

## **SECTION 6.3: CENTRAL BUSINESS DISTRICT (B-3)**

### **6.3.A Description.**

The Central Business District is intended to encourage the redevelopment of the downtown business area, which includes the historic courthouse, all types of offices, retail business and residences. The varying land uses included in the Central Business District are compatible with existing uses to preserve the integrity of the Central Business District and deter urban deterioration. This district also facilitates the maintenance of the area and provides for the vibrant interaction between retail, service, residential and citizens citywide.

### **6.3.B Permitted Uses.**

- (1) Accessory building to main use;
- (2) Antique shop/art gallery - sales in building;
- (3) Auto parking lot or building (commercial);
- (4) Bakery and confectionery shop;
- (5) Banks or other financial institutions;
- (6) Bed and breakfast/boarding house;
- (7) Church, temple or mosque;
- (8) Civic or community center;
- (9) Cleaning and pressing - small shop, pickup and delivery;
- (10) College or university;
- (11) Condominium;
- (12) Convenience/grocery store (without pumps);

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- (13) Department store;
- (14) Drapery, needlework or weaving shop;
- (15) Farmers market;
- (16) Florist;
- (17) Fraternal organization, lodge or civic club;
- (18) Furniture or appliance store;
- (19) Handcraft shop;
- (20) Health club, weight and aerobic center;
- (21) Home occupation;
- (22) Hotels and motels;
- (23) Household appliance service and repair (no outside storage);
- (24) Kiosk;
- (25) Laboratory (medical);
- (26) Micro brewery;
- (27) Multi-family dwelling (five more units);
- (28) Municipal facilities/state facilities/federal facilities;
- (29) Office - professional and general administration;
- (30) Park, playground, public community recreation center;
- (31) Personal service shop (beauty/barber shop and the like);
- (32) Pet shop - small animals within building (no boarding);
- (33) Railroad or bus passenger station;
- (34) Registered family home (six + six children);
- (35) Restaurant or cafeteria - without drive-in service;
- (36) Retail shops;

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- (37) Retirement housing complex;
- (38) Schools - private/parochial;
- (39) Schools - public;
- (40) Single family dwelling;
- (41) Studio for photographer, musician, artist and the like;
- (42) Studio for radio and television;
- (43) Theater - indoor;
- (44) Townhouse; and
- (45) Two-four family dwelling.

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### 6.3.C Conditional Uses (Special Use Permit required).

- (1) Assisted living center;
- (2) Auto parts sales;
- (3) Automobile service station and car care center;
- (4) Clinic;
- (5) Day care center (12 or more children);
- (6) Hospital – general acute care (human);
- (7) Printing;
- (8) Plumbing shop;
- (9) Scientific and research laboratories;
- (10) Storage, sale or repair of furniture and appliances (inside building);
- (11) Tobacco Shop;
- (12) Tool and equipment rental shop;
- (13) Trade and commercial schools.

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### 6.3.D Height, Area, Yard and Lot Coverage Requirements.

