

<i>Use Classifications</i>	<i>RSF-20</i>	<i>RSF-10</i>	<i>RSF-7</i>	<i>RSF-5</i>	<i>RSF-2</i>	<i>Additional Regulations</i>
<i>Residential</i>						
Child Care Family Homes						
<i>Listed Family Homes</i>	P	P	P	P	P	
<i>Registered Family Homes</i>	S	S	S	S	S	
Residential Dwellings						Refer to Section 125-90.B
<i>Single Family Dwelling</i>	P	P	P	P	P	
<i>Single Family with Secondary Dwelling</i>	L1	L1	S	S	S	
<i>Duplex</i>	—	—	—	S	P	
<i>Townhouse</i>	—	—	—	—	P	
<i>Manufactured/Modular Homes</i>	—	—	—	S, L2	—	
Residential Care Facilities						
<i>Small Residential Care Facilities</i>	P	P	P	P	P	
Group Residential Facilities						Refer to Section 125-90.J

Schedule 125-70.B: Use Regulations – Residential Single Family Districts

<i>Disabled Group Dwelling</i>	L3	L3	L3	L3	L3	
<i>Public and Semipublic</i>						
Cemeteries	S	S	S	S	S	
Cultural Institutions	S	S	S	S	S	
Parks and Recreation	P	P	P	P	P	
Public Safety Facilities	S	S	S	S	S	
Religious Assembly	L34	L34	L34 L45	L34 L45	L34 L45	
Schools, Public or Private	S	S	S	S	S	
<i>Commercial</i>						
Bed and Breakfast Establishment	S	S	—	—	—	
Food and Beverage Sales	—	—	—	S	S	
Recreation and Entertainment						
<i>Large-Scale</i>	S	S	S	S	S	
<i>Small-Scale</i>	S	S	S	S	S	
<i>Transportation, Communication, and Utilities</i>						
Transportation Facilities						
<i>Marinas, Docks</i>	P	P	P	P	P	
<i>Marinas, Private</i>	S	S	S	S	S	
Utility, Minor	P	P	P	P	P	
<i>Agriculture and Extractive</i>						
Crop and Animal Raising	L56	—	—	—	—	
Excavation and Mining	S	S	S	S	S	Refer to Chapter 98
<i>Pipelines, Oil and Gas Wells</i>						
Gas Well Drilling	S	S	S	S	S	Refer to Sec. 125-90.G.
Oil Well Drilling	S	S	S	S	S	Refer to Sec. 125-90.G.
Pipelines	S	S	S	S	S	Refer to Sec. 125-90.H.
Pump Stations	S	S	S	S	S	Refer to Sec. 125-90.I.
<i>Specific Use Limitations</i>						
L1 Rental property is prohibited as being used for a secondary dwelling.			L2 Mobile home skirting or lattice shall be installed. A state-required gas cutoff valve shall be located outside the mobile home skirt.			
L3 Permissible if in accordance with Section 125-90.J.			L4 Minimum 20-foot wide landscaped buffer required along interior lot lines that abut a single-family lot			
L5 No accessory uses permitted.			L6 Permissible if in accordance with Chapter 18 of the League City Code of Ordinances.			
<i>Accessory Uses and Structures</i>				See Article IV, Division 2		
<i>Temporary Uses</i>				See Article IV, Division 3		
<i>Nonconforming Uses and Structures</i>				See Article IV, Division 7		

Sec. 125-71 Residential Multi-Family Districts

Sec. 125-71.B. Land Use Regulations

Schedule 125-71.B. below prescribes the land use regulations for ***RMF Residential Multi-Family Districts***. The regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-71.B.

