

CITY OF NATALIA

2078 State Hwy. 132 N. • P.O. Box 270 • Natalia, TX 78059-0270
(830) 663-2926 • Metro (830) 665-2206 • Fax (830) 663-3806

APPLICATION FOR THE INSTALLATION OF A MANUFACTURED HOME

Regulated by Chapter 6, Article V, Manufactured Housing Ordinance

It shall be unlawful for any person to transport, erect, install, construct, extend or expand any manufactured home defined in the city's ordinances within the city limits of the City of Natalia without first obtaining a valid permit issued by the City of Natalia.

This same application used for HUD-Code Manufactured Homes shall be used for the same purpose of erecting, placing, or installing an Auxiliary Dwelling Unit (Tiny Home) within the city limits of the City of Natalia, and shall conform to the same regulations herein provided; unless such Tiny Home is being built on site, then applicant will have to conform to the home construction requirements.

Name of Owner: _____ Date of Application: _____

Mailing address: _____

Phone: _____ Email: _____

Physical Address Location: _____

Block No.: _____ Lot No.: _____ Lot Width: _____ Lot Length: _____

Manufactured Year: _____ Make: _____ Model: _____ Dimensions: _____

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|--|------------------------------|-----------------------------|
| 1) Do you own the property, land, where the structure is proposed to be installed? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 2) Is the proposed installation within an authorized Manufactured Home Park? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 3) Are you replacing a home that has been vacated, removed, damaged, or destroyed within ninety (90) days from the date of application? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 4) Has the property been occupied continuously as a single-family residential dwelling by the property owner prior to any removal, damages or destruction made to a home? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 5) Are there any other homes, buildings, or structures currently on the lot that may cause incompliance, as the inability to meet setback, installation, or zoning requirements? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| 6) Is city water and sewer currently available to this property? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |

Applicants must also complete the Residential Permit Application, and provide the following information:

- ☐ A site plan or dimensions of the lot(s) where the home is sought to be installed.
- ☐ A colored picture of the home and its affixed manufactured labels.
- ☐ A copy of the manufactured home purchase agreement, or home installation agreement, from the Purchasing and/or Installation Company.

Applicable ordinance provisions are attached for your review, understanding and acknowledgment. Please Initial Pages.

THE CITY HAS FIVE (5) BUSINESS DAYS TO REVIEW APPLICATION TO MAKE A DETERMINATION, AND RESIDENTIAL PERMIT APPLICATION MUST BE COMPLETED, WITH CONTRACTORS, PRIOR TO ISSUANCE OF A BUILDING PERMIT.



City of Natalia

P.O. Box 270, 2078 St. Hwy 132 N. Natalia, Texas 78059

Phone: 830-663-2926

Fax: 830-663-3806

Residential Permit Application

Building Permit Number: _____		Valuation: _____	
Project Address: _____		Zoning District: _____	
Lot: _____	Block: _____	Subdivision: _____	
Project Description:			
NEW SFR <input type="checkbox"/>	SFR REMODEL/ADDITION <input type="checkbox"/>	SPECIFY OTHER: _____	
PLUMBING <input type="checkbox"/>	MECHANICAL <input type="checkbox"/>	ELECTRICAL <input type="checkbox"/>	DEMO <input type="checkbox"/>
ACCESSORY BUILDING <input type="checkbox"/>	LAWN IRRIGATION <input type="checkbox"/>	SWIMMING POOL <input type="checkbox"/>	FENCE <input type="checkbox"/>
Description of Work:			
Area Square Feet: _____		Covered	
Living: _____	Garage: _____	Porch: _____	Total: _____ Number of stories: _____
IS THIS PROPERTY IN A FLOODPLAIN: <input type="checkbox"/> Yes <input type="checkbox"/> No <i>If yes, provide Flood Plain Certificate</i>			

Owner Information:			
Name: _____		Contact Person: _____	
Address: _____			
Phone #: _____		Mobile #: _____	Email: _____

General Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
Mechanical Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
Electrical Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
Plumber/Irrigator	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
TPO Energy Provider	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant: _____ Date: _____

OFFICE USE ONLY:

Plan Review Approved by: _____	Date approved: _____
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A permit becomes null and void if work or construction authorized is not completed within the term of expiration for project. A 60-day extension may be granted for construction of a new home for an additional fee of 50% of the original permit to complete construction. All permits require final inspection.