#### (A) *Single family dwelling.*

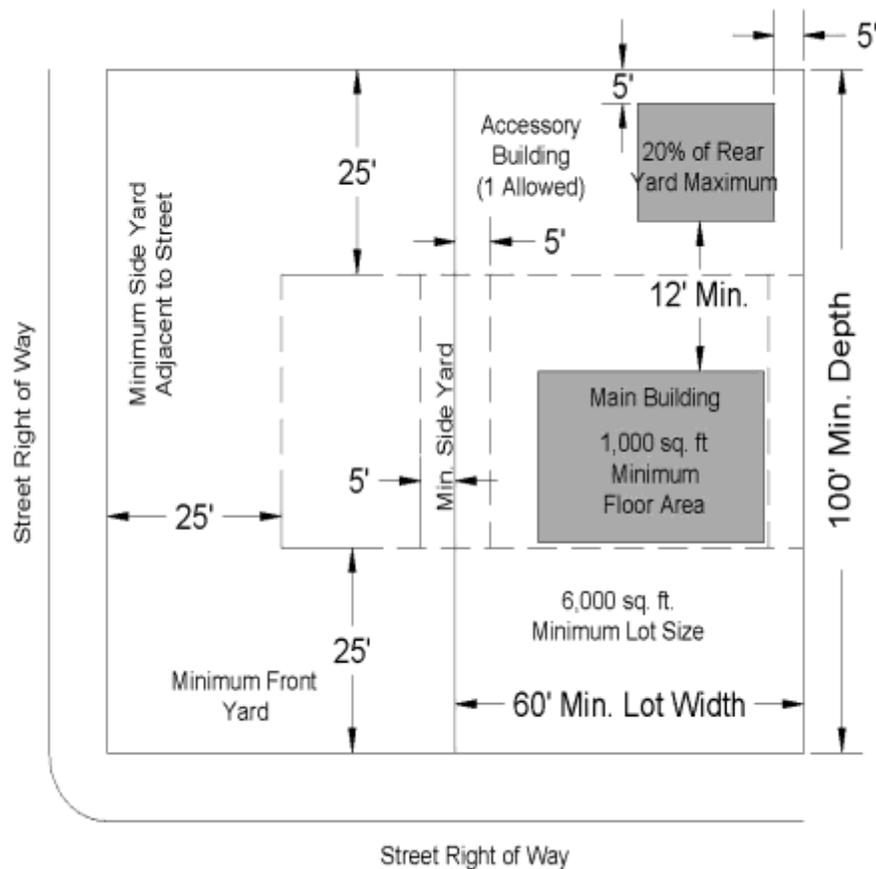
- (1) Maximum density: one dwelling unit per lot.
- (2) Minimum lot area: 6,000 ft<sup>2</sup>.
- (3) Minimum lot width and lot frontage: 60 feet.
- (4) Minimum lot depth: 100 feet.
- (5) Minimum depth of front setback: 25 feet.
- (6) Minimum dept of rear setback: 25 feet.
- (7) Minimum width of side setback:
  - (a) Internal lot: five feet.
  - (b) Corner lot: 25 feet from intersecting side street.
- (8) Building size:
  - (a) Maximum coverage as a percentage of lot area: 40%.
  - (b) Minimum area of main building: 1,000 ft<sup>2</sup>.
- (9) Accessory buildings:
  - (a) Maximum accessory building coverage of rear yard: 20%.
  - (b) Maximum number of accessory buildings: one.
  - (c) Minimum depth of side setback: five feet.
  - (d) Minimum depth of rear setback: five feet.
  - (e) Minimum depth from the edge of the main building: 12 feet.
- (10) Maximum height of structures: 35 feet.

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(11) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

#### 6.3.D Height, Area, Yard and Lot Coverage Requirements

##### Single-Family Dwelling



#### 6.3.E Parking Regulations.

A Single-Family, B-3 District lot shall provide a minimum of two vehicle parking spaces, with a driveway connecting the parking spaces with a street or alley, and meet all the pertinent requirements contained in Section 11 the Parking Regulations of this ordinance.

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### (B) *Two-four family dwelling.*

(1) Minimum lot area: 7,500 ft<sup>2</sup> for two dwelling units, plus 1,000 ft<sup>2</sup> for each additional dwelling unit.

(2) Minimum lot width and lot frontage: 75 feet.

(3) Minimum lot depth: 100 feet.

(4) Minimum depth of front setback: 25 feet.

(5) Minimum depth of rear setback: 25 feet.

(6) Minimum width of side setback:

(a) Internal lot: six feet.

(b) Corner lot: 25 feet from intersecting side street.

(7) Building size:

(a) Maximum coverage as a percentage of lot area: 40%.

(b) Minimum area of each dwelling unit: 800 ft<sup>2</sup>.

(8) Accessory buildings:

(a) Maximum accessory building coverage of rear yard: 20%.

(b) Maximum area of each accessory building: 200 ft<sup>2</sup>.

(c) Maximum number of accessory buildings: one per unit.

(d) Minimum depth of side setback: five feet.

(e) Minimum depth of rear setback: five feet.

(f) Minimum depth from the edge of the main building: 12 feet.

(9) Maximum height of structures: 35 feet.