"S" designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

Schedule 125-71.B: Use Regulations – Residential Multi-Family Districts

<i>Use Classifications</i>	<i>RMF-2</i>	<i>RMF-1.2</i>	<i>Additional Regulations</i>
<i>Residential</i>			
Child Care Family Homes			
<i>Listed Family Homes</i>	P	P	
<i>Registered Family Homes</i>	S	S	
Residential Dwellings			Refer to Section 125-90.B
<i>Multi-Family Dwelling</i>	P	P	
<i>Condominium</i>	P	P	
<i>Duplex</i>	P	P	
<i>Townhouses</i>	P	P	
<i>Manufactured Homes</i>	S	S	
Residential Care Facilities			
 <i>Small Residential Care Facilities</i>	P	P	
 <i>Residential Care Rooming Facilities</i>	P	P	
 <i>Residential Care Apartment Facilities</i>	P	P	
Group Residential Facilities			Refer to Section 125-90.J
<i>Assisted Living Facility</i>	P	P	
<i>Continuing Care Facility</i>	P	P	
<i>Disabled Group Dwelling</i>	P	P	

Schedule 125-71.B: Use Regulations – Residential Multi-Family Districts

<i>Emergency Shelter</i>	P	P
<i>Nursing Home</i>	P	P

Sec. 125-72 Commercial and Mixed Use Districts**Sec. 125-72.B. Land Use Regulations**

Schedule 125-72.B below prescribes the land use regulations for *C Commercial and Mixed Use Districts*. The regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-72.B.

"S" designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

Schedule 125-72.B: Use Regulations – Commercial and Mixed Use Districts

<i>Use Classifications</i>	<i>CN</i>	<i>CG</i>	<i>CO</i>	<i>CM</i>	<i>Additional Regulations</i>
<i>Residential</i>					
Residential Dwellings					Refer to Section 125-90.B.
<i>Multi-Family Residential</i>	L1	—	—	L1	
<i>Single-Family Residential</i>	L1	—	—	—	
<i>Residential Care Facilities</i>					
<i>Small Residential Care Facilities</i>	P	—	—	P	
<i>Residential Care Rooming Facilities</i>	P	—	—	P	
<i>Residential Care Apartment Facilities</i>	P	—	—	P	
<i>Group Residential Facilities</i>					
<i>Assisted Living Facility</i>	P	P	P	P	Refer to Section 125-90.J
<i>Continuing Care Facility</i>	P	P	P	P	
<i>Disabled Group Dwelling</i>	P	P	P	P	
<i>Emergency Shelter</i>	P	P	P	P	

Schedule 125-72.B: Use Regulations – Commercial and Mixed Use Districts

<i>Use Classifications</i>	<i>CN</i>	<i>CG</i>	<i>CO</i>	<i>CM</i>	<i>Additional Regulations</i>
Homeless Shelter	—	S	—	S	
Nursing Home	P	P	P	P	

Sec. 125-73 Industrial Districts**Sec. 125-73.B. Land Use Regulations**

Schedule 125-73.B. below prescribes the land use regulations for ***I Industrial Districts***. The regulations for each district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-73.B.

"S" designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

Schedule 125-73.B: Use Regulations – Industrial Districts

<i>Use Classifications</i>	<i>IL</i>	<i>IG</i>	<i>Additional Regulations</i>
Residential			
Residential Dwellings			
<i>Caretaker Unit</i>	P	P	
Group Residential Facilities			Refer to Section 125-90.J
Halfway House	S	S	
Homeless Shelter	S	S	

Article III – Zoning Regulations

Division 3. Overlay Zoning District Regulations

Sec. 125-81 -RNC Residential Neighborhood Conservation Overlay Districts

Sec. 125-81.D. Land Use Regulations

Schedule 125-81.D below prescribes the land use regulations for the **-RNC Residential Neighborhood Conservation Overlay District**. The regulations for the RNC district are established by letter designations as follows:

"P" designates permitted use classifications.

"L" designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-81.D.

"S" designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited. Commercial uses permitted in Schedule 125-81.D shall only be allowed if currently permitted in the base zoning district, with the exception of Bed and Breakfast establishments which shall be permitted in any base zoning district.