- ☐ Expires Six (6) Months from Permit Date
☐ Expires Twelve (12) Months from Permit Date

Total Permit Fees: _____

Cash or Check: _____

Received By: _____

Date: _____

Building Permit Fee: _____

Plan Review Fee: _____

Inspection Fee: _____

BV Project #: _____

CERTIFICATION OF APPLICATION AND ACKNOWLEDGMENT

I certify that the above information is true and correct to the best of my knowledge, and will notify the City of any changes that would affect my application.

I certify that I have read the requirements and conditions herein attached to this application, acknowledged by my initials, and understand that the City will not authorize any connections to any utility services if I do not comply, or in violation of, with any of the requirements or conditions of the City of Natalia's Ordinance.

I also understand that the City has five (5) business days to review my application, to determine findings, issuance or denial of any permit.

SIGNATURE OF APPLICANT

DATE SIGNED BY APPLICANT

Date Received by a City Official/Staff

Signature of City Official/Staff

ATTACHED HERETO ARE THE REVIEW PROCEDURES AND APPLICABLE ORDINANCE PROVISIONS.

MOBILE HOMES PROHIBITED. The future installation of a mobile home within the corporate city limits of the City of Natalia is prohibited, including mobile homes located in mobile home parks. The prohibition is prospective and does not apply to a mobile home previously legally permitted by and used as a dwelling in the zoning district designated under the city's zoning ordinance.

FOR CITY OF NATALIA OFFICE USE

Application Review Date: _____

Application: ☐ Approved ☐ Denied

Determinations, Findings, or Recommendations:

Applicant filed for a Variance/Special Use Permit Request:

☐ Yes

☐ No

If yes, attach Variance/Special Use Permit Request form to this completed application.

Completed by: _____

Date Completed: _____

PERMITS, INSPECTIONS AND FEES DUE UPON FILING OF APPLICATION.

The City of Natalia will not permit the connection to utility services, including water, sewer, electricity, gas or garbage to any manufactured home that does not comply with requirements of this ordinance, or in violation thereof.

A duly authorized agent or inspector of the City of Natalia shall be permitted to make reasonable inspections of a manufactured home, travel trailer or recreational vehicle to determine compliance with this ordinance, or any other ordinance, deed restriction, or state law.

- **Manufactured Homes:** **\$500.00 PERMIT** + **\$250.00 INSPECTION** = **\$750.00**
- **Variance Application:** **\$300.00** (Nonrefundable Fee. Due Upon Filing Application)
- **Special Use Permit:** **\$200.00** (Nonrefundable Fee. Due Upon Filing Application)

MANUFACTURED HOME APPLICATION REVIEW.

- A.** Upon acceptance of the applicants application, the City Administrator, or authorized city agent, have five (5) business days to review the application, visit the site of the proposed specific use, and report any findings, determinations, restrictions, recommendations, or ordinance incompliance to the applicant. Should the City Administrator, or authorized city agent, deny the issuance of a permit, the applicant has an opportunity to apply for a Variance/Special Use Permit, which will be reviewed by the City's Planning and Zoning Commission and/or City Council upon receipt of Variance/Special Use Permit Application.
- B.** All Manufactured Homes proposed to be erected, replaced or installed within the city limits of the City of Natalia that cannot meet one or more conditions of the Manufactured Home or Zoning Ordinance Requirements, and denied, may apply for a Variance/Special Use Permit (Nonrefundable Fee Applies), to be reviewed and considered by the Planning & Zoning Commission and/or City Council, in such cases, the following procedures shall apply:
- (1) A special use permit may be issued only for the special uses specified in the district in which it is authorized, or for a temporary use which is not allowed in any district, for which an application for the specific use, accompanied by a site plan, is made in writing to the City Administrator.
 - (2) The City Administrator shall submit all reports of findings, and basis for denial to the Planning and Zoning Commission/City Council upon receipt of variance/special use permit application.
 - (3) No building permit for a special use shall be issued, established, operated or maintained, except as authorized by the Planning and Zoning Commission after review and approved consideration of the special use permit application and site plan.
- C. Review Procedures (Sec. 44-230)**
- (1) The Planning and Zoning Commission shall, within a reasonable time upon receipt of such request, but not later than forty-five (45) days, hold a public hearing and provide public hearing notice by publication, written notice to all property owners within 200 feet of the property involved and to parties of interest.
 - (2) At least 15 days' notice of the public hearing shall be given by publication in a newspaper of general circulation in the city, stating the time and place of such hearing, the lot description of the land, and the purpose of such public hearing. The City shall mail notices of such hearings to all property owners appearing on the current tax roll, within 200 feet of any point of the land requesting the specific use or variance. Such notices shall be postmarked at least ten (10) days prior to such public hearings.
 - (3) After such hearing, the Planning and Zoning Commission shall meet in regular or special session to consider specific use application.
 - (4) If the Planning and Zoning Commission agree that the site plan meets all applicable review criterion as set forth, and taking into consideration public opinion, it shall approve the site plan and shall authorize the issuance of the specific use permit.
 - (5) The Planning and Zoning Commission shall note its actions, conditions, recommendations, or reasons for disapproval, if any, and shall provide one (1) copy of such list within five (5) days from date of action to the Requestor, and to the City Administrator. The Planning and Zoning Commission shall retain a copy of such noted actions, conditions, recommendations, or reasons for disapproval, if any, in their files.
 - (6) The City Administrator shall retain records provided by the Planning and Zoning Commission; and place any deliberation requiring city council review and consideration for the next regular or special city council meeting.
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D. Application Exception for Replacement of a Mobile Home with a Manufactured Home:

