

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	P	
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 125-72.C: Development Regulations — Commercial and Mixed Use Districts

Development Standards	CN	CG	CO	CM	Additional Regulations
<i>Building Scale — Intensity of Use</i>					
Minimum Lot Area (sq. ft.)	5,000	10,000	10,000	25,000	
Minimum Lot Dimensions (ft.)					
Width	25	75	75	100	
Frontage	25	75	75	100	
<i>Building Form and Pedestrian Orientation</i>					
Maximum Height (ft.)	30	125	60	125	
Minimum Yards (ft.)					
Front	—	20	20	—	
Side (Nonresidential/Residential)	10/15	15/30	10/20	20/40	
Street Side (Corner Lot)	10	15	10	15	
Rear (Nonresidential/Residential)	15/20	20/40	15/30	20/40	
Maximum Lot Coverage (percent)	90	85	80	80	(1)
Limitations on Blank Walls	Yes	Yes	Yes	Yes	(2)
Minimum Storefront Continuity (percent)	25	25	—	25	(3)
Building Transparency (percent)	25	25	25	25	(4)
<i>Other Standards</i>					

Accessory Uses and Structures	See article IV, division 2
Off-Street Parking and Loading	See article IV, division 5
Landscaping and Buffer Yards	See article IV, division 6

Exhibit C

Schedule 125-73.C: Development Regulations — Industrial Districts

Development Standards	IL	IG	Additional Regulations
<i>Building Scale — Intensity of Use</i>			
Minimum Lot Area (sq. ft.)	25,000	25,000	
Minimum Lot Dimensions (ft.)			
Width	100	100	
Frontage	100	100	
<i>Building Form and Location</i>			
Maximum Height (ft.)	125	125	
Minimum Yards (ft.)			
Front	20	20	
Side (Nonresidential/Residential)	15/60	20/100	
Street Side (Corner Lot)	20	25	
Rear (Nonresidential/Residential)	15/60	20/100	
Maximum Lot Coverage	80	80	(1)
Minimum Building Separation (ft.)	20	20	
<i>Building Form and Pedestrian Orientation</i>			
Limitations on Blank Walls	Yes	—	(2)
<i>Other Standards</i>			

Accessory Uses and Structures	See article IV, division 2
Off-Street Parking and Loading	See article IV, division 5
Landscaping and Buffer Yards	See article IV, division 6

Exhibit D

Schedule 125-74.C: Development Regulations — Public and Semi-Public District

Development Standards	PS	Additional Regulations
<i>Building Scale - Intensity of Use</i>		
Minimum Lot Area (sq. ft.)	5,000	
Minimum Lot Dimensions (ft.)		
Width	50	
Frontage	50	
<i>Building Form and Location</i>		
Maximum Height (ft.)	80	See article IV, division 4, section 125-140.J, Projections above height limits
If adjacent to residential zoning:		
0-50 feet from residential zoning	42	(1)
51-75 feet from residential zoning	55	(1)
Greater than 75 feet from residential zoning	80	(1)
Minimum Yards (ft.)		
Front	20	
Side (Nonresidential/Residential)	15/30	
Street Side (Corner Lot)	15	
Rear (Nonresidential/Residential)	20/40	

Maximum Lot Coverage (Percent)	80	(2)
Minimum Building Separation (ft.)	20	
<i>Pedestrian Orientation and Vehicle Accommodation</i>		
Building Transparency (Percent)	25	(3)
Limitations on Blank Walls	Yes	(4)
<i>Other Standards</i>		
Accessory Uses and Structures	See article IV, division 2	
Off-Street Parking and Loading	See article IV, division 5	
Landscaping and Buffer Yards	See article IV, division 6	

Exhibit E

Schedule 125-75.C: Development Regulations — Open Space District

Development Standards	OS	Additional Regulations
<i>Building Form and Location</i>		
Maximum Height (ft.)	35	
Minimum Yards (ft.)		
Front	20	
Side	10	
Street Side (Corner Lot)	15	
Rear	20	
Maximum Lot Coverage (Percent)	10	(1)
Minimum Building Separation (ft.)	20	
<i>Other Standards</i>		
Accessory Uses and Structures	See article IV, division 2	
Off-Street Parking and Loading	See article IV, division 5	
Landscaping and Buffer Yards	See article IV, division 6	

Exhibit F

Schedule 125-82.E: Development Regulations — Commercial Revitalization Overlay District

Development Standards	-CRC	Additional Regulations
<i>Building Scale — Intensity of Use</i>		
Minimum Lot Area (sq. ft.)	5,000	
Minimum Lot Dimensions (ft.)		
Width	50	
Frontage	50	
<i>Building Form and Location</i>		
Maximum Height (ft.)	45	
Minimum Yards (ft.)		
Front	—	
Side (Nonresidential/Residential)	10/15	
Street Side (Corner Lot)	10	
Rear (Nonresidential/Residential)	15.20	
Maximum Lot Coverage (Percent)	85	(1)
Minimum Build-to Lines (Percent)	50	(2)
<i>Pedestrian Orientation and Vehicle Accommodation</i>		
Minimum Storefront Continuity (Percent)	25	(3)
Minimum Building Transparency (Percent)	25	(4)

Limitations on Blank Walls	Yes	(5)
Driveways	Yes	(6)
<i>Other Standards</i>		
Accessory Uses and Structures	See article IV, division 2	
Off-Street Parking and Loading	See article IV, division 5	
Landscaping and Buffer Yards	See article IV, division 6	