Schedule 125-81.D: Use Regulations – Residential Neighborhood Conservation Overlay District

<i>Use Classifications</i>	<i>RNC</i>	<i>Additional Regulations</i>
<i>Residential</i>		
Child Care Family Homes		
<i>Listed Family Homes</i>	P	
<i>Registered Family Homes</i>	P	
Residential Dwellings		Refer to Section 125-90.B.
<i>Single Family Dwelling</i>	P	
<i>Single Family with Secondary Dwelling</i>	P	
Attached Single Family Dwelling	P	
<i>Duplex</i>	S	
<i>Multi-Family Residential</i>	S	
Residential Care Facilities		
 <i>Small Residential Care Facilities</i>	P	

Schedule 125-81.D: Use Regulations – Residential Neighborhood Conservation Overlay District

<i>Use Classifications</i>	<i>RNC</i>	<i>Additional Regulations</i>
Residential Care Rooming Facilities	P	
Residential Care Apartment Facilities	L1	
Group Residential Facilities		Refer to Section 125-90.J
Disabled Group Dwelling	P	
Public and Semipublic		
Cultural Institutions	P	
Day Care	S	
Government Offices and Facilities		
<i>Small-Scale</i>	P	
Parks and Recreation	P	
Public Safety Facilities	S	
Commercial		
Banks and Other Financial Institutions	S	Refer to Section 125-90.A.
Bed and Breakfast Establishments	P	
Business Services	P	
Catering Business	P	
Eating and Drinking Establishments		
<i>Full Service</i>	L3,L2	
<i>With Live Entertainment</i>	L3,L2-L2, L1	
<i>With Outdoor Seating</i>	L3,L2 L2, L1	
Food and Beverage Sales	L5-L4	
Offices	P	
Personal Services	P	
Retail Sales	P	
Temporary Sales	S	
Undertaking, Funeral and Interment Services	S	
Transportation, Communications, and Utilities		
Utility, Minor	P	
Agriculture and Extractive		
Excavation and Mining	S	Refer to Chapter 98
Pipelines, Oil and Gas Wells		
Gas Well Drilling	S	Refer to Section 125-90.G.
Oil Well Drilling	S	Refer to Section 125-90.G.
Pipelines	S	Refer to Section 125-90.H.
Pump Stations	S	Refer to Section 125-90.I.
Specific Use Limitations		

Schedule 125-81.D: Use Regulations – Residential Neighborhood Conservation Overlay District

<i>Use Classifications</i>	<i>RNC</i>	<i>Additional Regulations</i>
L1 More than 3 units require a Special Use Permit.	L2 L1	Hours of operation may be limited to ensure compliance with City Noise ordinance.
L3 L2 Less than 3,000 square feet including all seating areas.	L4 L3	Maximum of four units per structure.
L5 L4 Corner stores less than 1,500 square feet.		
<i>Accessory Uses and Structures</i>		See Article IV, Division 2
<i>Temporary Uses</i>		See Article IV, Division 3
<i>Nonconforming Uses and Structures</i>		See Article IV, Division 7

Sec. 125-83 -TND Traditional Neighborhood Development Overlay District

Sec. 125-83.D. Land Use Regulations

Schedule 125-83.D below prescribes the land use regulations for the *-TND Traditional Neighborhood Development Overlay District* by sub-district. The regulations for each sub-district are established by letter designations as follows:

“P” designates permitted use classifications.

“L” designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-83.D.

“S” designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

Schedule 125-83.D: Use Regulations – Traditional Neighborhood Development Overlay District

<i>Use Classifications</i>	<i>NC</i>	<i>NR</i>	<i>NOS</i>	<i>Additional Regulations</i>
Residential				
Child Care Family Homes				
<i>Listed Family Homes</i>	—	P	—	
<i>Registered Family Homes</i>	—	P	—	

Schedule 125-83.D: Use Regulations – Traditional Neighborhood Development Overlay District

<i>Use Classifications</i>	<i>NC</i>	<i>NR</i>	<i>NOS</i>	<i>Additional Regulations</i>
Residential Dwellings				Refer to Section 125-90.B.
<i>Single Family Dwelling</i>	—	P	—	
<i>Single Family with Secondary Dwelling</i>	—	P	—	
<i>Attached Single Family Dwelling</i>	—	P	—	
<i>Two Family Dwelling</i>	—	P	—	
<i>Multi-Family Residential</i>	P	P	—	
Residential Care Facilities				
<i>Small Residential Care Facilities</i>	P	P	—	
<i>Residential Care Rooming Facilities</i>	P	P	—	
<i>Residential Care Apartment Facilities</i>	P	P	—	
Group Residential Facilities				Refer to Section 125-90.J
<i>Assisted Living Facility</i>	P	—	—	
<i>Continuing Care Facility</i>	P	—	—	
<i>Disabled Group Dwelling</i>	P	P	—	
<i>Nursing Home</i>	P	—	—	

Sec. 125-84 –MAC Major Activity Center Overlay District**Sec. 125-84.D. Land Use Regulations**

Schedule 125-84.D. below prescribes the land use regulations for the *–MAC Major Activity Center Overlay District* by sub-district. The regulations for each sub-district are established by letter designations as follows:

“P” designates permitted use classifications.

