

**ORDINANCE NO. 20-03-09**

**AN ORDINANCE OF THE CITY OF LYFORD, TEXAS AMENDING THE ZONING ORDINANCE, AMENDING THE SECTION 17 SCHEDULE OF USES, AMENDING THE CITY OF LYFORD COMPREHENSIVE PLAN, AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City Commission of the City of Lyford adopted Ordinance 06-10-18, the Zoning Ordinance of the City of Lyford; and

**WHEREAS**, Section 26 of the Zoning Ordinance establishes procedures for the City Commission to amend, supplement, or change zoning ordinance after receiving a report from the Planning and Zoning Commission; and

**WHEREAS**, after proper public notification, public hearings were held by the Lyford Planning and Zoning Commission and the Lyford City Commission; and

**WHEREAS**, the Planning and Zoning Commission, after conducting the required public hearing, has recommended to the Lyford City Commission that the Schedule of Uses be amended that would enhance the general welfare of all citizens of Lyford and should be approved; and


**WHEREAS**, the Lyford City Commission, after considering all public comments and the recommendations of the Planning and Zoning Commission and City staff, finds that the requested amendment of the zoning ordinance schedule of uses will promote the best and most orderly development of the properties and the City and will enhance the general public welfare of the City of Lyford;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LYFORD, TEXAS THAT:**

1. The recitals above are found to be true and correct;
2. The schedule of uses is hereby amended as reflected in Exhibit A attached hereto and made part hereof;
3. City Staff is hereby directed to publish a caption of the ordinance in a newspaper of general circulation in the City of Lyford;
4. This ordinance shall become effective immediately after passage of the ordinance and publication of caption in the newspaper.

**PASSED AND APPROVED THIS THE 9<sup>TH</sup> DAY OF MARCH 2020.**

**APPROVED:**

  
\_\_\_\_\_  
**Jose G. Solis, Mayor**

**Attest:**

  
\_\_\_\_\_  
**City Secretary**

**EXHIBIT A**

**SECTION 17: SCHEDULE OF USES AND OFF-STREET PARKING REQUIREMENTS**

**A. SCHEDULE OF USES ESTABLISHED** Land and building in each of the following classified districts may be used for any of the following listed uses but no land shall hereinafter be used and no building or structure shall hereinafter be occupied, used, erected, altered, removed, placed, demolished, or converted which is arranged or designed to be used for other than those uses specified for the district in which it is located as set forth by the following schedule of uses:

<b>X</b>	<b>Designates Use Permitted in district</b>
	<b>Designates Use Prohibited in district</b>
<b>S</b>	<b>Designates Use Permitted with Specific Approval by City</b>

**NOTE: Gross floor area is abbreviated as g.f.a.**

<b>RESIDENTIAL USE:</b>	<b>AG</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>D</b>	<b>MF</b>	<b>MH</b>	<b>C-1</b>	<b>C-2</b>	<b>I</b>	<b>PARKING</b>
Single Family Dwelling	X	X	X	X	X	S	S	S			2/Dwelling Unit
Duplex Dwelling				S	S	S					2/Dwelling Unit
Triplex Dwelling						S					2/Dwelling Unit
Quadraplex Dwelling						S					2/Dwelling Unit
Apartment						S					2.5/Dwelling Unit
Mobile/Mfg. Home				S			S				2/Dwelling Unit
Industrialized Housing	S	S	S	S	S	S	S		S		2/Dwelling Unit
Mobile/MFG. Home Park							S				2/Dwelling Unit
Townhouse						S					2/Dwelling Unit
Condominium						S					2/Dwelling
Trailer Camp or Park				X			X				1/Dwelling Unit
Rooming (Boarding)						S					1/Dwelling Unit
Adult Day Care Center				S				X	X	X	1/200 g.f.a.
Child Day Care Center	X	X	X	X	X	X	X	S	S		1/3 Children
Group Home	S	S	S	S	S	S	S	S	S		None
Group Day Care Home	S	S	S	S	S	S	S	S	S		Specified By SUP
Halfway House	S	S	S	S	S	S	S	S	S		½ Residents
Guest House or Quarters								S	S		1/Dwelling Unit
Accessory Building	X	X	X	X	X	X	X	X	X	X	None
Community Center	S	S	S	S	X	X	X				1/200 g.f.a.
Tennis Court (private)	X	X	X	X	X	X	X	X	X	X	None
Swimming Pool (Private)	X	X	X	X	X	X	X	X	X	X	None
Home Occupation	S	S	S	S	S	S	S				None

