

ORDINANCE NO. 2019-

AN ORDINANCE AMENDING CHAPTER 125 OF THE CODE OF ORDINANCES OF THE CITY OF LEAGUE CITY, ENTITLED “ZONING” TO: 1) REMOVE THE "TRADITIONAL NEIGHBORHOOD DEVELOPMENT OVERLAY DISTRICT AND MIXED USE ACTIVITY OVERLAY DISTRICT, 2) TO AMEND THE REGULATIONS RELATED TO NEW HOTELS, 3) TO REQUIRE A SPECIAL USE PERMIT IN CERTAIN INSTANCES, 4) TO ADD SOME DEFINITIONS, 5) TO ADD SPECIFIC USE STANDARDS FOR WHOLESALE NURSERIES, 6) TO AMEND PARKING STANDARDS, 7) TO ADD A CONCRETE SURFACE REQUIREMENT FOR BUSINESSES AND 8) OTHER MINOR CHANGES PROVIDING FOR A PENALTY, 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 Code of Ordinances if hereby amended to AMEND Section 125-72 entitled “*Commercial and mixed use districts*” by amending Schedule 125-72.B entitled “*Use Regulations – Commercial and Mixed Use Districts*” as attached in **Exhibit A**, which is incorporated herein.

Section 2. That the Code of Ordinances if hereby amended to AMEND Section 125-73 entitled “*Industrial districts*” by amending Schedule 125-73B entitled “*Use Regulations – Industrial Districts*” as attached in **Exhibit B**, which is incorporated herein.

Section 3. That the Code of Ordinances if hereby amended to AMEND Section 125-76 entitled “*Olde Towne districts*” by amending Schedule 125-76.D entitled “*Use Regulations – Olde Towne District*” as attached in **Exhibit C**, which is incorporated herein.

Section 4. That the Code of Ordinances if hereby amended to AMEND Section 125-82 entitled “*CRC Commercial Revitalization Overlay District*” by amending Schedule 125-82.D entitled “*Use Regulations – Commercial Revitalization Overlay District*” as attached in **Exhibit D**, which is incorporated herein.

Section 5. That the Code of Ordinances if hereby amended to DELETE Section 125-83 entitled “*TND Traditional Neighborhood Development Overlay District*” in its entirety and replace it as follows: “Sec. 125-83. – Reserved”.

Section 6. That the Code of Ordinances is hereby amended to DELETE Section 125-84 entitled “*MAC Major Activity Center Overlay District*” in its entirety and replace it as follows: “Sec. 125-84. – Reserved”.

Section 7. That the Code of Ordinances is hereby amended to AMEND Section 125-90 entitled “*Standards for Specific Uses*” by deleting subsection 125-90(f) entitled “*Hotels and Commercial Lodging*” in its entirety and replacing it with the following:

(f) Hotels. The following standards shall apply to full service hotels, limited service hotels and residence hotels.

(1) Exterior building facade.

a. Building materials. A minimum of 90 percent of all exterior walls, including parking structures, garages, and accessory structures, shall be constructed of: stone, brick or tile laid up by unit and set in mortar; stucco (exterior Portland cement plaster with three coats of metal lath or wire fabric lath); cultured stone, brick or cast stone; architecturally finished block - i.e. burnished block, glazed block, and split-faced concrete masonry units (not to exceed 40 percent of each facade); architectural glass (less than 25 percent reflectance); or a maximum of ten percent of the facade may include accent materials not listed in this section.

b. A minimum of two distinct building materials are required, each covering at least 20 percent of the exterior building facade on each side. For a unique style of architecture, the city planner may grant administrative approval to use less than the required number of materials.

c. Prohibited materials. Prohibited materials are: aluminum siding or cladding (excludes composite aluminum cladding, such as Alucobond); galvanized steel or other bright metal; wood or plastic siding; cementitious fiberboard, unfinished concrete block; exposed aggregate; wood roof shingles; and reflective glass.

(2) Roofing materials. Variations in roof lines shall be used to add interest and reduce the scale of large buildings. Roof features shall complement the character of the overall development.

a. Flat roofs. Flat roofs shall be permitted.

b. Overhanging eaves. Overhanging eaves shall extend no less than three feet past the supporting walls. Overhanging eaves may be reduced to no less than two feet as long as it is embellished by an articulated cornice.

c. Pitched roofs. Pitched roofs shall have a minimum pitch of 4/12. This requirement shall not apply to roofs for entries or dormers. Asphalt shingles, industry approved synthetic shingles, standing seam metal or roofs are allowed for sloping roofs.

(3) Entry features.

a. All public entrances shall incorporate arcades, roofs, alcoves, porticoes and awnings that protect pedestrians from the sun and weather. This requirement shall not apply for loading areas.

b. Primary building entrances are to be defined and treated as a signature element of the building and articulated with architectural elements such as pediments, columns, porticos, and overhangs.

c. A porte-cochere or other covered area shall be provided immediately adjacent to the building entrance nearest the registration desk with an area for temporary parking of at least two vehicles underneath the covered area for guests checking in and out.

d. Some design elements such as, but not limited to, water features, sculptures, and public art shall be provided at the building entrance. Water features must be designed in proportion to the primary building entrance.

