paint shop, transfer and<br>storage, storage warehouse, and wholesale house | no |
| (23) | Other establishments for the retailing convenience<br>and shoppers' goods  | CU |
| (24) | Private and public utility uses  | CU |
| (25) | Accessory buildings and uses   | CU |
| (26) | Ambulance service  | CU |

(B) Yard and Bulk Requirements

**ZONING REQUIREMENTS**

**RE10**

**RE5**

**R2**

**R1**

**CN MH**

(1) Minimum Lot Area

Ten acres

[\[1\]](#)

Five acres Two acres One acre 10,000(sq. ft.) 1 acre

(2) Minimum Lot Width (sq. ft.)  
400  
300  
250  
100  
200

(2a)	Minimum Frontage on Cul-de-sac or Turnaround	60	60	60	60	
60	60					
(3)	Minimum Lot Area Per Dwelling	Ten acres	Five acres	Two acres	One acre	N/
A	One acre					
(4)	Minimum Front Yard Setback from a Street Right-of-Way:					
	(a) For all Principal Buildings and Uses (ft.)	200	150	100	75	
75	75					
	(b) For all Accessory Buildings and Uses (ft.)	250	200	100	100	
100	100					
(5)	Minimum Side Yard Setback from a Street Right-of-Way for all Buildings and Uses (ft.)	200	150	100	75	
75	75					
(6)	Minimum Side Yard Setback:					
	(a) From an Interior Lot Line for all Principal Uses (ft.)	150	75	50	35	None
<a href="#">[2]</a>	35					
	(b) For all Accessory Uses (ft.)	20	15	15	10	
None	10					
(7)	Minimum Rear Yard Setback:					
	(a) For all Principal Uses (ft.)	25	25	25	25	None
<a href="#">[3]</a>	25					
(B)	Yard and Bulk Requirements (cont.)					

ZONING REQUIREMENTS

RE10

RE5

R2	R1	CN		MH
			(b) For All Accessory Uses (ft.)	10
				10
10	10	None		10
			(8) Maximum Height for All:	
			(a) Principal Uses (ft.)	35
35	35	35	35	35
			(b) Accessory Uses (ft.)	20
				20
20	15	15	15	
			(9) Area of Dwelling (sq. ft.)	2000
				2,000
2000	2000	N/A	1600	

Section 2-103. Special Requirements for Manufactured Home Districts (MH)

(A) For purposes of the Comprehensive Zoning Ordinance, “HUD-code manufactured home” means a structure, constructed on or after June 15, 1976 according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing,

heating, air-conditioning, and electrical systems. For purposes of the Comprehensive Zoning Ordinance, a Manufactured Home District shall be one in which a HUD-code manufactured home is permitted.

(B) It shall be unlawful for any person to place a mobile home on any tract or lot within the limits of the Town of Talty.

(C) It shall be unlawful and an offense for any person to park a HUD-code manufactured home within the corporate limits of the Town of Talty for use as a residence, except in such areas as are designated a "Manufactured Home District:" under the Comprehensive Zoning; Ordinance and as shown on the official Zoning Map.

(D) Each HUD-code manufactured home unit shall be provided with a foundation skirt of an opaque, solid material extending from the lower edge of the unit itself to the ground.

(E) Sanitation and utility service shall be provided to each lot of a Manufactured Home District in accordance with applicable Codes and Ordinances of the Town of Talty.

(F) Require that all HUD-code manufactured homes shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

(G) Require that HUD-code manufactured homes that are placed on a lot, where a manufactured home has incurred substantial damage as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to a minimum of two (2) feet above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

(H) Off-street parking shall be provided at a ratio of two spaces for each lot in a Manufactured Home District, and the location of such spaces shall be specifically shown on the approved site plan. Each

(I) Manufactured Home shall be designed so that each lot therein fronts upon a street equivalent to a standard residential street, as required in other residential areas under the provisions of the Comprehensive Subdivision Ordinance of the Town of Talty. Sidewalks and driveways as required by the approved site plan, shall be constructed in accordance with the minimum specifications for such improvements under the applicable codes and ordinances of the Town of Talty, whether such improvements are public or private.

Signs shall be permitted in Manufactured Home District in the same manner as provided in any residential District and under the conditions set out in Section 7-105 of this ordinance.

(I) All development standards as stated for the Residential District shall apply; except as follows:

1. The minimum dwelling unit size shall be 1600 square feet.



2. All units shall be at least twenty-five feet (25') wide (e.g., "double wide").
3. A pitched roof having a minimum 4: 12 pitch is required.
4. At least two (2) parking spaces are required for each unit, to be placed behind the front building line and to be upon the same lot as the dwelling unit (i.e., on-site).
5. All parking surfaces and driveways shall be an approved all-weather surface.
6. All manufactured home units shall provide skirting from the top of the units frame to grade on all sides of the unit. Skirting shall totally enclose under portions of the unit including all required anchors, footings, and piers. All required skirting shall be masonry or factory designed material (or other material approved by the City Planner, or his designee, but not corrugated metal), and shall be of a color similar to the materials used in the construction of the manufactured/mobile home unit such that it blends with the overall appearance of the unit.
7. Porches, patios and decks shall be constructed on-site, and shall not encroach into front, side or rear yard setbacks.
8. Axles and tongues shall be removed, such that the manufactured housing unit becomes permanently placed upon the site.
9. Any siding or sheathing used on housing units (or on buildings added onto housing units) must be compatible with materials used on surrounding structures
10. Each housing unit shall have a minimum six-inch (6") roof overhang.

## **Section 2-104**

### **Boarding of Horses**

**GENERAL:** Private horse or livestock ownership, Home Occupation and Commercial Boarding Operations shall comply with this section and all other applicable Town of Talty ordinances and regulations.

**PRIVATE OWNERSHIP OF COMMON DOMESTIC LIVESTOCK:** Private ownership of

horses and common domestic livestock is considered to be an accessory use of residential property. As such, no conditional use permits are required. A maximum of three horses per acre may be kept.

**HOME OCCUPATION BOARDING:** Boarding of horses for fee on property containing the owner's primary residence or on adjacent property shall be considered Home Occupation Boarding. No conditional use permit shall be required. The number of employees allowed to work in the boarding operation shall not exceed one employee per six horses. The use of the facility shall be limited to the property owners and their

families and the owners of the boarded horses. A minimum of two acres shall be required to board horses for fee. No more than three owned and or boarded horses shall be kept per acre.

**COMMERCIAL BOARDING OPERATIONS:**

The following horse boarding operations shall require a conditional use permit and shall be located on a minimum of five acres.

- (1) Any operation not on or adjacent to the owners primary residence.
- (2) Any operation that is open to the general public for riding lessons, horse rental or other purposes.
- (3) Any operation with more than one employee per six horses.
- (4) Any operation stocking more than three horses per acre.
- (5) Any operation on less than two acres shall require a conditional use permit

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[1]

12,000 sq. ft. for a corner lot.

[2]

No side yards shall be required for a retail use except:

- (A) On a corner lot, a minimum side yard of twenty (20) feet is required on the side streets.
- (B) Where the lot directly adjoins one of the residential districts, hereby established, a minimum side yard of twenty (20) is required on each side.

[3]

A rear yard equal to twenty (20) percent of the depth of the lot shall be required where the lot directly adjoins one of the residential districts, hereby established, a minimum side yard of twenty (20) feet is required on each side.