<b>AGRICULTURE/RANCH USES:</b>	<b>AG</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>D</b>	<b>MF</b>	<b>MH</b>	<b>C-1</b>	<b>C-2</b>	<b>I</b>	<b>PARKING</b>
Animal Feed Lot	S									S	None
Dairy	S									S	None
Farm	S	S									2/Dwelling Unit
Greenhouse	X	S	S	S	S	S	S	S	S		None
Livestock Auction Barn	S								S	S	See Sec. 14-E & None
Orchard	X	S									None
Ranch	X	S									2/Dwelling Unit
Rodeo Ground, Arena	S								S	S	Specified By
Stable, Private	S	S									None
Stable, Public	S										½ Stalls

<b>UTILITY/SOLID USES:</b>	<b>AG</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>D</b>	<b>MF</b>	<b>MH</b>	<b>C-1</b>	<b>C-2</b>	<b>I</b>	<b>PARKING</b>
Electric Substations	X	S	S	S	S	S	S	S	S	X	None
Gas Line (6" or larger)	S	S	S	S	S	S	S	S	X	X	None
Gas Regulating/Gate	S	S	S	S	S	S	S	S	X	X	None
Microwave Tower	S	S	S	S	S	S	S	S	S	S	None
Radio & Television	X	S	S	S	S	S	S	S	X	X	None
Railroad Freight Terminal										X	None
Railroad Yard										X	None
Recycling Facility									S	X	None
Refuse Transfer Pump									S	S	None
Sewer Lift Station	S	S	S	S	S	S	S	S	S	S	None
Telephone Exchange	X	S	S	S	S	X	X	X	X	X	None
Wastewater Treatment	S							S	S	S	None
Water Pump Station	X	S	S	S	S	S	S	X	X	X	None
Water Storage Tank	X	S	S	S	S	S	S	X	X	X	None
Water Treatment Plant	S	S	S	S	S	S	S	S	S	S	None

<b>GOV'T &amp; INSTITUTIONAL:</b>	<b>AG</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>D</b>	<b>MF</b>	<b>MH</b>	<b>C-1</b>	<b>C-2</b>	<b>I</b>	<b>PARKING</b>
Athletic Field or Stadium	S	S	S	S	S	S	S	X	X	X	1/3 Seats
Church or Rectory	X	X	X	X	X	X	X	X	X	X	1/4 Seats
College or University	S	S	S	S	S	S	S	X	X		1/3 Students
Community/Recreation	X	X	X	X	X	X	X	X	X		1/200 g.f.a.
Convalescent Center								X	X		1/3 Beds
Fire Station	X	S	S	S	S	S	S	X	X	X	2/Bay
Hospital									X		1/Bed
Library	X	X	X	X	X	X	X	X	X	X	1/300 g.f.a.
Museum or Art Gallery								X	X	X	1/200 g.f.a.
Park or Playground	X	X	X	X	X	X	X	X	X	X	1/2000 Site Area
Police Station	S	S	S	S	S	S	S	X	X		2 Visitor Spaces
Post Office								X	X	X	1/400 g.f.a.
Prison or Penitentiary	S									S	1/6 Cells
Sanitarium									X		1/6 Beds
School (Nursery or	S	S	S	S	S	S	S	X	X		1/10 Children
Schools (Trade or Business)								S	X	X	1/3 Students
School (Elementary or	X	X	X	X	X	X	X	X	X		1/15 Students
Schools (High School)	X	X	X	X	X	X	X	X	X		1/3 Students
Government Office								X	X		1/300 g.f.a.
Swimming Pool (Public)	S	S	S	S	S	S	S	X	X		10 Minimum
Tennis Court (Public)	S	S	S	S	S	S	S	X	X		2/Court