(4) Facade articulation. Building facades fronting public and private streets and driveways shall have massing changes and architectural articulation to provide visual interest and texture and reduce large areas of undifferentiated building facade. Buildings should avoid oversimplified, one-dimensional facades that lack human scale. Design articulation should not apply evenly across the building facade, but should be grouped for greater visual impact employing changes in volume and plane. Architectural elements include projecting volumes, windows, balconies, loggia, canopies, pediments and moldings that break up the mass of the building.

(5) Design elements. Design features used as part of the building's entry feature may not be counted towards the design element requirement. Building shall include a minimum of at least four design features. These features include, but are not limited to: overhangs; canopies or porticos; recesses/projections; arcades; raised corniced parapets over the entrance; peaked roof forms; arches; outdoor patios; tower elements (at strategic locations); roof deck terraces; display windows; integral planters that incorporate landscaped areas or seating areas; water features; public art/sculptures; trellises; balconettes; and architectural pavers such as scored, stamped, or stained concrete in the porte-cochere area.

(6) Site design.

a. All outside equipment such as air conditions, pool equipment, satellite dishes, etc., shall be screened from view by a masonry wall or landscaping. Individual window air conditioning units are prohibited.

b. Hotels shall conform to Crime Prevention through Environmental Design (CPTED) principles and provide good visibility in all public areas, open space areas, driveway entrances from public streets, driveway intersections, and parking lots. Lighting, for example, shall be used to create safe and secure public areas while illuminating only those areas for which lighting is designed, and shall be designed to reduce glare and not impact adjacent uses.

(7) Other Standards.

a. Access to guest rooms shall be restricted exclusively to interior corridors, which shall be accessed via the main lobby of the building or entryways.

b. The hotel shall install and maintain, in properly operating order surveillance cameras in each interior hallway and lobby area, in the parking lots and at each exterior door. The cameras shall be placed so as to provide visibility to the front and rear exteriors of the building. Monitors shall be provided for security and other hotel personnel so that on-site activities may be viewed at all times. Surveillance cameras shall be in operation 24 hours a day and records of images shall be kept a minimum of 30 days.

c. A minimum of 250 guest rooms.

d. A minimum guest room size of 375 square feet.

e. An open and unobstructed lobby area (excluding the work area for hotel employees) that is designed as part of the check-in/check-out area for guests. The lobby shall be a minimum size of five square feet per guest room.

f. A lounge or waiting area with a minimum size of ten square feet per guest room. Atriums or other open space areas (excluding the lobby) may be counted as waiting area if seating is provided.

g. Conference/meeting spaces that total a minimum of 20,000 square feet with the largest space a minimum of 10,000 square feet.

h. Recreation facilities including a swimming pool with a minimum surface area of 1,000 square feet; and an exercise room or comparable recreation facilities such as sports courts.

i. At least one interior restaurant with a full service kitchen, cooking and service staff offering meals during normal dining hours (breakfast, lunch and dinner). Restaurant(s) shall be open to the public and provide seating for a minimum of 200 guests.

j. Daily housekeeping service; room service; concierge service; and a bellman.

k. On-site management 24 hours a day to provide check-in/check-out services, custodial and maintenance response, or other guest services.

l. A business center featuring personal computers with internet access, facsimile and copy machines.

Section 8. That the Code of Ordinances is hereby amended to AMEND Section 125-90 entitled “*Standards for Specific Uses*” by adding subsection 125-90(k) entitled “*Nursery and Landscaping Materials/Wholesale*” as follows:

(k) Nursery and Landscaping Materials/Wholesale

(1) Hours of Operation. When abutting a residential use or zoning district, said business shall not operate between the hours of 9:00 pm and 7:00 am.

(2) Minimum Setback.

a. Loading and Service areas: 50 feet from any residential use of zoning district.

b. Outdoor Merchandise Display/Sales and other Outdoor Storage: 50 feet from any residential use or zoning district.

(3) Screening. Outdoor storage shall be enclosed by a solid masonry or concrete wall or wood fence having a minimum height of six (6) feet. The business shall also meet the buffer yard requirement in Schedule 125-190C-2.

(4) Materials Management

a. Materials stored outdoors shall not exceed a height of six (6) feet,

b. Materials stored outdoors shall not be located between the building and the street property line.

c. Appropriate measures shall be taken to contain, cover or otherwise secure materials that are likely to generate wind-blown dust or debris that may affect adjacent properties, including bulk mulch, sand, soil, fill, rock and similar materials.

d. Outdoor storage may be on unimproved surfaces.

(5) Fencing. If chain link fencing is used on site, it shall not be visible from any property line.

Section 9. That the Code of Ordinances is hereby amended to AMEND Section 125-140 entitled “*General Site Standards*” by adding subsection 125-140(r) entitled “*Concrete Surface Requirement*” as follows:

125-140(r) *Concrete Surface Requirement.* All business related operations must be on concrete surfaces.

