

ARTICLE 14
SPECIAL PROVISIONS

Sec. 14-1. PURPOSE

The purpose of this Article is to establish standards and considerations in order to achieve the maximum compatibility of the following listed uses with their immediate and general settings.

Sec. 14-2. ACCESSORY STRUCTURES

Detached accessory structures shall be at least five (5) feet from any principal structure on the same lot within residential districts, and shall be considered in the calculating of the total coverage.

Sec. 14-3. CEMETERIES AND MAUSOLEUMS

In addition to the requirements applicable to cemeteries and other such similar uses within the districts where such are permitted, the following requirements and regulations shall be complied with:

1. Dimensional requirements.

- a. Minimum parcel size. The minimum parcel size for cemeteries and/or mausoleums shall not be less than ten (10) acres.
- b. Minimum yard setbacks. No part of any crypt, mausoleum, or other building, other than a subterranean grave, shall be less than fifty (50) feet from the nearest lot line.
- c. Parcel coverage. Crypts, mausoleums or other structures, other than monuments, shall together not occupy more than ten (10) percent of the total area.

2. Buffering and screening.

A continuous screening device shall be provided and maintained along all boundary lines separating cemeteries from any contiguous land.

Sec. 14-4. CHILD DAY CARE CENTERS

In addition to the requirements applicable to day care centers within districts where such are permitted, the following requirements and regulations shall be complied with:

1. Dimensional requirements.

- a. Minimum lot area. The minimum lot area shall not be less than ten thousand (10,000) square feet and in compliance with state law.
- b. Minimum lot width. The minimum lot width at the property line shall not be less than one hundred (100) feet.
- c. Minimum yard setbacks.
 - 1) Front 25 feet
 - 2) Side, street 15 feet
 - 3) Side, interior 10 feet
 - 4) Rear 20 feet
- d. Maximum building height of principal structure. 35 feet
- e. Maximum lot coverage. 30%
- f. Minimum outdoor play area. There shall be provided a minimum of not less than two hundred (200) square feet of outdoor

play area per child. Said play area shall be provided on the same lot as the principal use, and shall not be located in the required front yard.

2. Buffering and screening.

- a. There shall be a fence six (6) feet in height surrounding all play areas. Such fencing shall be continuous with latching gates at exit and entrance points. The fencing may be of masonry construction, chain link or wood.
- b. In the case of special exceptions, the Board of Adjustments may require that plantings be placed on the outside of the above required fencing and may also require that such fencing areas be setbacks from any property line.

Sec. 14-5. CHURCHES AND OTHER HOUSE OF WORSHIP

In addition to the requirements applicable to churches and other houses of worship within the districts where such are permitted, the following requirements and regulations shall be complied with:

1. Dimensional requirements.

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|---|----------|
| a. Minimum lot area | 1 acre |
| b. Minimum lot width | 100 feet |
| c. Minimum yard setbacks | 35 feet |
| d. Maximum building height of principal structure, excluding church spire | 35 feet |
| e. Maximum lot coverage | 25% |

2. Access.

All ingress and egress points shall be to or from arterials.

Sec. 14-6. FUNERAL HOMES AND MORTUARIES

In addition to the requirements applicable to funeral homes and mortuaries within the districts where such are permitted, the following requirements and regulations shall be complied with:

1. Dimensional requirements.

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|---|----------|
| a. Minimum lot area | 1 acre |
| b. Minimum lot width | 100 feet |
| c. Minimum yard setback | 35 feet |
| d. Maximum building height or principal structure | 35 feet |
| e. Maximum lot coverage | 30% |

2. Access.

All ingress and egress points shall be to or from the arterials.

3. Buffering and screening.

All such operations including the loading and unloading facilities shall be screened from abutting properties.