COMMERCIAL USES:	AG	R-1	R-2	R-3	D	MF	MH	C-1	C-2	I	PARKING
Alcoholic Beverage Sales (Wet Areas)								S	S	S	1/200 g.f.a.
Amusement Park									S	S	1/500 Site Area
Animal Hospital	X							X	X	X	1/500 g.f.a.
Animal Shelter	S								S	S	1/500 g.f.a.
Antique Shop								X	X		1/200 g.f.a.
Apparel Store								X	X		1/200 g.f.a.
Appliance Rental Store								X	X		1/400 g.f.a.
Appliance Repair Shop									X		1/400 g.f.a.
Appliance Store(Retail)								X	X		1/400 g.f.a.
Art Supply Store								X	X		1/300 g.f.a.
Athletic or Fitness Club								X	X	X	1/200 g.f.a.
Audio and Video Store								X	X		1/200 g.f.a.
Auto Paint & Body Shop									X	X	1/200 g.f.a.
Auto Rental								S	X	X	1.25/Rental Car
Auto Repair Garage									X	X	3/Service Bay
Auto Sales Lot									X		1/1000 Site Area
Bakery (Retail)								X	X		1/1000 g.f.a.
Bank or Financial								X	X		1/300 g.f.a.
Barber or Beauty Shop	S	S	S	S	S	S	S	X	X		1/Chair
Bicycle Sales & Repair								X	X		1/300 g.f.a.
Boat Sales									X	X	1/400 g.f.a.
Bowling Area								S	X	X	6/Lanes
Building Materials Yards									X	X	1/500 g.f.a.
Bus Terminal								X	X	X	1/300 g.f.a.
Business Office								X	X	X	1/300 g.f.a.
Cabinet Shop								S	X	X	1/400 g.f.a.
Camera Store (Retail)								X	X		1/200 g.f.a.
Car Wash								S	X	X	1/Wash Bay
Carnival or Circus								S	S	S	Specified by SUP
Carpet Store(Retail)								X	X		1/400 g.f.a.
Child Care								X	X	X	1/6 Children
Computer Store								X	X		1/200 g.f.a.
Contractor Yard (Outside)									X	X	1/2000 Site Area
Dental Clinic or Office								X	X		1/200 g.f.a.
Department Store								X	X		1/200 g.f.a.
Electrical Supply Store									X	X	1/400 g.f.a.
Electronic Store (Retail)								X	X		1/200 g.f.a.
Farm Implement Sales									X	X	1/400 g.f.a.
Feed Store									X	X	1/400 g.f.a.
Florist Shop								X	X		1/300 g.f.a.
Flea Market (Outside)									S	S	1/1000 Site Area
Fraternity/Sorority Lodge								X	X		1/200 g.f.a.
Furniture Store (Retail)								X	X		1/400 g.f.a.
Game Hall								S	S		1/100 g.f.a.
Gift or Novelty Shop								S	S		1/200 g.f.a.
Go-Cart Track									X	X	1/Go-Cart
Golf Course	X	S	S	S	S	S	S		X	X	2/Green
Golf Course (Miniature)									X	X	1.5/Hole
Golf Driving Range	S								X	X	1/Driving Tee