Section 10. That the Code of Ordinances is hereby amended to AMEND Section 125-170 entitled “*Off-Street parking and loading*” by deleting subsection 125-170(c)(7) entitled “*Shared Parking*” in its entirety and replacing it with the following:

7. *Shared Parking.* Where a use generates parking demand primarily during hours when an adjacent use or uses are not in operation or generate shared trips, a reduction of up to 50 percent of the required parking may be administratively approved. Shared parking ratios shall be based on the Institute of Transportation Engineers (ITE) Parking Generation. The application requirements shall include:

- a. Submission of a parking study prepared by a person licensed to prepare such study;
- b. The proposed agreement providing for the shared use of parking areas, executed by the parties involved, must be filed with the Planning Department, in a form satisfactory to the City Attorney.
- c. After approval by the City Attorney, the agreement shall be recorded at the Galveston or Harris County Land Records office by the applicant
- d. Shared parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking.

Section 11. That the Code of Ordinances is hereby amended to AMEND Section 125-170 entitled “*Off-Street parking and loading*” by deleting subsection 125-170(c)(20) entitled “*Parking on Single Family Residential Lots*” in its entirety and replacing it with the following:

20. *Parking On Single Family Residential Lots.* One additional uncovered parking space may be constructed next to the driveway or adjacent to a garage or carport. On corner lots, the parking space shall not be constructed in the street side setback area. No vehicle or trailer shall be parked in the front or side yard setback area visible from the street, except on a driveway or additional parking space permitted in this subsection. The additional parking space permitted by this subsection shall comply with the following standards:

- a. The parking space shall have a concrete surface;

b. The surface may consist of 2 parallel concrete or cement strips. The area between such parallel strips shall be landscaped with vegetative or non- vegetative ground cover;

c. No parked vehicle may obstruct or encroach on a sidewalk; and

d. Access to the parking space shall be via a curb cut, rolled curb, or driveway.

Section 12. That the Code of Ordinances if hereby amended to AMEND Section 125-170 entitled “*Off-Street Parking and Loading*” by adding subsection 125-170(c)(21) entitled “*Prohibited Parking*” as follows:

21. *Prohibited Parking.* Parking and/or storage of vehicles on grass or other non-paved area in any zoning district is prohibited except for agricultural machinery or equipment in the OS zoning district. Material for the paved area shall be concrete.

Section 13. That the Code of Ordinances if hereby amended to AMEND Section 125-170 entitled “*Off-Street Parking and Loading*” by amending Schedule 125-170(d) entitled “*Off-Street Parking Requirements*” as attached in **Exhibit E**, which is incorporated herein.

Section 14. That the Code of Ordinances if hereby amended to AMEND Section 125-260 entitled “*Use Classifications*” by amending subsection 125-260(e) entitled “*Commercial Use Classifications*” by deleting the classification of “*Hotels and commercial lodging*” in its entirety and replacing it with the following:

Hotels. A building or group of buildings designed for and occupied as a temporary dwelling place which may provide additional services such as conference/meeting rooms and restaurants available to guests or the general public. This definition excludes bed and breakfast establishments and adult motels as defined in chapter 26 of the Code of Ordinances.

Section 15. That the Code of Ordinances if hereby amended to AMEND Section 125-260 entitled “*Use Classifications*” by amending subsection 125-260(e) entitled “*Commercial Use Classifications*” by adding the classification of “*Micro-Brewery, Micro-Distillery and Micro-Winery*”, “*Animal Sales and Services with Outdoor Kennels, Areas and Runs*” and “*Event Venue*” as follows:

Micro-brewery, Micro-distillery and Micro-winery. A facility in which beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and consumption, and which possess the appropriate licenses from the State of Texas.

Animal Sales and Services with outdoor kennels, areas, and runs. An animal-related use that includes an outdoor component, including a veterinary office or a commercial establishment in which dogs or other domesticated animals (pets) are housed, groomed, bred, boarded, trained, sold, or provided other health and well-being related services. Any of the listed activities may occur outdoors for an extended period of time. This use allows for the use of outdoor pens for shelter or care of animals.

Event Venue. A facility the primary use of which is for rental for a fee to the general public for events such as craft fairs, concerts, weddings, parties and family reunions are held.

Section 16. That the Code of Ordinances if hereby amended to AMEND Section 125-260 entitled “*Use Classifications*” by amending subsection 125-260(e) entitled “*Commercial Use Classifications*” by changing the classification name of “*Gas and Service*” to “*Vehicle Fueling Stations*” as follows:

Vehicle Fueling Stations. Establishments engaged in the retail sale of gas or diesel fuel, including gasoline service stations and gas convenience mart These establishments may also sell lubricants, parts, and accessories and perform related services provided repairs are made in enclosed bays and no vehicles are stored overnight. This classification excludes uses providing engine repair, body and fender work, vehicle painting, towing or repair of heavy trucks or construction vehicles.