“L” designates use classifications that are permitted, subject to certain limitations prescribed by the additional use regulations in Article IV, Division 1: Standards for Specific Uses. Number designations refer to the specific limitations listed at the end of Schedule 125-84.D.

“S” designates use classifications permitted after review and approval of a Special Use Permit by the City Council. These uses are also subject to certain limitations in Article IV, Division 1: Standards for Specific Uses.

Use classifications are defined in Article V, Division I: Use Classifications. In cases where a specific land use or activity is not defined, the City Planner or designee shall assign the land use or activity to

a classification that is substantially similar in character. Use classifications not listed in the Schedule below are prohibited.

Schedule 125-84.D: Use Regulations – Major Activity Center Overlay District

<i>Use Classifications</i>	<i>MFR</i>	<i>LFR</i>	<i>OI</i>	<i>Additional Regulations</i>
<i>Residential</i>				
Residential Dwellings				Refer to Section 125-90.B
<i>Multi-Family Residential</i>	P	—	P	
Residential Care Facilities				
 <i>Residential Care Rooming Facilities</i>	P	—	P	
 <i>Residential Care Apartment Facilities</i>	P	—	P	
Group Residential Facilities				Refer to Section 125-90.J
<i>Assisted Living Facility</i>	P	—	P	
<i>Continuing Care Facility</i>	P	—	P	
<i>Disabled Group Dwelling</i>	P	—	P	
<i>Nursing Home</i>	P	—	P	

Article IV – Regulations Applying to All or Several Districts

Division 1. Standards for Specific Uses

Sec. 125-90 Standards for Specific Uses

Sec. 125-90.J. Group Residential Facilities

Group Residential facilities must be located, developed, and operated in compliance with the following standards.

1. *Location of Disabled Group Dwelling.* A Disabled Group Dwelling shall not be located within one-half mile of another Disabled Group Dwelling.
2. *Location of Halfway Houses and Homeless Shelters.* Halfway Houses and Homeless Shelters shall not be located within one-half mile of another halfway house or homeless shelter, or within 1,000 feet of a park or K-12 school.
3. *Architecture and Character.* Group Residential Facilities located in RSF Residential Single Family zoning districts shall be designed, constructed and maintained to uphold the single family residential architectural character of the surrounding area.
4. *Location of Parking.* Group Residential Facilities located in RSF Residential Single Family zoning districts shall provide for their required parking on the side or rear of the property. All parking areas shall be paved and screened from surrounding residential uses by an opaque fence of wood or masonry, no less than (6) six feet, and no more than (8) eight feet in height.
5. *State License.* Applicable state license or certification shall be provided prior to the issuance of an Operations Permit.
6. *Evacuation Plan.* Group Residential Facilities shall prepare and provide an evacuation plan to the Fire Department prior to receipt of an Operations Permit.
7. *Operations Permit.* All Group Residential Facilities shall obtain an Operations Permit from the City of League City.

Division 5. - Off-Street Parking and Loading

Sec. 125-170 - Off-street Parking and Loading

(d) Off-street parking requirements.

Off-street parking requirements for all uses are prescribed in Schedule 125-170 (d) below.