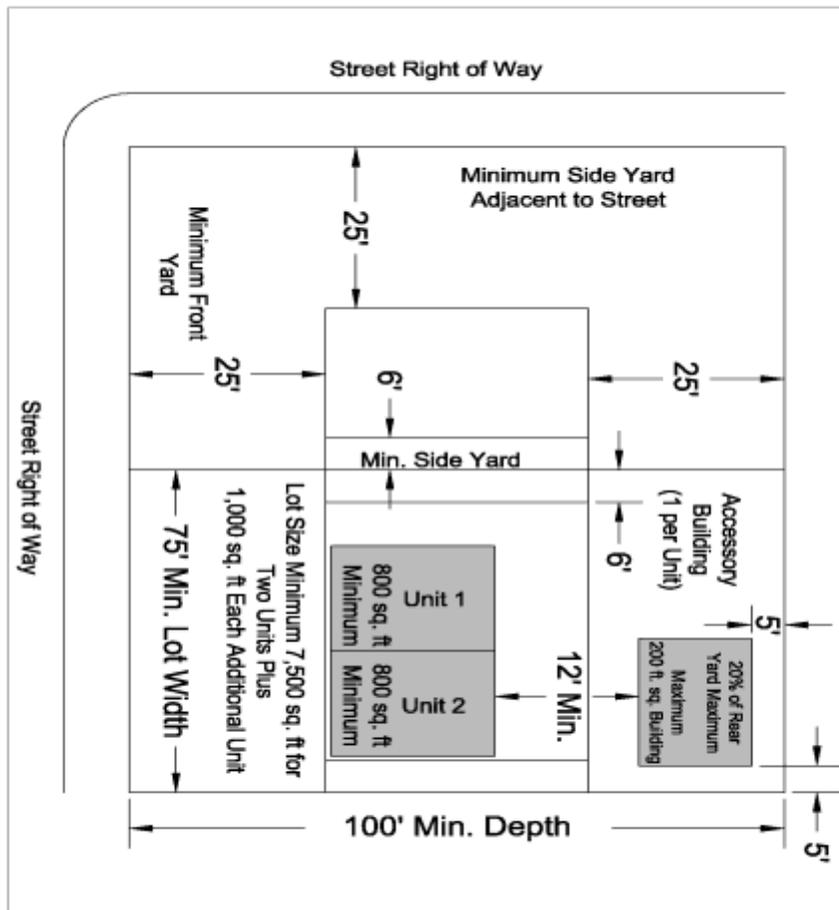
(10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples, and mosques may not exceed 75 feet, if the building is

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set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

#### 6.3.D Height, Area, Yard and Lot Coverage Requirements

##### Two-Four Family Dwellings



#### **6.3.F Parking Regulations.**

A Two-Four-Family, B-3 District lot shall provide a minimum of two vehicle parking spaces per dwelling unit and meet all the pertinent requirements contained in Section 11 the Parking Regulations of this ordinance.

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### (C) *Townhouse/Condominium.*