Sec. 14-7. GASOLINE SERVICE STATIONS AND CAR WASHES

In addition to the requirements applicable to gasoline service stations and car washes within the districts where such are permitted, the following requirements and regulations shall be complied with:

1. Gasoline service stations.

- a. Minimum lot area. The minimum lot area to be occupied by a gasoline service station shall not be less than twelve thousand (12,000) square feet with a lot frontage of not less than one hundred (100) feet.
- b. Minimum pump setback. All fuel pumps and pump islands shall be setback a minimum distance of at least fifteen (15) feet from any street right-of-way line, property line or buffer strip.
- c. Permitted uses.
 - 1) Automobiles, trucks, luggage carriers, boats, trailers, but not including wrecks thereof, may be parked on the premises, only within a totally enclosed building.
 - 2) Minor adjustments or repairs to automobiles, trucks, trailers, or other vehicles which do not require body work, painting, or removal of engines from frames or dismantling of differentials shall be permitted. Major adjustments or repairs at service stations shall only be permitted within zoning districts where such is so specified.
 - 3) Retail sale Of:
 - a) Minor automobile parts and accessories, gasoline, diesel;
 - b) Fuel, kerosene, lubricating oils and greases;

Articles dispensed by vending machines providing such vending machines are located under the roof of the principal structure.

- d. Outdoor storage. No permanent outdoor storage of materials or products shall be permitted.
- e. Repair facilities. No lift or repair facilities shall be located outside of the principal structure.

2. Car washes.

- a. Minimum lot area. The minimum lot area to be occupied by a car wash containing either one (1) conveyor belt washing stall or four (4) or less self-service and/or automatic washing stall shall not be less than fifteen thousand (15,000) square feet with a lot frontage of not less than one hundred (100) feet. For each additional washing stall over one (1) or four (4), as the case may be, an additional two thousand (2,000) square feet shall be added to the minimum lot requirement.
- b. Compliance with other regulations. Except as provided for in the above paragraph, all car washes shall comply with the regulations of Section 14-7.1 above.

Sec. 14-8. HOSPITALS AND CLINICS

In addition to the requirements applicable to hospitals and clinics within districts where such are permitted, the following requirements and regulations shall be complied with:

1. Hospitals.

a. Dimensional requirements.

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| 1) Minimum lot area | 2 acres |
| 2) Minimum lot width | 200 feet |
| 3) Minimum yard setbacks | 100 feet |
| 4) Maximum building height of principal
structure | 60 feet |
| 5) Maximum lot coverage | 40% |

- b. Access. All ingress and egress points shall be to or from arterials.

2. Clinics.

a. Dimensional Requirements.

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|--|--------------------|
| 1) Minimum lot area | 10,000 square feet |
| 2) Minimum lot width | 100 feet |
| 3) Minimum yard setback | |
| a) Front | 25 feet |
| b) Side, street | 15 feet |
| c) Side, interior | 10 feet |
| (1) Except where the side yard
abuts a residential district | 25 feet |
| d) Rear | 25 feet |
| 4) Maximum building height of principal
structure | 35 feet |
| 5) Maximum lot coverage | 20% |

- b. Access. All ingress and egress points shall be to or from arterials.

- c. Parking. In addition to the required off-street parking requirements for such uses, automobile parking will be permitted in front yard setbacks if separated by at least one hundred (100) feet from any residential dwelling.

Sec. 14-9. JUNKYARDS AND SALVAGE YARDS

In addition to the requirements within the "GI-1" districts where such uses are permitted, the following requirements and regulations shall be complied with:

1. Dimensional requirements.

- a. Minimum lot area 2 acres
- b. Minimum lot location
 - 1) Distance from any residentially zoned district 300 feet
 - 2) Distance from any street right-of-way line 25 feet
 - 3) Distance from any other property line 20 feet
- c. Maximum building height of principal structures 35 feet

2. Buffering and screening.

The entire area occupied by a junkyard or salvage yard shall be surrounded by a continuous solid masonry wall or wood fence eight (8) feet in height without openings except for entrance and exits, which shall be equipped with unpierced gates.