- (1) Applications to replace a mobile home with a manufactured home must be made within ninety (90) days from the date the mobile home was vacated, removed, demolished, damaged or destroyed; however,
- (2) A Building Permit for the replacement of an existing mobile home may only be filed *once* to replace it with a qualified HUD-Code manufactured home in areas otherwise prohibited by the city's zoning ordinance; and,
- (3) Has been legally occupied continuously as a residential dwelling by the property owner within the City's limit at time home was vacated, removed, demolished, damaged or destroyed and, placement is restricted to its current location.
- (4) Applications for a replacement shall comply with the same provisions provided by Manufactured Home Installation Requirements.

MANUFACTURED HOME INSTALLATION REQUIREMENTS.

The erection, replacement or installation of a manufactured home in the city limits of the City of Natalia shall only be placed in areas as provided by the city's zoning ordinance, and the approval of an application shall be conditional providing the following requirements can be met:

- (1) Manufactured homes shall not exceed the minimum age requirement of five (5) years from the date of application; this requirement applies to all areas designated for manufactured homes and manufactured home parks.
- (2) All manufactured homes shall be installed in compliance with the standards and requirements for the installation and construction of the manufactured home established by the Texas Manufactured Housing Standards Code, that are reasonably necessary in order to protect the health, safety, and welfare of the occupants and the public.
- (3) All manufactured homes shall connect to city utilities, unless otherwise unavailable.
- (4) All manufactured homes shall be equipped with smoke detectors.
- (5) All manufactured homes shall meet all applicable setbacks and lot size requirements set forth in the city's zoning ordinance.
- (6) All manufactured homes shall have house numbers placed in the direction visible from the street.
- (7) All manufactured homes shall attach a permanent deck, porch or stairway having not less than a 4'x6' landing at the entry of the front door.
- (8) Skirting shall be placed around the homes perimeter, including any deck, porch or stairway, to screen in any wheels, undercarriage and all views from beneath the home, and to enclose all gaps surrounding and between the manufactured home and ground with permanent material.
- (9) All manufactured homes shall have adequate foundation for the placement and tie-down of one (1) single-family manufactured home to secure the superstructure against uplift, sliding rotation and overturning, which shall support the weight of the manufactured home. All manufactured homes shall have wheels and axles removed. Manufactured homes authorized in any district, other than a manufactured home park (refer to zoning ordinance), must be minimally installed on permanent concrete runners; two (2) runner for single-wide's, and four (4) runners for double-wide's.
- (10) All manufactured home lots shall provide a minimum of two (2) off-street parking spaces that shall be constructed from base, concrete or asphalt material; all approaches and driveways shall connect to the city's street and be maintained by the property owner, including the installation of culverts to allow for adequate flow and drainage of stormwater.
- (11) All ground surfaces of the manufactured home structure, and beneath, shall be graded and equipped to drain all surface water in a safe and efficient manner as not to permit water to stand or become stagnant.
- (12) No manufactured home shall be erected, placed or installed that will alter, disallow, or transform any dedicated easements for poles, wires, conduits, storm sewers, water lines, open drains, gas line, or other utilities, and its purpose.