COMMERCIAL USES (Cont.):	AG	R-1	R-2	R-3	D	MF	MH	C-1	C-2	I	PARKING
Grainery or Gin	S									S	1/2000 Site Area
Grocery Store									X	X	1/200 g.f.a.
Gun Shop								X	X		1/300 g.f.a.
Hardware Shop								X	X		1/400 g.f.a.
Heavy Equipment Sales									X	X	1/1000 Site Area
Hobby Shop								X	X		1/200 g.f.a.
Hotel or Motel								S	X	X	1/Room or Suite
Jewelry Store								X	X		1/200 g.f.a.
Kennel	S							S	S	S	1/400 g.f.a.
Laboratory, Medical or								S	X	X	1/400 g.f.a.
Laundry or Dry Cleaner								X	X	X	1/400 g.f.a.
Lawnmower Sales &	S	S	S	S	S	S	S	S	X	X	1/400 g.f.a.
Lithographic Shop								X	X	X	1/300 g.f.a.
Locksmith Shop								X	X	X	1/300 g.f.a.
Meat Market								X	X	X	1/300 g.f.a.
Medical Clinic or Office								X	X		1/300 g.f.a.
Mini-Warehouse								S	X	X	1/500 g.f.a.
Manufactured Home Sales									X	X	1/1000 Site Area
Massage Establishment									S	S	1/200 g.f.a.
Mortuary or Funeral Home								S	X	X	1/3 Sanctuary
Motorcycle Sales									X	X	1/200 g.f.a.
Movie Theater (Drive-In)									X	X	1/Employee
Movie Theater (Indoor)								X	X	X	1/3 Seats
Musical Instrument Store								X	X		1/200 g.f.a.
Newspaper Office								X	X		1/200 g.f.a.
Newsstand								X	X		1/200 g.f.a.
Nightclub									S	S	1/100 g.f.a.
Office Supply Store								X	X		1/200 g.f.a.
Optical Clinic or Office								X	X		1/200 g.f.a.
Optical Dispensary Store								X	X		1/200 g.f.a.
Paint Sales Store (Retail)								X	X		1/200 g.f.a.
Pawnshop								S	S		1/200 g.f.a.
Pet Grooming Shop								X	X		1/200 g.f.a.
Pet Shop								X	X		1/200 g.f.a.
Pharmacy or Drug Store								X	X		1/200 g.f.a.
Picture Framing Shop								X	X		1/200 g.f.a.
Plant Nursery	S								X		1/400 g.f.a.
Plumbing Shop (Retail)								X	X		1/200 g.f.a.
Pool or Billiard Hall								S	X		1/100 g.f.a.
Printing Shop								X	X		1/400 g.f.a.
Private Club (Serving)								S	S	S	1/300 g.f.a.
Professional Offices								X	X		1/300 g.f.a.
Recording Studio								X	X	X	1/300 g.f.a.
Recreation Center								X	X		1/200 g.f.a.
Restaurant or Café								X	X		1/3 Seats
Restaurant (Drive-In)								X	X		1/75 g.f.a.
Second Hand Store								X	X		1/200 g.f.a.
Service Station								S	X	X	4 Minimum
Sexually Oriented									S	S	Specified by SUP
Shoe or Boot Store								X	X		1/200 g.f.a.

<b>Commercial Uses(Cont.):</b>	<b>AG</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>D</b>	<b>MF</b>	<b>MH</b>	<b>C-1</b>	<b>C-2</b>	<b>I</b>	<b>PARKING</b>
Shopping Center or Mall									X	X	1/200 g.f.a.
Sign Shop									X	X	1/400 g.f.a.
Skating Rink								S	X	X	1/200 g.f.a.
Sporting Goods Store								X	X		1/200 g.f.a.
Tanning Salon								X	X		1/200 g.f.a.
Taxidermist									X	X	1/400 g.f.a.
Tire Sales & Repair									X	X	1/400 g.f.a.
Tool Rental									X	X	1/400 g.f.a.
Travel Agency								X	X		1/300 g.f.a.
Truck Rental									X	X	1/400 g.f.a.
Truck Repair									X	X	1/400 g.f.a.
Truck Sales									X	X	1/1000 Site Area
Truck Wash									X	X	2/Wash Bays
Upholstery Shop									X	X	1/400 g.f.a.
Washateria (Self-Service)									X	X	1/Wash Machine