Section 17. That the Code of Ordinances if hereby amended to AMEND Section 125-260 entitled “*Use Classifications*” by amending subsection 125-260(f) entitled “*Industrial Use Classifications*” by adding the classification of “*Nurseries and Landscaping Materials/Wholesale*” and “*Wrecking, Junk, or Salvage Yard (auto, steel, building materials) and Towing Services*” as follows:

Nurseries and Landscaping Materials, Wholesale. Establishments engaged in the storage, cultivation transplanting of live trees, shrubs or plants offered on the premises including items directly related to landscaping or gardening care and maintenance. The outdoor storage area may be larger than principal building.

Wrecking, Junk, or Salvage Yard (auto, steel, building materials) and Towing Services. A yard or building the primary use of which is for motor vehicles, parts of motor vehicles, building materials, or machinery to be stored, dismantled and/or offered for sale in the open as whole units, as salvaged parts or as scrap or processed metal. The facility may also provide towing/transporting of damaged, inoperable or impounded motor vehicles

Section 18. That the Code of Ordinances is hereby amended to AMEND Section 125-260 entitled “*Use Classifications*” by amending subsection 125-260(f) entitled “*Industrial Use Classifications*” by deleting the classification of “*Nurseries and Garden Supply Stores*” in its entirety as replacing it with the following:

Nurseries and Garden Supply Stores. Establishments engaged in the retail sale of any article, substance, or commodity related to the planting, maintenance, or harvesting of garden plants, shrubs, trees, packaged fertilizers, soils, chemicals or other nursery goods and related products in small quantities to the consumer and may include the rental of small garden power equipment.

Section 19. 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 20. 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 21. Repealer. All ordinances and parts of ordinances in conflict herewith are hereby repealed but only to the extent of such conflict.

Section 22. 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 23. 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. The Ordinance shall become effective immediately upon passage.

PASSED first reading the ____ day of _____, 2019.

PASSED second reading the ____ day of _____, 2019.

PASSED AND ADOPTED the ____ day of _____, 2019.

PAT HALLISEY
Mayor

ATTEST:

DIANA M. STAPP
City Secretary

APPROVED AS TO FORM:

NGHIEM V. DOAN
City Attorney

Exhibit A

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

Use Classifications	CN	CG	CO	CM	Additional Regulations
<i>Residential</i>					
Residential Dwellings					Refer to section 125-90.B.
Multi-Family Residential	L1	—	—	L1	
Single-Family Residential	L1	—	—	—	
Group Residential Facilities					Refer to section 125-90.J
Assisted Living Facility	P	P	P	P	
Continuing Care Facility	P	P	P	P	
Disabled Group Dwelling	P	P	P	P	
Emergency Shelter	P	P	P	P	
Homeless Shelter	—	S	—	S	
Nursing Home	P	P	P	P	
<i>Public and Semi-Public</i>					
Clubs or Lodges	S	P	S	P	
Colleges, Public or Private	S	P	P	P	
Cultural Institutions	P	P	P	P	

Day Care	P	P	P	P	
Educational Research and Development	—	P	P	P	
Government Offices and Facilities					
Large-Scale	—	P	P	P	
Small-Scale	P	P	P	P	
Hospitals	S	P	P	P	
Parks and Recreation	P	P	P	P	
Public Maintenance Facilities	—	S	—	—	Refer to section 125-90.D
Public Safety Facilities	P	P	P	P	
Religious Assembly	L2	P	P	P	
Schools, Public or Private	P	P	P	P	
<i>Commercial</i>					
Alcoholic Beverage Sales					
On-Premise Consumption	S, L3	S, L3	S, L3	S, L3	
Off-Premise Consumption	—	P, L3	—	—	
Ambulance Services	—	P	P	P	
Animal Sales and Services	S	P	—	S	
Animal Sales and Services with Outdoor Kennels, Areas and Runs		S		S	

Automobile/Vehicle/ Equipment Sales and Services					
Automobile/Vehicle/ Equipment Sales and Rental	—	P	—	S	
Used Vehicle Sales	—	L10	—	L10	
Automobile Rentals	L4	P	L4	P	
Car Wash	—	S	—	S	
Vehicle Fueling	—	S	—	S	
Light Vehicle Service	S	P	—	S	
Auto Repair and Other Heavy Vehicle Service	—	S	—	—	
Banks and Other Financial Institutions	L5	P	P	P	Refer to section 125-90.A
Bed and Breakfast Establishment	P	P	—	P	
Building Materials Sales and Services	—	P	—	P	Refer to section 125-90.D
Business Services	P	P	P	P	
Catering Business	S	P	P	P	
Convention Center	—	P	P	P	
Eating and Drinking Establishments					
Full Service	P	P	S	P	
Limited Service	P	P	S	P	