FOR APPLICANT INFORMATION

APPLICABLE DEFINITIONS

Accessory use or structure means a use or structure on the same lot with and of a nature customarily incidental and subordinate to the principal use or structure, such as storage sheds, temporary construction trailers, utility sheds, garage/carports, etc.

Auxiliary Dwelling Unit (ADU) is a type of “tiny home” that is transportable in one section and is built on a permanent chassis, or constructed on permanent foundation, and designed to be used as a residential dwelling, in which its structure complies with the city’s adopted building codes.

Manufactured Home, also referred to as “HUD manufactured home”, means a structure constructed on or after June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, is 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; affixed with a red-label certifying that the home is built in accordance to the standards set by the United States Department of Housing and Urban Development. Manufactured homes, also referred to as “single-wide,” or “double-wide,” to describe the *type of structure* which is defined as: A “*singlewide home*” square footage ranges from 600 square feet up to 1,330 square feet. The width of a singlewide is 18 feet or less and the length is 90 feet or less. Singlewide homes are shipped as one unit on one semi-trailer. A “*doublewide home*” square footage ranges from 1,067 square feet and up to 2,300 square feet. Doublewide homes have a width of 20 feet or more and their length is 90 feet or less. Doublewide homes are shipped as two separate units that are later joined together seamlessly to make a completed doublewide home.

Manufactured Home Parks are also referred to as “mobile home parks” is a parcel of land under single entity ownership, in an area determined appropriate by the municipality and improved for the placement of Manufactured Homes, and meeting all requirements of this Ordinance, and any applicable ordinances, deed restrictions, and state law for dwelling purposes regardless of whether or not a change is made for each accommodation.

Mobile home means a structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, is 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.

Modular homes are structures designed for the occupancy of one or more families, that is constructed in one or more modular components built at a location other than the permanent site; and designed to be used as a permanent residential structure when the components are transported to the permanent site and erected or installed on a permanent foundation system; affixed with a blue-label signifying that the home is built to model code standards that comply with the International Residential Code and issued by the Texas Department of Licensing and Regulation.

Tiny Home means a residential dwelling unit that is transportable in one section and is built on a permanent chassis, with or without wheels, or constructed on permanent foundation; a tiny home structure is defined as not having less than 400 square feet nor more than 1,000 square feet of total living space; and not having more than two (2) occupants. There are two types of tiny homes, Auxiliary Dwelling Unit (ADU), and Tiny Homes on Wheels (THOW).

Tiny Home on Wheels (THOW) is a type of “tiny home” that is transportable in one section and is built on a permanent chassis with wheels, making the unit transportable at any given time, and being that the THOW meets federal motor vehicle standards and be registered as a travel trailer with the Texas Department of Motor Vehicles.

Variance or Special Use means an adjustment in the application of the specific regulations of the zoning ordinance to a particular parcel of property which, because of special conditions or circumstances peculiar to the particular parcel, is necessary to prevent the property from being deprived of rights and privileges enjoyed by other parcels in the same vicinity and zoning district.

ZONING DISTRICTS APPLICABLE

The city is hereby divided into the following districts:

DISTRICT R-1. High Density Single-Family Residential

- (1) Intent. This district is one of the predominant single family housing districts that exist in the city, devoted to high density residential development. This district allows for smaller and more affordable housing for residents. Development in this District is limited primarily to Single-Family Dwellings, including Modular and Industrialized Housing, and Auxiliary Dwelling Units.
- (2) Permitted Primary uses. One Single-Family dwelling unit per lot.
- (3) Other Permitted Uses. Accessory buildings.
- (4) Specific uses. Subject to site plan approval. Private or public recreational amenities or community centers, adult or child day care centers, home occupations, radio or television networks/towers, libraries or museums, antique shops, fraternity or sorority lodging, park or playgrounds, halfway housing, places of worship, and schools.
- (5) Prohibited uses. This District prohibits the installation of Manufactured homes, and Tiny Homes on Wheels (THOWs).