<i>Use Classification</i>	<i>Parking Requirement</i>
Residential	
Child Care Family Homes	
<i>Listed Family Homes</i>	No additional spaces required
<i>Registered Family Homes</i>	No additional spaces required
Residential Dwellings	
<i>Single Family Dwelling</i>	4 spaces/unit (may be tandem)
<i>Single Family with Secondary Dwelling</i>	1 additional space
<i>Townhouse</i>	4 spaces/unit (may be tandem)
<i>Duplex</i>	4 spaces/unit (may be tandem)
<i>Multi-Family Residential</i>	1 space/1 bedroom or studio unit; 2 spaces/2 or more bedroom units; 0.3 guest spaces/unit
Residential Care Facilities	
<i>Small Residential Care Facilities</i>	No additional spaces required
<i>Residential Care Rooming Facilities</i>	0.5spaces/room
<i>Residential Care Apartment Facilities</i>	0.75 spaces/unit
Group Residential Facilities	
<i>Assisted Living Facility</i>	0.75 spaces/unit
<i>Continuing Care Facility</i>	0.75 spaces/unit
<i>Disabled Group Dwelling</i>	1 space/every 3 residents, plus 1 space for each employee (based on maximum number of employees working at one time)
<i>Emergency Shelter</i>	1 space/every 4 residents, plus 1 space for each employee (based on maximum number of employees working at one time)
<i>Halfway House</i>	1 space/sleeping room, plus 1 space for each employee (based on maximum number of employees working at one time)

<i>Use Classification</i>	<i>Parking Requirement</i>
<i>Homeless Shelter</i>	1 space/every 40 beds, plus 1 space for each employee (based on maximum number of employees working at one time)
<i>Nursing Home</i>	1 space/every 4 beds, plus 1 space for each employee (based on maximum number of employees working at one time)

Article V - Miscellaneous

Division 1. Use Classifications

Sec. 125-260 Use classifications

(c) Residential use classifications.

Delete the following definitions in their entirety:

Residential Care Facilities.

Small Residential Care Facilities.

Residential Care Rooming Facilities.

Residential Care Apartment Facilities.

Add the following definitions:

Group Residential Facilities

Assisted Living Facility. A facility licensed and regulated by the Texas Department of Aging and Disability Services that provides room, board, and personal care services to its residents within a structure containing multiple living quarters for four (4) or more elderly or disabled persons who are unrelated to the owner of the establishment by blood, marriage, or adoption. Disabled person has the meaning defined by the Chapter 123 of the Texas Human Resources Code, and the Federal Fair Housing Act of 1988, as amended. This term does not refer to facilities that provide care for persons mostly incapable of self-preservation due to age, physical or mental disability, or because of security measure not under the occupants' control. This classification excludes homeless shelters, halfway houses, assisted living homes, or any other use specifically defined in this Section.

Continuing Care Facility. A facility as defined in the Texas Continuing Care Facility Disclosure and Rehabilitation Act which provides board and lodging, together with personal care services, medical services, or other health-related services. This term does not refer to facilities that provide care for persons mostly incapable of self-preservation due to age, physical or mental disability, or because of security measure not under the occupants' control. This classification excludes homeless shelters, halfway houses, assisted living homes, or any other use specifically defined in this Section.

Disabled Group Dwelling. A residential facility designed and used as a residence by not more than six persons with disabilities and two supervisors who are unrelated to the owner of the establishment by blood, marriage, or adoption and who are living together as a single housekeeping unit. This use includes Community Homes as regulated by Chapter 123 of the Texas Human Resources Code.

Disabled person has the meaning as defined by the Chapter 123 of the Texas Human Resources Code, and the Federal Fair Housing Act of 1988, as amended.

Emergency Shelter. A facility which provides room and board, protection, and counseling on a temporary basis (180 days or less) during crisis intervention for victims of crime, abuse, or neglect.

Halfway House. A facility operated under the authority of the Texas Department of Criminal Justice or the Federal Bureau of Prisons for persons on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive custodial confinement, wherein supervision, rehabilitation, and counseling are provided to mainstream residents back into society, enabling them to live independently.

Homeless Shelter. A facility which provides temporary housing to indigent, needy, homeless, or transient persons. This use may also provide ancillary services such as counseling and limited meal service for residents.

Nursing Home. A facility licensed and regulated by the Texas Department of Aging and Disability Services that provided meals, resident care and services for persons who typically are admitted for periods of time exceeding 30 days. Such services include custodial and attendant care, routine and regular medical and nursing services. The term “nursing home” includes care homes, homes for the aged, convalescent homes, rest homes, and other related facilities not otherwise defined in this section, where such persons are mostly incapable of self-preservation due to age, physical or mental disability, or because of security measures not under the occupants’ control. This term excludes facilities that provide surgical or emergency medical service or that provide care for alcoholism, mental disease, drug addiction or communicable disease.