3. Site plan approval.

All such uses shall be required to have site plan approval in accordance with Article 16.

Sec. 14-10. MOBILE HOME

In addition to the requirements within the districts where such uses are permitted, the following requirements and regulations shall be complied with:

1. Location.

No person shall park, store or use a mobile home on any lot other than in a licensed mobile home park or a mobile home subdivision district within the corporate limits of the City of Big Sandy, except that a mobile home may be used as a temporary office or shelter incidental to construction or development of premises on which the mobile home is located, only during the time construction or development is actively underway. Mobile home sales establishments, excluding the use of mobile homes as living units, shall be permitted in the "B-2" or "GI-1" districts only unless otherwise provided in this Ordinance.

2. Additional requirements.

Mobile homes that now exist in single-family or multiple family residential districts shall be required to meet the Texas Department of Labor and Standards' Texas Mobile Home Tie-down Standards. A skirt or apron which is continually and properly maintained shall also be required to surround each mobile home

between the bottom of the unit and the ground. The time period for meeting these standards will be one (1) year from the enactment date of this Ordinance.

Sec. 14-11. NURSING AND CONVALESCENT HOMES

In addition to the requirements within the "MF-1" and "B-2" districts where such uses are permitted, the following requirements and regulations shall be complied with:

1. Dimensional requirements.

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|---|--------------------|
| a. Minimum lot area | 10,000 square feet |
| b. Minimum lot width | 100 feet |
| c. Minimum yard setbacks | 25 feet |
| d. Maximum building height of principal structure | 35 feet |
| e. Maximum lot coverage | 20% |

2. Access.

All ingress and egress points shall be to or from arterials.

3. State and Federal regulations.

Such uses shall meet the minimum requirements as set forth by the state or federal agencies regulating such activities, and shall upon application, for either building permit or occupancy certificate, submit certificates indicating approval by such state or federal agencies.

Sec. 14-12. PUBLIC AND PRIVATE UTILITIES

In addition to the requirements applicable to such uses within the districts where such are permitted, the following requirements and regulations shall be complied with:

1. Dimensional requirements.

All such requirements for such facilities shall be in accordance with the principal dimensional requirements of the district in which such facilities are permitted.

2. Buffering and screening.

a. Equipment storage. Any unhousted equipment shall be enclosed by a chain-link fence of not less than six (6) feet in height without openings except for entrances and exits, which shall be equipped with unpierced gates or other screening as approved by the Planning and Zoning Commission; however, when the equipment is totally enclosed within a building, no fence or other screening device shall be required.

Residential districts. In residential districts, such facilities shall not include the storage of vehicles or equipment used in the maintenance of any utility or create hazardous effects; however, such other equipment may be stored in residential districts provided it is enclosed within a building or properly screened.

Sec. 14-13. VETERINARY HOSPITALS AND CLINICS

In addition to the requirements applicable to such uses within the districts where such are permitted, the following requirements and regulations shall be complied with:

1. Dimensional requirements.

- a. Minimum lot area. The minimum lot area shall not be less than ten thousand (10,000) square feet.
- b. Minimum lot width. The minimum lot width at the building line shall not be less than one hundred (100) feet.
- c. Minimum yard setback. All buildings and structures excluding fences or walls shall be setback a minimum distance of twenty-five (25) feet from any residential district boundary. All other setbacks shall conform to the requirements of the district such uses are located.
- d. Additional requirements. Veterinary hospitals or clinics shall not be required to meet any minimum lot coverage or building height except for the maximum building height regulations of the district in which such facilities are permitted.

2. Additional regulations.

- a. No such facilities shall be permitted to have outside cages or runs except those permitted in industrial districts.
- b. / All such facilities shall be sound proof so as to prevent any noise from being heard outside any building or structure. Outside cage structures permitted in industrial districts shall not be required to be sound proof.