DISTRICT R-2. Medium Density Single-Family Residential

- (1) Intent. To establish and preserve areas of medium intensity land use, primarily devoted to medium density residential development, including single-family residential duplexes. This district is the preferred single-family housing districts for the city. Development in this District is limited primarily to Single-Family Dwellings, including Duplexes, Modular or Industrialized Housing, and Doublewide Manufactured homes having concrete foundation.
- (2) Permitted Primary uses. One Single-family residential dwelling unit per lot. Two-Family (duplex) residential dwelling unit per lot, and having a minimum living area of eight-hundred (800) square feet per unit.
- (3) Other Permitted uses. Accessory buildings. Guest House or Mother-in-Law Suites. Other permitted uses shall be secondary to the primary use, where primary dwelling structure is occupied, or construction of primary dwelling is 75% complete and in compliance with building construction regulations.
- (4) Specific uses. Subject to site plan approval. Private or public recreational amenities or community centers, adult or child day care centers, home occupations, radio or television networks/towers, libraries or museums, antique shops, fraternity or sorority lodging, park or playgrounds, halfway housing, places of worship, schools, and animal shelters/hospitals.
- (5) Prohibited uses. This District prohibits the installation of Singlewide Manufactured homes, Doublewide Manufactured homes on permanent chassis, and all Tiny Homes.

DISTRICT R-3. Low Density Single-Family Residential Estate

- (1) Intent. To establish and preserve areas of low-density, low-intensity land use, primarily devoted to low density residential development. This District is established to allow for larger lots with larger single-family dwelling structures per lot. This district is intended to provide a more rural and estate setting.
- (2) Permitted Primary uses. One Single-family residential dwelling unit per lot, where the minimum construction of the unit has a permanent foundation built on cement pillars enforced with rebar, the entire units perimeter is framed to conceal visibility underneath the dwelling unit. The foundation and framing shall be designed and constructions to protect the essential suburban character of the district, and to provide adequate privacy and open space than is usually associated with in more dense areas of single-family dwellings.
- (3) Other Permitted uses. Accessory buildings. Guest House or Mother-in-Law Suites. Other permitted uses shall be secondary to the primary use, where primary dwelling structure is occupied, or construction of primary dwelling is 75% complete and in compliance with building construction regulations.
- (4) Specific uses. Subject to site plan approval. Private recreational amenities, adult or child day care centers, home occupations, and park or playgrounds.
- (5) Prohibited Uses. This District prohibits the installation of Manufactured homes, Modular or Industrialized Housing, all Tiny Homes, or the establishment of industrial or other incompatible uses.

DISTRICT MF. High Density Multi-Family Residential

- (1) Intent. To establish and preserve areas of high intensity land use primarily devoted to high density multifamily residential development, including apartment complexes, fourplexes, and other high density residential development with over two dwelling units per structure.
- (2) Permitted Primary uses. All permitted multifamily dwelling, including apartment complexes, fourplexes, and other high density residential development with over two dwelling units per structure; apartment complexes shall not exceed 24 units per acre.
- (3) Other Permitted uses. Accessory buildings. Resident Services Office space wholly conducted within an enclosed building.

- (4) Specific uses. Subject to site plan approval. Private or public recreational amenities or community centers, adult or child day care centers, home occupations, radio or television networks/towers, libraries or museums, antique shops, fraternity or sorority lodging, park or playgrounds, halfway housing, places of worship, and schools.
- (5) Prohibited Uses. This District prohibits the installation of Manufactured homes, Modular or Industrialized Housing, and Tiny Homes.

DISTRICT MH. Manufactured Home (Park)

- (1) Intent. This District is intended to provide for quality manufactured home park subdivision development and trailer park development containing many of the characteristics and atmosphere of a conventional single-family type of housing, primarily devoted to high density residential development. This district allows for more affordable housing alternatives for residents to install Manufactured Homes, Modular Homes, and Travel Trailers for Single-family living units, and Tiny Homes on Wheels (THOW).
- (2) Permitted Primary Uses. Manufactured or modular homes only, one dwelling unit per lot.
- (3) Other Permitted Uses. Accessory buildings. Resident Services Office space wholly conducted within an enclosed building. Travel Trailers.
- (4) Specific Uses. Subject to site plan approval. Private recreational amenities, park or playgrounds, and day care centers, home occupations, places of worship, and schools.
- (5) Prohibited Uses. This District prohibits the installation of Mobile Homes. Installations of Mobile homes, see definition, are nonconforming uses, and future installation is prohibited; additionally, any future installation of a manufactured home shall comply with the regulations adopted under Chapter 6 of the City's Code of Ordinances, unless specifically provided in this chapter. This does not apply to manufactured homes located in Districts R1 or R2.