<b>INDUSTRIAL USES:</b>	<b>AG</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>D</b>	<b>MF</b>	<b>MH</b>	<b>C-1</b>	<b>C-2</b>	<b>I</b>	<b>PARKING</b>
Airport									S	S	Specified by SUP
Ammonia Manufacturing										X	See Sec. 14-E
Apparel Manufacturing										X	See Sec. 14-E
Appliance Manufacturing										X	See Sec. 14-E
Artificial Limb										X	See Sec. 14-E
Asphalt Batching Plant										S	See Sec. 14-E
Auto Salvage Yard										S	See Sec. 14-E
Bakery, Commercial									X	X	See Sec. 14-E
Bleach Manufacturing										X	See Sec.14-E
Bookbinding & Publishing									S	X	See Sec.14-E
Bottling Plant									S	X	See Sec.14-E
Box Manufacturing										X	See Sec.14-E
Brewery										X	See Sec.14-E
Brick or Tile										X	See Sec.14-E
Canning Operation										X	See Sec.14-E
Carpet Manufacturing										X	See Sec.14-E
Cartage Operation									S	X	See Sec.14-E
Chemical Storage & Mfg.										S	See Sec.14-E
Chlorine Manufacturing										X	See Sec.14-E
Cold Storage Plant										X	See Sec.14-E
Concrete Batching Plant									S	X	See Sec.14-E
Concrete Product Casting										X	See Sec.14-E
Contractor Yard (Outside)									X	X	See Sec. 14-E
Cotton Gin										S	See Sec.14-E
Creamery										X	See Sec.14-E
Creosote Manufacturing										X	See Sec.14-E
Distribution Center									S	X	See Sec.14-E
Distillation Plant										X	See Sec. 14-E
Dying Plant										X	See Sec.14-E
Electroplating										X	See Sec.14-E
Envelope Manufacturing										X	See Sec.14-E
Explosives Manufacturing										S	See Sec.14-E
Fertilizer Manufacturing										S	See Sec.14-E

<b>INDUSTRIAL USES (CONT):</b>	<b>AG</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>D</b>	<b>MF</b>	<b>MH</b>	<b>C-1</b>	<b>C-2</b>	<b>I</b>	<b>PARKING</b>
Fiberglass Manufacturing										X	See Sec.14-E, 20
Fireworks Manufacturing										S	See Sec.14-E, 20
Food Processing										X	See Sec.14-E, 20
Foundry										X	See Sec.14-E, 20
Freight Terminal, Motor										X	See Sec.14-E, 20
Freight Terminal, Railroad										X	See Sec.14-E, 20
Furniture Manufacturing										X	See Sec.14-E, 20
Glass Manufacturing										X	See Sec.14-E, 20
Glue Manufacturing										X	See Sec.14-E, 20
Gypsum Manufacturing										X	See Sec.14-E, 20
Heliport or Helistop									S	S	Specified by SUP
Ice Cream Plant										X	See Sec.14-E, 20
Ice Plant										X	See Sec.14-E, 20
Incinerator											See Sec.14-E, 20
Insecticide Processing										S	See Sec.14-E, 20
Junkyard										S	See Sec.14-E, 20
Laundry Plant										X	See Sec.14-E, 20
Light Fabrication Plant										X	See Sec.14-E, 20
Machine Shop										X	See Sec.14-E, 20
Marble Manufacturing										X	See Sec.14-E, 20
Mattress Manufacturing										X	See Sec.14-E, 20
Meat Processing Plant										X	See Sec.14-E, 20
Metal Fabrication										X	See Sec.14-E, 20
Metal Stamping and										X	See Sec.14-E, 20
Mining, Extraction										X	See Sec.14-E, 20
Monument Works										X	See Sec.14-E, 20
Packaging Operation									S	X	See Sec.14-E, 20
Paint Manufacturing										X	See Sec.14-E, 20
Pallet Manufacturing										X	See Sec.14-E, 20
Paper Mill										X	See Sec.14-E, 20
Pesticide Processing										X	See Sec.14-E, 20
Petroleum Products										X	See Sec.14-E, 20
Petroleum Refinery &										X	See Sec.14-E, 20
Pharmaceutical										X	See Sec.14-E, 20
Plastic Products										X	See Sec. 14-E,20
Pottery Manufacturing										X	See Sec.14-E, 20
Poultry Processing Plant										X	See Sec.14-E, 20
Radio Transmitting									S	X	See Sec.14-E, 20
Rendering Plant										S	See Sec.14-E, 20
Smelter Plant										S	See Sec.14-E, 20
Tanning Pant										S	See Sec.14-E, 20
Television Transmitting									S	X	See Sec.14-E, 20
Temporary Construction	S	S	S	S	S	S	S	S	S	X	None
Textile Manufacturing										X	See Sec.14-E, 20
Tire Manufacturing										X	See Sec.14-E, 20
Tire Recapping Plant										X	See Sec.14-E, 20
Vehicle Conversion									X	X	See Sec.14-E, 20
Warehouse									S	X	See Sec.14-E, 20
Welding Shop									S	X	See Sec.14-E,
Wrecking Yard										X	See Sec.14-E