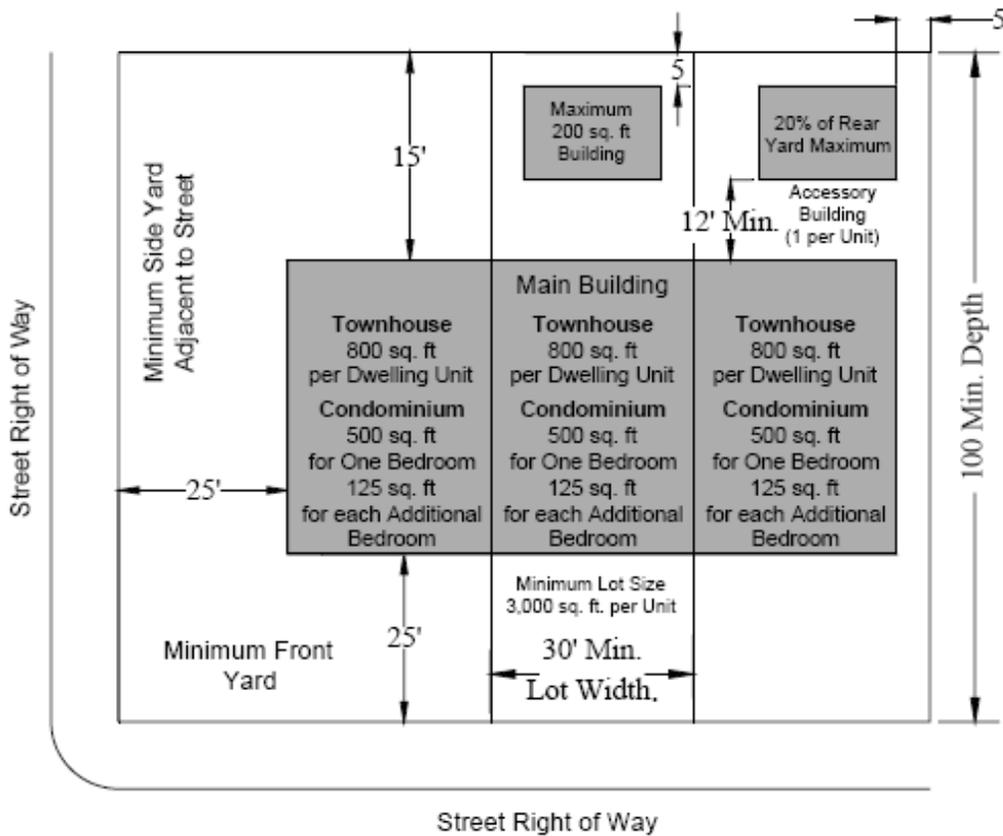
- (1) Minimum lot area: 3,000 ft<sup>2</sup> per unit.
- (2) Minimum average lot width and lot frontage: 30 feet.
- (3) Minimum lot depth: 100 feet.
- (4) Minimum depth of front setback: 25 feet.
- (5) Minimum width of rear setback: 15 feet.
- (6) Minimum width of side setback:
  - (a) Internal lot: five feet.
  - (b) Corner lot: 25 feet from intersecting side street.
- (7) Building size:
  - (a) Maximum main building coverage as a percentage of lot area: 40%
  - (b) Minimum area of each Townhouse dwelling unit: 800 ft<sup>2</sup>.
  - (c) Minimum area of each Condominium of each dwelling unit: 500 ft<sup>2</sup> for one bedroom or less, plus 125 ft<sup>2</sup> of floor area for each additional bedroom.
- (8) Accessory buildings:
  - (a) Maximum accessory building coverage of rear yard: 20%.
  - (b) Maximum area of each accessory building: 200 ft<sup>2</sup>.
  - (c) Maximum number of accessory buildings: one per unit.
  - (d) Minimum depth of side setback: five feet.
  - (e) Minimum depth of rear setback: five feet.
  - (f) Minimum depth from the edge of the main building: 12 feet.
- (9) Maximum height of structures: 35 feet.

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(10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

**6.3.D Height, Area, Yard and Lot Coverage Requirements**

**Townhouse/Condominium**



**6.3.G Parking Regulations.**

A Townhouse/Condominium, B-3 District lot shall provide a minimum of two vehicle parking spaces per dwelling unit and meet all the pertinent requirements contained in Section 11 the Parking Regulations of this ordinance.

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### (D) *Multiple family dwellings.*

(1) Minimum lot area: maximum density of 24 dwelling units per acre, which includes parking, access and all other area improvements.

(2) Minimum lot depth: 100 feet.

(3) Minimum depth of front setback: 25 feet.

(4) Minimum depth of rear setback: 20 feet.

(5) Minimum width of side setback:

(a) Internal lot: ten feet.

(b) Corner lot: 25 feet from intersecting side street.

(6) Building size: Minimum area of each dwelling unit: 500 ft<sup>2</sup> for one bedroom or less plus 125 ft<sup>2</sup> of floor area for each additional bedroom.