DISTRICT C-1. Commercial.

- (1) Intent. To establish and preserve areas of medium intensity land use, primarily devoted to general commercial development, and other non-industrial activities that is created to accommodate office uses, and certain personal services of a nature that will not have a blighting effect on adjacent residential areas, and be suited for lots along major streets that may create excessive amounts of traffic. This district is designed for a limited area of the city to protect and encourage a transitional character by permitting a limited group of uses.
- (2) Permitted Primary Uses. Offices, services, family oriented amusements/facilities, governmental, institutional, gas/filling stations, medical/dental clinics/hospitals, restaurants/bakeries/cafes, banking services, laundry mats, barber/beauty shops, furniture store, antique shop, bookstores, retail/apparel store, appliance/electronic store, music/dance/art stores/galleries, adult or child day care centers, schools, trade schools, places of worship, and animal shelters/hospitals, bars/taverns and other non-industrial activities, which are conducted wholly within an enclosed building or buildings.
- (3) Other Permitted Uses. Accessory buildings, hotel/motel, radio/television networks/towers, gunsmiths/shops, auto/truck/boat rental/sales, carnival/circus activities, paint and body shop, halfway housing, storage unit lot, tattoo parlors, alcohol/tobacco stores.
- (4) Specific Uses. Subject to site plan approval. Other non-industrial activities which entail either unenclosed operations and storage, contractors storage and equipment yard, light manufacturing process, or other business emitting nauseous fumes or chemicals, mortuary, adult entertainment clubs.

DISTRICT I-1. Industrial.

- (1) Intent. This District is established to accommodate most industrial and manufacturing uses and development, provided such use is not noxious or offensive by reason of emission of odors, soot, dust, noise, fumes or vibrations.
- (2) Permitted Primary Uses. Industrial and manufacturing plants, factories, processing facilities, with all associated operations and storage contained within an enclosed building, unless unenclosed operations and storage of associated business does not emit nauseous fumes or chemicals.
- (3) Other Permitted Uses. All permitted uses in District C-1. Contractor storage and equipment yard, mortuary, adult entertainment clubs, animal feed stores, dairy and livestock farms/markets/auction barns, railroad yard and facilities, recycling facility, flea markets, golf course, racing tracks, brewery/gin/granary, heavy equipment and motor sales, storage/warehouse buildings, airport, bottling plants, salvage/junk yards.
- (4) Specific Uses. Subject to site plan approval. Industrial and manufacturing or processing plants that may cause external physical effects within the respective development site or boundaries, or other business emitting nauseous fumes or chemicals.

DISTRICT OP. Open Spaces/Parks.

- (1) Intent. To set aside open space within the city to provide recreational opportunities for the city's residents.
- (2) Permitted Uses. Includes parks, greenspaces, and other land intended for recreation in the city.
- (3) Specific Uses. Plans to be considered by the Planning and Zoning Commission, and approved City Council.

DISTRICT FP. Floodplain / Flood Zone.