With Drive-Through Facilities	S, L5	P	S	P	Refer to section 125-90.A
With Live Entertainment	S	P	S	S	
With Outdoor Seating	L6	L6	S	L6	
Event Venue		S		S	
Food and Beverage Sales	P	P	—	P	
Home Improvement Sales and Services	L7	P	—	P	Refer to section 125-90.C
Hotels		P			Refer to section 125-90.F
Laboratory, Commercial	S	P	P	P	
Maintenance and Repair Services	P	P	P	P	
Massage Establishments and Massage Services	P	P	P	P	
Micro-Brewery, Micro-Distillery, Micro- Winery		P		P	
Nurseries and Garden Supply Stores	P	P	—	P	Refer to section 125-90.C
Offices	P	P	P	P	
Parking Facilities	S	P	P	P	
Pawn Shops	—	L8	—	S	
Personal Instructional Services	P	P	—	P	
Personal Services	P	P	S	P	

Recreation and Entertainment					
Large-Scale	S	P	S	S	
Small-Scale	S	P	S	P	
Recreational Vehicle Park	—	S	—	—	Refer to section 125-90.E
Retail Sales	P	P	—	P	Refer to section 125-90.C
Self-Storage	—	S	—	S	Refer to section 125-90.D
Undertaking, Funeral and Interment Services	S	P	—	P	
<i>Industrial</i>					
Production Industry					
Artisan	S	S	S	S	Refer to section 125-90.D
Limited	—	P	—	S	
Research and Development	—	S	S	S	
Warehousing and Storage					
Indoor Storage	—	P	S	S	Refer to section 125-90.D
Wholesaling and Distribution					
With Store Facilities	—	P	—	P	Refer to section 125-90.D

Non-Store Facilities	—	P	S	S	Refer to section 125-90.D
<i>Transportation, Communication, and Utilities</i>					
Communications Facilities	—	P	P	P	
Communication Towers and Structures	—	L9	L9	L9	
Transportation Facilities					
Marinas, Docks	P	—	—	P	
Marinas, Private	P	P	—	P	
Marinas, Public	P	P	—	P	
Transportation Passenger Terminals	S	P	P	P	
Utility, Minor	P	P	P	P	
<i>Agriculture and Extractive</i>					
Excavation and Mining	S	S	S	S	Refer to chapter 98
<i>Pipelines, Oil and Gas Wells</i>					
Gas Well Drilling	S	S	S	S	Refer to section 125-90.G
Oil Well Drilling	S	S	S	S	Refer to section 125-90.G
Pipelines	S	S	S	S	Refer to section 125-90.H
Pump Stations	S	S	S	S	Refer to section 125-90.I
<i>Specific Use Limitations</i>					

L1 Permissible if not a ground floor use. The ground floor use shall not be an accessory use to the multi-family.	L2 If the total floor plate of all accessory uses exceeds 50 percent of the floor plate of the sanctuary, then a special use permit is required.
L3 Permissible if in accordance with chapter 10 of the City of League City Code of Ordinances and the Texas Alcoholic Beverage Commission (TABC) Code.	L4 No outdoor storage or washing of vehicles.
L5 If property adjoins non-residential zoning district, submit traffic impact analysis to be approved by the city engineer and special use permit is not required.	L6 Hours of operation may be limited.
L7 Floorplates limited to a maximum of 10,000 square feet.	L8 Permissible if in accordance with the Texas Pawnshop Act (V.T.C.A., Finance Code Title 4, Chapter 371).
L9 Permissible if in accordance with the Communications Towers and Structures Ordinance and requires SUP.	L10 Permissible only as accessory use to new automobile sales.
<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

EXHIBIT B

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

Use Classifications	IL	IG	Additional Regulations
<i>Residential</i>			
Residential Dwellings			
Caretaker Unit	P	P	
Group Residential Facilities			Refer to section 125-90.J
Halfway House	S	S	
Homeless Shelter	S	S	
<i>Public and Semi-Public</i>			
Clubs or Lodges	S	—	
Colleges, Public or Private	L1	—	
Cultural Institutions	L1	—	
Day Care	L2	—	
Educational Research and Development	P	—	
Government Offices and Facilities			
Large-Scale	P	—	
Small-Scale	P	—	
Parks and Recreation	P	P	
Public Maintenance Facilities	P	P	Refer to section 125-90.D

Public Safety Facilities	P	P	
Religious Assembly	P	P	
<i>Commercial</i>			
Animal Sales and Services with Outdoor Kennels, Areas and Runs	S		
Ambulance Services	P	P	
Automobile/Vehicle/ Equipment Sales and Services			
Automobile Rentals	P	P	
Car Wash	P	—	
Gas and Service Stations	P	—	
Light Vehicle Service	P	—	
Auto Repair and Other Heavy Vehicle Service	P	P	
Building Materials Sales and Services	P	P	Refer to section 125-90.D
Business Services	P	—	
Catering Business	P	P	
Food and Beverage Sales	L2	L2	
Home Improvement Sales and Services	P	—	Refer to section 125-90.D
Laboratory, Commercial	P	P	
Maintenance and Repair Services	P	P	
Nurseries and Garden Supply Stores	P	—	Refer to section 125-90.C