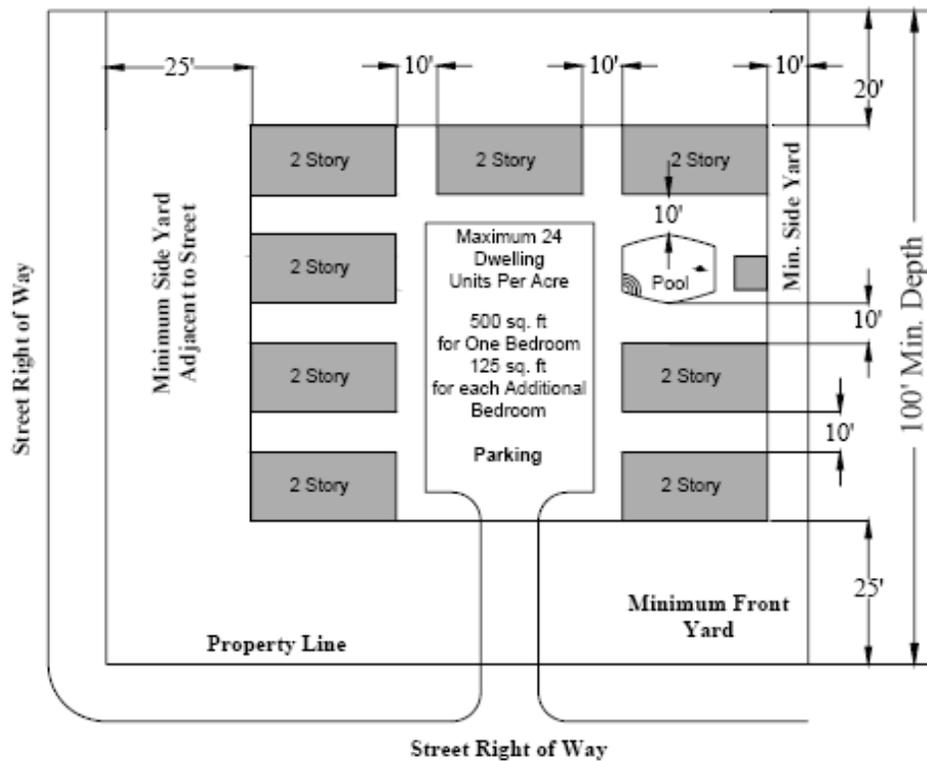
(7) Maximum height of structures: 35 feet.

(8) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

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### 6.3.D Height, Area, Yard and Lot Coverage Requirements

#### Multiple-Family Dwelling



Note: Building size for a multiple family dwellings shall have a minimum area for efficiency or one bedroom unit at 350 feet squared. All other dwelling units shall have a minimum of 800 feet squared.

#### **6.3.H Parking Regulations.**

A Multiple Family, B-3 District lot shall provide a minimum of two vehicle parking spaces per dwelling unit and meet all the pertinent requirements contained in Section 11 the Parking Regulations of this ordinance.