- (1) Intent. To provide for the appropriate use of land which has a history of inundation or is determined to be subject to flood hazard and to promote the general welfare and to provide protection from flooding. This district may also be coextensive with or overlay any or all of the other zoning districts or portions thereof. Where a tract of land or portion thereof is zoned for the uses of one of the other zoning districts and is also zoned "FP" District, the restrictions contained in the "FP" District shall take precedence over the other zoning districts and shall be the controlling regulations for that district or portion of that district. District FP shall comply with the regulations adopted under Chapter 12 of the City's Code of Ordinances, unless specifically provided in this chapter.
- (2) Permitted Primary Uses. All permitted uses in District OP. Agricultural Activities, including the ordinary cultivation or grazing of land and legal and permitted types of animal farming; golf course; parking facilities; railroad right-of-way and tracks but not including railroad yards or shops, freight or service buildings.
- (3) Specific Uses. Subject to site plan approval. Excavation and mining operation; salvage and wrecking yard; stadium and sports arena; drive-in theater, shooting range; rodeo arena; stable for horses and livestock; public utilities, including water treatment plant, water pump station, water reservoir, water tower, artesian well, sewage treatment plant, sewage lift station, electrical substation, gas odorizing station and gate station; radio and television transmitter and satellite dish.
- (4) General Regulations.
 - A) No building or structure shall be erected in that portion of any district designated "FP" District until such building or structure has been approved by the Planning and Zoning Commission and City Council upon recommendation is made by the city engineer, who will ascertain that such building or structure is probably not subject to damage by flooding and would not constitute an encroachment hazard or obstacle to the movement of floodwaters and that such construction probably would not endanger the value and safety of other property or the public health and welfare, in his opinion. The level of the first floor of buildings or structures in floodplain areas shall be a minimum of at least eighteen inches (18") above the highest flood elevation shown in the most recent Federal Insurance Administration (FIA) flood insurance study for the area on which such building or structure is erected. Owners of buildings in flood prone areas are encouraged to participate in the flood insurance program made available by insurance companies with the support of the FIA of the Department of Housing and Urban Development (HUD).
 - B) An area may be removed from the "FP" District designation when, by the provision of drainage works, grading, flood protection or specific drainage study, it is determined by the city engineer that the flood hazard has, in most probability, been alleviated. Removal of the "FP" District designation shall be accomplished by resolution of the city council after written notification from the city engineer advising of the removal of the flood hazard and after proper public hearing and notice has been complied with. It shall be the responsibility of any person or organization applying for the alteration of "FP" District to provide the necessary studies and data on which a decision may be made concerning such change request.
 - C) No septic tank system or electric or telephone utilities, with the exception of sanitary sewers, may be located underground in a floodplain designated area unless installed by the guidelines set forth by the Federal Insurance Administration.
- (5) City Not Liable for Any Damages.
 - A) The fact that land is, or is not, within a district having a floodplain designation, shall not be interpreted as assurance that such land or area is, or is not, subject to periodic flooding. The city shall not be held responsible for failure to designate any lands as flood-prone areas and shall not be responsible for any such damages caused by any such failure or action.
 - B) No building permit shall be issued for the construction of any building or structure in a floodplain designated area unless and until deed restrictions are executed in favor of the city reciting that the owner and his successors will indemnify and hold harmless the city from any damages caused by flooding.

ZONING DISTRICT SPECIFICATIONS

The chart below depicts the minimum specifications and restrictions for each district; unless otherwise provided by an alpha numeric to refer to:

District:	R-1	R-2	R-3	MF	MH	C-1	I-1
Lot area (square ft.)	2,500	5,000	25,000	(B)	(D)	3,000	25,000
Lot Width (ft.)	25	50	100	n/a	25	25	n/a
Lot Depth (ft.)	100	100	150	n/a	125	120	n/a
Front yard setback (ft.)	25	25	60	25	25	25	50
Rear yard setback (ft.)	15	15	25	20	15	15	15
Side yard setback (ft.)	5	5	25	10	10	5	5
Corner lot setback (ft.)	10	15	50	15	15	25	25
Maximum stories	1	2	2.5	2	1	3	3
Maximum stories height	15	30	35	30	15	45	45
Minimum Living area (sq. ft.), excludes garages or decks	(A)	1,000	1,400	(C)	(E)	n/a	n/a

Additional reference to zoning specifications:

(A) District R-1. The minimum living area per dwelling is as follows:

- i. Single-family dwelling units, one-thousand (1,000) square feet;
- ii. Auxiliary dwelling units, four-hundred (400) square feet; and having no more than two (2) occupants residing in dwelling.

(B) District MF. The minimum lot area for multifamily dwellings shall be 10,000 square feet per three (3) dwelling units; add 1,800 square feet per additional unit. No more than 24 units per one acre.

(C) District MF Living Area. The minimum living area per unit is as follows; however, the average living area for each unit apartments is eight-hundred (800) square feet.

- i. Efficiency unit, five-hundred (500) square feet;
- ii. One bedroom unit, six-hundred (600) square feet;
- iii. Two bedroom unit, eight-hundred (800) square feet;
- iv. Three bedroom unit, nine-hundred (900) square feet.

(D) District MH. The minimum lot, space and park area for manufactured home parks shall comply with the regulations adopted under Chapter 6 of the City's Code of Ordinances, unless specifically provided in this chapter. This does not apply to manufactured homes located in Districts R1 or R2.

(E) District MH. The minimum living area per dwelling is as follows:

- i. Single-family dwelling units, eight-hundred (800) square feet;
- ii. Travel trailers, three-hundred and fifty (350) square feet;
- iii. Tiny Homes on Wheels, four-hundred (400) square feet.