Offices	P	L2	
Recreation and Entertainment			Refer to section 125-90.E
Large-Scale	S	S	
Small-Scale	S	S	
Retail Sales	L2	—	Refer to section 125-90.C
Self-Storage	P	P	Refer to section 125-90.D
Sexually Oriented Businesses	L3	L3	
Temporary Sales and Uses	L4	L4	
<i>Industrial</i>			
Contractor's Storage	P	P	Refer to section 125-90.D
Production Industry			Refer to section 125-90.D
Artisan	P	—	
General	P	P	
Limited	P	P	
Nurseries and Landscaping Materials, Wholesale	P	P	Refer to section 125-90.K
Recycling Collection	P	P	
Research and Development	P	P	
Warehousing and Storage			
Indoor Storage	P	P	
Outdoor Storage	P	P	Refer to section 125-90.D

Wholesaling and Distribution			Refer to section 125-90.D
With Store Facilities	P	S	
Non-Store Facilities	P	P	
Wrecking, Junk or Salvage Yard (auto, steel, building materials) and Towing Services	S	S	
<i>Transportation, Communication, and Utilities</i>			
Communications Facilities	P	S	
Communication Towers and Structures	L5	L5	
Transportation Facilities			
Airports and Heliports	S	S	
Freight/Truck Terminal and Warehouse	P	P	
Transportation Passenger Terminals	P	—	
Truck Weight Stations	S	P	
Utility Major	S	P	
Utility, Minor	P	P	
<i>Agriculture and Extractive</i>			
Excavation and Mining	S	S	Refer to chapter 98
Plant Nursery	P	P	
<i>Pipelines, Oil and Gas Wells</i>			
Gas Well Drilling	S	S	Refer to section 125-90.G
Oil Well Drilling	S	S	Refer to section 125-90.G

Pipelines	S	S	Refer to section 125-90.H
Pump Stations	S	S	Refer to section 125-90.I
<i>Specific Use Limitations</i>			
L1 Permitted in instances where use includes activities of an industrial nature.		L2 Permitted only as an accessory use within the district.	
L3 Permissible if in accordance with the Sexually Oriented Businesses Ordinance.		L4 Permissible if in accordance with section 125-130 of this chapter.	
L5 Permissible if in accordance with the Communications Towers and Structures Ordinance.			
<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	

Exhibit C

Schedule 125-76.D: Use Regulations — Olde Towne Districts

<i>Use Classifications</i>	<i>OT</i>	<i>OTT</i>	<i>Additional Regulations</i>
<i>Residential</i>			
Residential Dwellings			Refer to section 125-90.B
Multi-Family Residential	P, L1	P, L2	
<i>Public and Semipublic</i>			
Clubs or Lodges	P	P	
Colleges, Public or Private	P	P	
Day Care	—	P	
Educational Research and Development	P	—	
Government Offices and Facilities			
Small-Scale	P	—	
Parks and Recreation	P	P	
Public Safety Facilities	P	—	
Religious Assembly	P	P	
Schools, Public or Private	P	P	
<i>Commercial</i>			
Alcoholic Beverage Sales			

On-Premise Consumption	S	—	Shall be in accordance with chapter 10 of the League City Code of Ordinances, shall apply in addition to TABC regulations
Off-Premise Consumption	S	—	
Animal Sales and Services	P, L7	P, L7	No outdoor storage or kennels permitted
Banks and other Financial Institutions	S, L3	—	
Bed and Breakfast Establishment	P	P	
Business Services	P	P	
Catering Business	P	P	
Eating and Drinking Establishments			
Full Service	P	—	
Limited Service	P	—	
Event Venue	S		
Micro-Brewery, Micro-Distillery and Micro-Winery	P		
With Drive-Through Facilities	S	—	
With Live Entertainment	P	—	Shall meet the standards in chapter 42, article 2 - noise
With Outdoor Seating	P	—	
Food and Beverage Sales	P	—	
Hotels	P		
Live/Work Units	—	P	

Massage Establishments and Massage Services	S	—	
Offices	P	P	
Parking Facilities	P, L4	P, L4	
Personal Instructional Services	P	P	
Personal Services	P	P	
Recreation and Entertainment			
Small-Scale	P	—	
Retail Sales	P	P, L5	
<i>Industrial</i>			
Production Industry			
Artisan	P	P	Refer to section 125-90.D
<i>Agriculture and Extractive</i>			
Excavation and Mining	S	S	Refer to chapter 98
<i>Pipelines, Oil and Gas Wells</i>			
Gas Well Drilling	L6	L6	Refer to section 125-90.G
Oil Well Drilling	L6	L6	Refer to section 125-90.G
Pipelines	S	S	Refer to section 125-90.H
Pump Stations	S	S	Refer to section 125-90.I
<i>Specific Use Limitations</i>			

L1 Permissible if not a ground floor use. The ground floor use shall not be an accessory use to the multi-family.	L2 Multifamily permitted shall be limited to townhomes and small apartment buildings with no more than 4 units on the first floor per block.
L3 Drive through shall not be located with access or frontage along Main Street. There shall be no net increase in curb cuts.	L4 Parking facilities shall meet the standards for parking placement and setbacks in section 5 of this district.
L5 No single retail use shall be greater than 6,000 sq. ft.	L6 Shall meet the standards for oil and gas drilling in chapter 42, article 3 - oil and gas well drilling.
L7 Animal sales are prohibited.	