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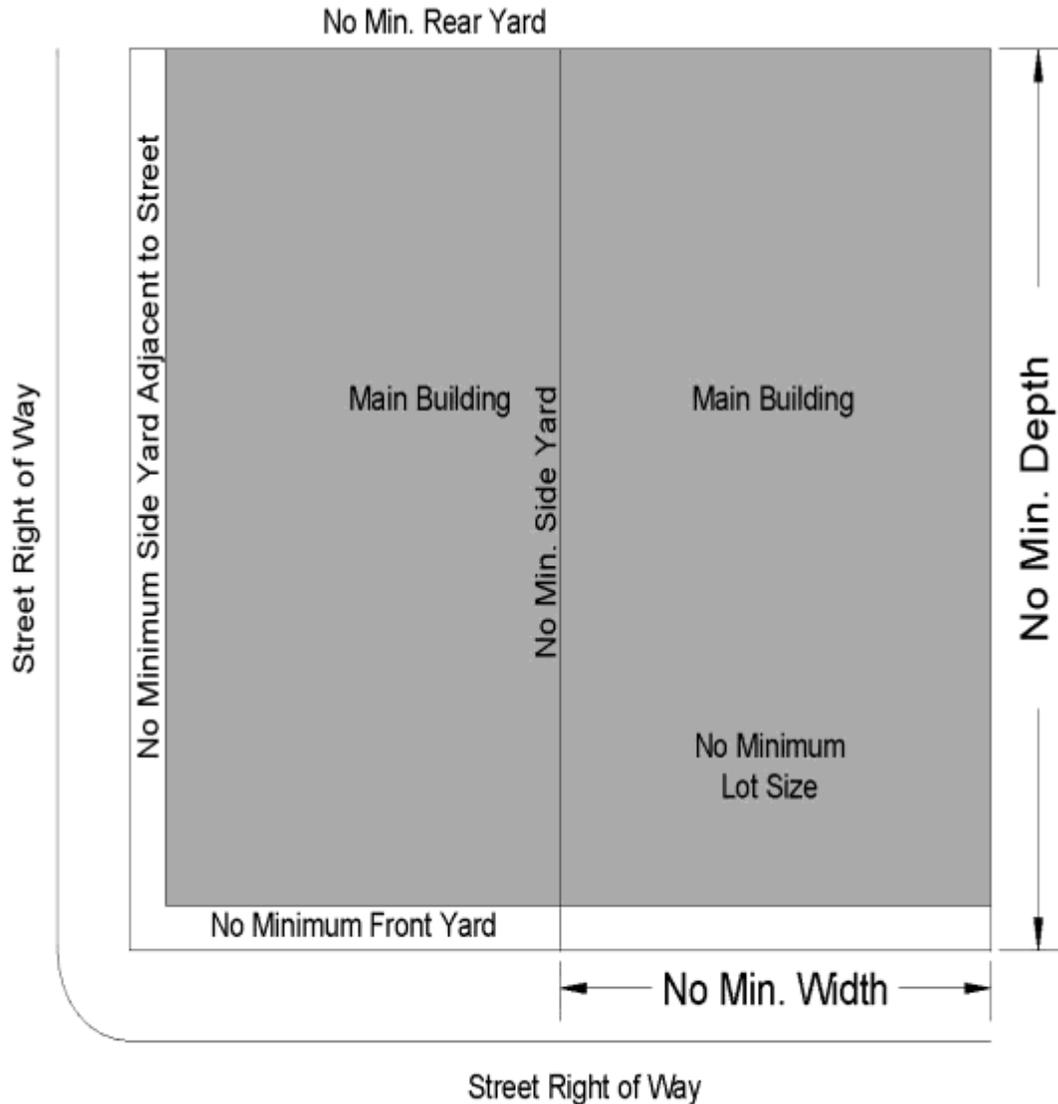
(E) *All other uses.*

- (1) Maximum density: There is no maximum density requirement.
- (2) Minimum lot area: There is no minimum area requirement.
- (3) Minimum lot width: There is no minimum width requirement.
- (4) Minimum lot depth: There is no minimum depth requirement.
- (5) Minimum depth of front setback: There is no front setback requirement.
- (6) Minimum depth of rear setback: There is no minimum rear setback requirement unless the lot abuts upon a Residential District, then a minimum ten feet is required.
- (7) Minimum width of side setback:
  - (a) Internal lot: There is no minimum side setback requirement unless the lot abuts upon a Residential District, then a minimum five feet is required.
  - (b) Corner lot: There is no setback requirement.
- (8) Building Size: there are no minimum size regulations.
- (9) Maximum height of structures: No building shall exceed 75 feet.
- (10) Public, semi-public or public service buildings, hospitals, institutions or schools may not exceed a height of 60 feet. Churches, temples and mosques may not exceed 75 feet, if the building is set back from each yard line at least one foot for each two feet additional height above the height limit in this district.

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### 6.3.D Height, Area, Yard and Lot Coverage Requirements

#### All Other Uses



Note: No rear or side yard except when the lot abuts upon a Residential District, then the minimum setback for rear yard is ten feet and side yard is five feet.

#### 6.3.I Parking Regulations.

All Uses Permitted in the B-3 District: See Section 11 for Parking Regulations.

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### **6.3.J Sign Regulation.**

See Section 12 for Sign Regulations.

### **6.3.K Exceptions to Use, Height and Area Regulations.**

See Section 10.

### **6.3.L Garbage Regulations.**

Central Business District businesses will provide a serviceable area specifically for refuse collection designed for refuse canisters. Each designated canister area will be nine feet wide and eight feet deep (72 square feet), with a cement slab base. If the location of the cement slab is adjacent to a residential district, the slab must be at least five feet from the property line. The refuse area will be enclosed on three sides by a privacy fence. Approach areas will meet the requirements of Subsection 6.3.M.

### **6.3.M Loading and Unloading Regulations.**

All loading, unloading and maneuvering of vehicles connected with the activity must be on the premises and will not be permitted in any street. Loading and unloading areas must be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced.