

ORDINANCE NO. 2024-

AN ORDINANCE AMENDING SECTION 125-3.12.7, ENTITLED “ZONING (HISTORIC DISTRICT)” AND SECTION 125-3.13, ENTITLED “USE OF LAND AND/OR BUILDINGS” OF CHAPTER 125, ENTITLED “UNIFIED DEVELOPMENT CODE”, TO UPDATE AND CONSOLIDATE PROVISIONS RELATED TO PERMITTED USES, PROVIDING FOR CODIFICATION, PUBLICATION, AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS, as follows:

Section 1. That the Section 125.3.12.7 entitled “Zoning”, of the Code of Ordinances is hereby amended and the “Use Regulations” table located therein is deleted as set forth below:

**125-3.12.7 Zoning.** Except as noted in this Section, the underlying base zoning district shall apply to property within the Historic Overlay District. In case of a conflict between this section and the provisions of the base zoning district or with any other regulations, the Historic District Overlay regulations shall prevail.

Section 2. That the “Table of Permitted Uses” located in Section 125.3.13 entitled “Use of Land and/or Buildings”, of the Code of Ordinances is hereby amended as set forth in **Exhibit A**, which is attached and incorporated herein.

Section 3. Savings. All rights and remedies which have accrued in favor of the City under this Ordinance and amendments thereto shall be and are preserved for the benefit of the City.

Section 4. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid, unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 5. Repealer. All ordinances and parts of ordinances in conflict herewith are hereby repealed but only to the extent of such conflict.

Section 6. Codification. It is the intent of the City Council of the City of League City, Texas, that the provisions of this Ordinance shall be codified in the City’s official Code of

Ordinances as provided hereinabove.

Section 7. Publication and Effective Date. The City Secretary shall cause this Ordinance, or its caption, to be published in the official newspaper of the City of League City, upon passage of such Ordinance. This Ordinance shall become effective upon passage.

PASSED first reading the \_\_\_\_ day of \_\_\_\_\_, 2024.

PASSED AND ADOPTED the \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
NICK LONG  
Mayor

ATTEST:

\_\_\_\_\_  
DIANA M. STAPP  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
MICHELLE L. VILLARREAL  
City Attorney

USE	RSF-20	RSF-10	RSF-7	RSF-5	RSF-2	RMF-2	RMF-1.2	CN	CG	CO	CM	IL	IG	PS	OS	OT	OTT	CRC	HD-R	HD-C
<b>RESIDENTIAL</b>																				
Child Care Family Home, Listed	P	P	P	P	P	P	P													
Child Care Family Home, Registered	S	S	S	S	S	S	S													
Dwelling, Caretaker Unit												P	P							
Dwelling, Duplex				S	P	P	P													
Dwelling, Live/Work Unit								P		P	P					P	P		P	P
Dwelling, Multi-Family						P	P													
Dwelling, Single Family	P	P	P	P	P														P	P
Dwelling, Single Family with Secondary Dwelling	S	S	S	S	S														S	
Dwelling, Townhouse					P	P	P										P			
Dwelling Units, Single-Family or Multi-Family Residential 2 <sup>nd</sup> floor and above								P		P	P					P		S		S
Manufactured Home				S		S	S													
Industrialized Home	P	P	P	P	P	P	P													
Group Residential, Assisted Living Facility (Must comply with Sec. 3.14.11)						P	P	P	P	P	P									
Group Residential, Continuing Care Facility (Must comply with Sec. 3.14.11)						P	P	P	P	P	P									
Group Residential, Disabled Group Dwelling (Must comply with Sec. 3.14.11)	P	P	P	P	P	P	P	P	P	P	P									
Group Residential, Emergency Shelter (Must comply with Sec. 3.14.11)						P	P	P	P	P	P									
Group Residential, Halfway House (See Sec. 3.14.11)												S	S							
Group Residential, Homeless Shelter (See Sec. 3.14.11)									S		S	S	S							
Group Residential, Nursing Home (Must comply with Sec. 3.14.11)						P	P	P	P	P	P									
<b>PUBLIC AND SEMI-PUBLIC</b>																				
Cemeteries	S	S	S	S	S	S	S							S	S					
Clubs and Lodges								S	P	S	P	S		P		P	P	P		P
Colleges, Public or Private								S	P	P	P	P		P		P	P	S		
Cultural Institutions	S	S	S	S	S	S	S	P	P	P	P	P		P		P	P	P	S	P
Day Care						S	S	P	P	P	P			p		P	P	P		P

USE	RSF-20	RSF-10	RSF-7	RSF-5	RSF-2	RMF-2	RMF-1.2	CN	CG	CO	CM	IL	IG	PS	OS	OT	OTT	CRC	HD-R	HD-C
Educational Research and Development									P	P	P	P		P		P		S		
Event Venue									P		P					S			S	P
Government Offices and Facilities, large scale									P	P	P	P		P	S					
Government Offices and Facilities, small scale								P	P	P	P	P		P	S	P		P		
Hospitals, may have heliport								S	P	P	P	P		P						
Parks and Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Maintenance Facilities (See Sec. 3.14.5)									S			P	P	S						
Public Safety Facilities	S	S	S	S	S	S	S	P	P	P	P	P	P	P		P	P	P	P	P
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Schools, Public or Private	S	S	S	S	S	S	S	P	P	P	P			P		P	P	S	P	P
<b>COMMERCIAL</b>																				
Alcoholic Beverage Sales, On-Premise Consumption (Must comply with LC Ordinance Ch. 10 and TABC)								S	S	S	S					S		S		S
Alcoholic Beverage Sales, Off-Premise Consumption (Must comply with LC Ordinance Ch. 10 and TABC)									P		P					S				S
Ambulance Services									P	P	P	P	P	P						
Amusement Parks, Carnivals, and Other Similar Uses									S			S	S							
Animal Sales and Services, no outdoor kennels or outdoor storage								S	P		P					P	P	P	S	S
Animal Sales and Services with outdoor kennels, areas, and runs									S		S	S						S		
Automobile/Vehicle/Equipment Sales and Rental Incidental parts, sales, servicing, and repair facilities shall be located within a completely enclosed building. Used vehicle sales permitted as accessory use only.									P		S							S		
Automobile Rentals								P	P	P	P	P	P					S		
Car Wash								S	P	S	P	P						S		
Vehicle Fueling Stations								S	S		S	P						S		
Light Vehicle Service								S	P		S	P						S		
Auto Repair and Other Heavy Vehicle Service									S			P	P							

USE	RSF-20	RSF-10	RSF-7	RSF-5	RSF-2	RMF-2	RMF-1.2	CN	CG	CO	CM	IL	IG	PS	OS	OT	OTT	CRC	HD-R	HD-C
Banks and Other Financial Institutions (with drive-through See Section 3.14.2)								P	P	P	P	P				P	P	P		P
Bed and Breakfast Establishment	S	S				P	P	P	P		P					P	P		P	P
Building Materials Sales and Services (See Sec. 3.14.4)									P		P	P	P					P		P
Business Services								P	P	P	P	P				P	P	P		P
Catering Business								P	P	P	P	P	P			P	P	P		P
Convention Center									P	P	P			P						
Eating and Drinking Establishments, Full Service								P	P	P	P			P	P	P		P		P
Eating and Drinking Establishments, Limited Service								P	P	P	P			P	P	P		P		P
Eating and Drinking Establishments, with Drive-Through Facility (See Sec. 3.14.2)								S	P	S	P					S		P		S
Eating and Drinking Establishments, with Live Entertainment (Must comply with LC Ordinances Ch.42, Art.2)								S	P	S	P					P		P		P
Eating and Drinking Establishments, with Outdoor Seating								P	P	S	P			P	P	P		P		P
Eating and Drinking Establishments, with Outdoor Seating - as accessory use														P	P			P		
Eating and Drinking Establishments, less than 3000 sq. ft. including all seating areas. May have Live Entertainment																		P	S	P
Food and Beverage Sales				S	S	S	S	P	P	P	P	P	P	P		P		P		
Food and Beverage Sales less than 20,000 sq. ft.																			S	P
Food Truck Park								S	S	S	S	S				S	S	S		S
Home Improvement Sales and Services (See Sec. 3.14.4)								S	P		P	P						P		
Hotel (See Sec.3.14.7)									P	S	P					P		S		
Laboratory, Commercial								P	P	P	P	P	P	P		P		P		P
Maintenance and Repair Services								P	P	P	P	P	P					P		
Massage Establishments and Massage Services								P	P	P	P			P		P		P		P
Micro-brewery, Micro-distillery, and Micro-winery									P		P	P				P	S	P		P
Nurseries and Garden Supply Stores (See Sec. 3.14.4)								P	P		P	P				S	S	S		S
Offices								P	P	P	P	P	P	P		P	P	P	S	P

USE	RSF-20	RSF-10	RSF-7	RSF-5	RSF-2	RMF-2	RMF-1.2	CN	CG	CO	CM	IL	IG	PS	OS	OT	OTT	CRC	HD-R	HD-C
Parking Facilities								S	P	P	P	P		P		P	P	P	S	P
Pawn shops (Must comply with Texas Pawn-shop Act Texas Finance Code, Title 4, Chapter 371).									P		S							P		
Personal Instructional Services								P	P	P	P					P	P	P	S	P
Personal Services								P	P	P	P					P	P	P		P
Recreation and Entertainment, Large-scale, Outdoor	S	S	S	S	S	S	S	S	P	S	S	S	S	P	P					
Recreation and Entertainment, Small-scale, Indoor	S	S	S	S	S	S	S	S	P	S	P	S	S			P		P		
Recreational Vehicle Park (See Sec. 3.14.6)									S											
Retail Sales (See Sec. 3.14.4)								P	P	P	P	P				P	P	P	S	P
Self-Storage (See Sec. 3.14.5)									S		S	P	P							
Sexually Oriented Businesses (Must comply with LC Code of Ordinances Ch. 26, Art. III)												P	P							
Tattoo Parlor/Body Piercing Studio												S	S							
Undertaking, Funeral and Interment Services								S	P		P			P				P		
<b>INDUSTRIAL</b>																				
Contractor's Storage (See Sec. 3.14.5)												P	P							
Nursery and Landscaping Materials, Wholesale (Must comply with Sec. 3.14.12)									S			P	P							
Production Industry, Artisan (See Sec. 3.14.4)								S	P	S	P	P				P	P	S	S	P
Production Industry, General (See Sec. 3.14.4)												S	P							
Production Industry, Limited (See Sec. 3.14.4)									P		S	P	P							
Recycling Collection												P	P							
Research and Development									P	P	P	P	P	P						
Warehousing and Indoor Storage (See Sec. 3.14.5)									P	S	S	P	P							
Warehousing and Outdoor Storage (See Sec. 3.14.5)									S			P	P							
Wholesaling and Distribution, Store Facilities (See Sec. 3.14.5)									P		P	P	S							
Wholesaling and Distribution, Non-Store Facilities (See Sec. 3.14.5)									P	S	S	P	P							
USE	RSF-20	RSF-10	RSF-7	RSF-5	RSF-2	RMF-2	RMF-1.2	CN	CG	CO	CM	IL	IG	PS	OS	OT	OTT	CRC	HD-R	HD-C

USE	RSF-20	RSF-10	RSF-7	RSF-5	RSF-2	RMF-2	RMF-1.2	CN	CG	CO	CM	IL	IG	PS	OS	OT	OTT	CRC	HD-R	HD-C
Wrecking, Junk, or Salvage Yard (auto, steel, building materials) and Towing												S	S							
<b>COMMUNICATION, TRANSPORTATION, AND UTILITIES</b>																				
Communications Facilities									P	P	P	P	S					P		
Communication Towers and Structures (Must comply with LC Ordinances Ch. 31)								S	S	S	S	S	S	S	S					
Marinas and Docks	P	P	P	P	P	P	P	P			P				P					
Marinas, Private	S	S	S	S	S	P	P	P	P		P				P					
Marinas, Public								P	P		P			P	P					
Airports and Heliports												S	S	S						
Freight/Truck Terminal and Warehouse												P	P							
Transportation Passenger Terminals								S	P	P	P	P		P				P		
Truck Weight Stations												S	P							
Utility, Private												S	P	S	S					
Utility, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P		
<b>AGRICULTURE AND EXTRACTIVE</b>																				
Crop and Animal Raising (Must comply with LC Code of Ordinances Ch. 18)	P													S	P					
Excavation and Mining ( See. LC code of Ordinances Ch. 98.)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
<b>PIPELINES, OIL AND GAS</b>																				
Oil and Gas Well Drilling (See Sec. 3.14.8 and Ch. 42, Art. 3)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Pipelines (See Sec. 3.14.9)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Pump Stations (See Sec. 3.14.10)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P