Exhibit D

Schedule 125-82.D: Use Regulations — Commercial Revitalization Overlay District

Use Classifications	CRC	Additional Regulations
<i>Public and Semipublic</i>		
Clubs or Lodges	P	
Colleges, Public or Private	S	
Cultural Institutions	P	
Educational Research and Development	S	
Government Offices and Facilities		
Small-Scale	P	
Parks and Recreation	P	
Public Safety Facilities	P	
Religious Assembly	P	
Schools, Public or Private	S	
<i>Commercial</i>		
Alcoholic Beverage Sales	S	
Animal Sales and Services	P	
Automobile/Vehicle/Equipment Sales and Services		
Automobile/Vehicle/Equipment Sales and Rental	S	

Used Vehicle Sales	L5	
Automobile Rentals	S	
Car Wash	S	
Vehicle Fueling	S	
Light Vehicle Service	S	
Banks and Other Financial Institutions	P	Refer to section 125-90.A
Building Materials Sales and Services	P	Refer to section 125-90.D
Business Services	P	
Catering Business	P	
Eating and Drinking Establishments		
Full Service	P	
Limited Service	P	
With Drive-Through Facilities	P	Refer to section 125-90.A
With Live Entertainment	P	
With Outdoor Seating	L1	
Food and Beverage Sales	P	
Home Improvement Sales and Services	P	Refer to section 125-90.C
Hotels	P	
Laboratory, Commercial	P	
Maintenance and Repair Services	P	

Massage Establishments and Massage Services	P	
Offices	P	
Parking Facilities	S	
Pawn Shops	L2	
Personal Instructional Services	P	
Personal Services	P	
Recreation and Entertainment		
Large-Scale	L3	Refer to section 125-90.E
Small-Scale	P	
Retail Sales	P	
Temporary Sales and Uses	L4	
Undertaking, Funeral and Interment Services	P	
<i>Industrial</i>		
Production Industry		
Artisan	S	Refer to section 125-90.D
Communications Facilities	P	
Transportation Facilities		
Transportation Passenger Terminals	P	
Utility, Minor	P	
<i>Agriculture and Extractive</i>		

Excavation and Mining	S	Refer to chapter 98
<i>Pipelines, Oil and Gas Wells</i>		
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
<i>Specific Use Limitations</i>		
L1 Hours of operation may be limited.	L2 Permitted if in accordance with the Texas Pawnshop Act (V.T.C.A., Finance Code, Title 4, Chapter 371).	
L3 Fitness and recreation sports centers permitted only.	L4 Permissible if in accordance with section 125-130 of this chapter.	
L5 Permissible only as accessory use to new automobile sales		
<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	

EXHIBIT E

Schedule 125-170D: Off-Street Parking Requirements

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

	time)
Halfway House	1 space/sleeping room, plus 1 space for each employee (based on maximum number of employees working at one time)
Homeless Shelter	1 space/every 40 beds, plus 1 space for each employee (based on maximum number of employees working at one time)
Nursing Home	1 space/every 4 beds, plus 1 space for each employee (based on maximum number of employees working at one time)
<i>Public and Semi-Public</i>	
Cemeteries	None required
Clubs or Lodges	1 space/250 sq. ft.
Colleges, Public or Private	1 space/250 sq. ft. of classroom and office area
Cultural Institutions	1 space/250 sq. ft.
Day Care	1 space/250 sq. ft.
Educational Research and Development	1 space/250 sq. ft.
Government Offices and Facilities	
Large-Scale	1 space/250 sq. ft.
Small-Scale	1 space/250 sq. ft.
Hospitals	1.5 spaces/bed
Parks and Recreation	2 spaces/court; 40 spaces/soccer field; 30 spaces/ball diamond; 1 space/150 sq. ft. of indoor area

Public Maintenance Facilities	1 space/250 sq. ft.
Public Safety Facilities	1 space/250 sq. ft.
Religious Assembly	1 space/100 sq. ft. of assembly area; 1 space/200 sq. ft. of other indoor area
Schools, Public or Private	2 spaces/classroom for elementary/junior; 7 spaces/classroom for high
<i>Commercial</i>	
Alcoholic Beverage Sales	1 space/250 sq. ft.
Ambulance Services	1 space/250 sq. ft.
Animal Sales and Services	1 space/250 sq. ft.
Animal Sales and Services with Outdoor Kennels, Areas and Runs	1 space/300 sq. ft.
Automobile/Vehicle/Equipment Sales and Services	
Automobile/Vehicle/Equipment Sales and Rental	1 space/250 sq. ft. of indoor area
Automobile Rentals	1 space/150 sq. ft. of indoor area
Car Wash	2 spaces for automated/self-service; 10 spaces for full service
Vehicle Fueling	1 space/250 sq. ft. Each gasoline pump may be counted toward the off-street parking requirements. The number of gasoline pumps shall be calculated based upon the number of vehicles capable of refueling at the same time.
Light Vehicle Service	1 space/250 sq. ft. of other indoor area

Auto Repair and Other Heavy Vehicle Service	3 spaces/service bay; 1 space/250 sq. ft. of other indoor area
Banks and Other Financial Institutions	1 space/250 sq. ft.
Bed and Breakfast Establishment	1 space/guest room
Building Materials Sales and Services	1 space/500 sq. ft.
Business Services	1 space/250 sq. ft.
Catering Business	1 space/250 sq. ft.
Convention Center	1 space/250 sq. ft.
Eating and Drinking Establishments	
Full Service	1 space/125 sq. ft.
Limited Service	1 space/125 sq. ft.
With Drive-Through Facilities	2 spaces for waiting area
With Live Entertainment	1 space/125 sq. ft.
With Outdoor Seating	1 space/300 sq. ft. of outdoor seating area
Event Venue	1 space/600 sq. ft. of outdoor site area; 1 space/300 sq. ft.
Food and Beverage Sales	1 space/250 sq. ft.; 1 space/125 sq. ft. for convenience uses
Home Improvement Sales and Services	1 space/250 sq. ft.
Hotels and Commercial Lodging	1.25 spaces/unit
Laboratory, Commercial	1 space/250 sq. ft.
Maintenance and Repair Services	1 space/250 sq. ft.

Massage Establishments and Massage Services	1 space/250 sq. ft.
Micro-Brewery, Micro-Distillery and Micro-Winery	1 space/200 sq. ft.
Nurseries and Garden Supply Stores	1 space/500 sq. ft.
Offices	1 space/250 sq. ft.
Parking Facilities	1 space/250 sq. ft. of office area; 2 spaces for waiting area
Pawn Shops	1 space/250 sq. ft.
Personal Instructional Services	1 space/250 sq. ft.
Personal Services	1 space/250 sq. ft.
Recreation and Entertainment	
Large-Scale	1 space/3 spectator seats; 2 spaces/court; 1 space/batting cage; 2 spaces/golf hole; 1 space/150 sq. ft. of indoor area
Small-Scale	1 space/125 sq. ft.
Retail Sales	1 space/250 sq. ft.
Self-Storage	1 space/1,000 sq. ft.; 1 space/250 sq. ft. of office area; 4 spaces for waiting area
Sexually Oriented Businesses	1 space/250 sq. ft.
Temporary Sales	Determined by City Planner or designee
Undertaking, Funeral and Interment	1 space/100 sq. ft. of assembly area;

Services	1 space/250 sq. ft. of office area
<i>Industrial</i>	
Contractor's Storage	1 space/250 sq. ft. of office area
Production Industry	
Artisan	1 space/500 sq. ft.
General	1 space/750 sq. ft.
Limited	1 space/500 sq. ft.
Recycling Collection	1 space/250 sq. ft. of office area
Research and Development	1 space/250 sq. ft.
Warehousing and Storage	
Indoor Storage	1 space/1,000 sq. ft.; 1 space/250 sq. ft. of office area
Outdoor Storage	1 space/250 sq. ft. of office area
Wholesaling and Distribution	
With Store Facilities	1 space/1,000 sq. ft.; 1 space/250 sq. ft. of store area
Non-Store Facilities	1 space/1,000 sq. ft.
Wrecking, Junk or Salvage Yard (auto, steel, building materials) and Towing Services	1 space/2000 sq. ft.
<i>Transportation, Communication, and Utilities</i>	
Communications Facilities	1 space/250 sq. ft.

Communication Towers and Structures	2 spaces
Transportation Facilities	
Airports and Heliports	Determined by City Planner or designee
Freight/Truck Terminal and Warehouse	1 space/1,000 sq. ft.; 1 space/250 sq. ft. of office area
Marinas, Docks	1 space/marina slip
Marinas, Private	1 space/marina slip; 0.25 guest spaces/marina slip; 1 space/250 sq. ft. of office area; 1 space/250 sq. ft. of other indoor area
Marinas, Public	1 space/marina slip; 0.25 guest spaces/marina slip; 1 space/250 sq. ft. of office area; 1 space/250 sq. ft. of other indoor area
Transportation Passenger Terminals	Determined by City Planner or designee
Truck Weight Stations	1 space/250 sq. ft. of office area
Utility Major	1 space/250 sq. ft. of office area
Utility, Minor	1 space/250 sq. ft. of office area
<i>Agriculture and Extractive</i>	
Crop and Animal Raising	Determined by City Planner or designee
Mining and Drilling	1 space/250 sq. ft. of office area
Plant Nursery	1 space/500 sq. ft. of indoor area