

ARTICLE 4
ZONING DISTRICTS

Sec. 4-1 ESTABLISHMENT OF DISTRICTS

In order to classify, regulate, and restrict the use of land, buildings and structures; to regulate and restrict the height and bulk of buildings; to regulate the area of yards and other open spaces about buildings; to regulate the intensity of land use, and to promote the orderly urban growth within the corporate area of the City of Big Sandy, Texas, the following zones are established:

- Residential Estate District (RE)
- Single-Family Detached Residential Districts (R-1)
- Single-Family Detached Residential Districts (R-2)
- Single-Family Modular Residential Districts (R-3)
- Multiple-Family Residential Districts (MF-1)
- Mobile Home Park Districts (RM-1)
- Local Business Districts (B-1)
- General Business Districts (B-2)
- General Industrial Districts (GI-1)

Sec. 4-2. DESIGNATION OF DISTRICT BOUNDARIES

The boundaries of each district are designed and established as shown on the Zoning Map of the City of Big Sandy, Texas. The regulation of this Ordinance governing the use of land and buildings, the height of buildings, lot area, setbacks, lot coverage, parking and loading requirements are hereby included within the boundaries of each and every district shown upon the Zoning Map:

Sec. 4-3. RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES

When uncertainty exists as to the boundaries of the various district on the Zoning Map, the following rules shall apply:

1. Location of district boundary lines.

- a. Centerlines. Boundaries indicated as approximately following the centerline of streets, highway, avenues, and alleys shall be construed to follow such lines.
- b. Lot lines. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- c. Corporate boundaries. Boundaries indicated as approximately following corporate boundaries shall be construed as following such corporate boundaries.
- d. Railroad lines. Boundaries indicated as following railroad lines shall be construed to be the centerline of the railroad right-of-way.
- e. Water lines. Boundaries indicated as approximately following the centerlines of streams, canals or other bodies of water shall be construed to follow such centerlines.
- f. Parallel lines. Boundaries that are approximately parallel to the centerlines or street lines of streets, the centerlines or alley lines of alleys, or the centerlines or right-of-way lines of highways, shall be construed as being parallel thereto and at such distance therefrom as indicated by the scale shown on Zoning Map.

2. Uncertainties.

Where physical or cultural features existing on the ground are at variance with those shown on the Zoning Map, or in case any other uncertainty exists, the Board of Adjustment shall interpret the intent of the Zoning Map as to the location of district boundaries.

3. Street abandonments.

Where a public road, street, avenue, or alley is officially vacated or abandoned, the regulations applicable to the property to which it reverted shall apply to such vacated or abandoned road, street, avenue, or alley.

4. Annexed areas.

All territory hereafter annexed to the City of Big Sandy shall be temporarily classified as "RE", Residential Estate District, until permanent zoning is established by the City Council of the City of Big Sandy. The procedure for establishing permanent zoning or annexed territory shall conform to the procedure established by law.

5. Special provisions for lots divided by district boundaries.

Where any lot, existing at the effective date of this Ordinance is located in two (2) or more districts in which different uses are permitted, or in which different use, area, bulk, accessory off-street parking and loading, or other regulations apply, the provisions of this subsection shall apply.

a. Use regulations.

- 1) If more than fifty (50) percent of the lot area of the lot is located in one of two (2) or more districts, the use

regulations applicable to the district containing the majority lot area shall apply to the entire lot.

- 2) If the lot is divided so that fifty (50) percent of the lot area lies within each of two (2) or more districts, the applicable use regulations of the more restrictive district shall apply to the entire lot.

b. Dimensional requirement regulations.

- 1) If more than fifty (50) percent of the lot area of the lot is located in one of two (2) or more districts, the dimensional requirement regulations applicable to the district containing the majority lot area shall apply to the entire lot.
- 2) In cases where the lot is divided so that fifty (50) percent of the lot area lies within two (2) or more districts, the lot area, yard setback, height, lot coverage, and off-street parking and loading regulations and requirements for the district with the more restrictive regulations shall apply to the entire lot.

Sec. 4-4. APPLICATION OF DISTRICTS

1. Existing Uses.

In all districts after the effective date of this Ordinance:

- a. The use of any existing building or other structure may be continued.
- b. The use of any existing tract of land may be continued.
- c. The enlargement, alteration, conversion, reconstruction, rehabilitation, or relocation of any existing building or

other structure shall be in accordance with the dimensional requirement regulations of the district within which the property is located and other applicable requirements of this Ordinance.

- d. Every existing building hereafter enlarged, altered, reconstructed, or relocated shall be on a lot herein defined, and in no case shall there be more than one principal building on one lot, unless otherwise provided in this Ordinance.

2. New uses.

- a. In all districts after the effective date of this Ordinance, any new building or parcel of land shall be used, constructed or developed only in accordance with the use and dimensional requirement regulations of the district within which the property is located and other applicable requirements of this Ordinance.

3. Uses not expressly provided for.

In a district where an application is made for a use not expressly permitted or prohibited, the enforcing official shall determine that use which is expressly prohibited or permitted most closely similar or allied to that use requested. In the event any applicant or citizen objects to a determination made by the enforcing official, such person or persons may appeal his case to the Board of Adjustment.