

**APPENDIX B – ZONING**  
**3000 – ZONING DISTRICT TYPES AND REGULATIONS**

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**3000. - ZONING DISTRICT TYPES AND REGULATIONS**

FOOTNOTE(S):

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**Editor's note**—Section II of Ord. No. 30-89, adopted May 2, 1989, amended § 3000 in its entirety, but substantive provisions were made only in these sections indicated in the history notes to each section.

[Sec.] 3010. - Zoning districts established.

The city is hereby divided into the following zoning districts:

Section No.	Map Code	Zoning District Name
3040	SF-1	Single-family residential (large lot)
3100	SF-2	Single-family residential (standard lot)
3170	MFR	Multifamily residential
3250	RMU	Residential mixed use district
3320	MHR	Manufactured housing residential
3360	LO	Limited office district
3370	LC	Limited commercial district
3450	GC	General commercial district
3510	LI	Light industrial district
3580	HI	Heavy industrial district
Special-Purpose Zoning Districts		

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3640	PUD	Planned unit development
3700	RDD	River development district
3780	CBD	Central business district
3840	BA	Brook Avenue district
3900	CC	Commercial corridor

(Ord. No. 64-88, § 3, 5-31-1988; Ord. No. 72-99, § 1, 8-3-1999; Ord. No. 71-2000, § 7, 7-5-2000; Ord. No. 32-2010, § 1, 6-1-2010)

[Sec.] 3020. - Application of zoning districts.

A zoning district shall apply to each lot, parcel, or site within the city. A zoning district designation may apply also to a portion of a site.

[Sec.] 3030. - Hierarchy of zoning districts.

References to less restrictive and more restrictive zoning districts shall refer to the zoning districts established in section 3010, and shall represent a progression from SF-1 Single-Family Residential (large lot) being the most restrictive to HI Heavy Industrial as the least restrictive. The special-purpose zoning districts shall not be included in the hierarchy.

[Sec.] 3035. - Permitted and conditional uses.

Uses allowed in each zoning district shall be in accordance with the permitted and conditional uses listed for each district. Uses which are not specifically listed, but are similar in nature and meet the purpose of the zoning district, may be allowed by the Commission.

3040. - SF-1—SINGLE-FAMILY RESIDENTIAL DISTRICT (LARGE LOT)

[Sec.] 3050. - Purpose.

The purpose of the SF-1 Single-Family Residential District is to preserve low-density, large lot single-family development. This district is suitable where there are large lots of 8,500 square feet or more.

[Sec.] 3060. - Permitted uses.

A. The following uses are permitted in the SF-1 Single-Family Residential district:

Residential uses:

Dwelling, single-family detached.

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Group homes.

- B. The following uses are permitted in the SF-1 Single-Family Residential District subject to the site plan review provisions of section 7100:

Civic uses:

Park.

School, primary.

(Ord. No. 30-89, § II, 5-2-1989; Ord. No. 75-96, § 2, 6-4-1996)

[Sec.] 3070. - Conditional uses.

The following uses are permitted in the SF-1 Single-Family Residential District subject to the approval process provided in section 7200:

Residential uses:

Bed and breakfast homestay.

Dwelling, zero lot line single-family, subject to the provisions of section 5200.

Limited multifamily residential uses, subject to the provisions of section [5920].

Manufactured home, subject to the provisions of section 5600.

Personal care home.

Civic uses:

Day care centers, commercial (nonresidential building).

Day care centers, limited (not conducted as a home occupation).

Private recreation areas, limited.

Public safety services.

Religious assembly.

Utility service.

Commercial uses:

Bed and breakfast inn.

Oil drilling, subject to the provisions of Appendix A, Subdivision and Development Regulations, section 6.4 Oil and Gas Well, as amended.

(Ord. No. 30-89, § II, 5-2-1989; Ord. No. 31-91, § 3, 4-2-1991; Ord. No. 75-96, § 2, 6-4-1996; Ord. No. 8-2003, § 2, 2-4-2003; Ord. No. 10-2003, § 2, 2-4-2003; Ord. No. 62-2003, § 2, 7-1-2003; Ord. No. 29-2007, § 1, 3-20-2007)

[Sec.] 3080. - Development regulations.

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Each site in the SF-1 Single-Family Residential District shall be subject to the following site regulations except zero lot line single-family dwellings and limited multifamily residential developments:

1. Lot area: 8,500 square feet, minimum for single-family dwelling; 5,000 square feet minimum for other uses.
2. Lot width: 60 ft., minimum for single-family dwelling; 50-foot minimum for other uses.
3. Residential density: One primary dwelling unit per lot, maximum.
4. Height: 35 ft., maximum. For school and religious assembly uses, the maximum height shall be 45 feet.
5. Front Setback: 25-foot minimum, except for rear access subdivision where reduced setback as per section 4240 shall apply.
6. Side setback, interior: Five feet, minimum.
7. Side setback, exterior: 15 feet, minimum, except 25-foot minimum for nonresidential.
8. Rear setback:
  - A. Single family dwelling: Five-foot minimum from common lot line or one foot minimum from alley. (See section 6500 for accessory structure setbacks and section 6210 for setback requirements for rear vehicular access.)
  - B. All other uses: Five feet, minimum. However, in no case shall the roof overhang extend over the property line.
9. Building coverage: 50 percent of lot area, maximum

**Note**— See section 4600 for buffering requirements.

(Ord. No. 28-86, § 1, 4-1-1986; Ord. No. 30-89, § II, 5-2-1989; Ord. No. 27-90, § 3, 5-1-1990; Ord. No. 81-90, §§ 2, 3, 6, 12-6-1990; Ord. No. 10-2003, § 2, 2-4-2003; Ord. No. 39-2003, § 1, 4-15-2003; Ord. No. 92-2007, § 1, 10-2-2007)

**3100. - SF-2—SINGLE-FAMILY RESIDENTIAL DISTRICT (STANDARD LOT)**

[Sec.] 3110. - Purpose.

The purpose of the SF-2 Single-Family Residential district is to provide for residential areas that are protected from intrusion by uses which diminish the quality of the neighborhood, and to promote visually attractive and quiet neighborhoods. This district is suitable for existing residential areas as well as for development of additional single-family residences.

[Sec.] 3120. - Permitted uses

A. The following uses are permitted in the SF-2 district:

Residential uses:

Dwelling, single-family detached.

Group homes.

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B. The following uses are permitted in the SF-2 district subject to the site plan review provisions of section 7100:

Residential uses:

Dwelling, zero lot line single-family, subject to the provisions of section 5200.

Civic uses:

Park.

School, primary.

(Ord. No. 30-89, § II, 5-2-1989; Ord. No. 75-96, § 2, 6-4-1996)

[Sec.] 3130. - Conditional uses.

The following uses are permitted in the SF-2 district subject to the approval process provided in section 7200:

Residential uses:

Bed and breakfast homestay.

Dwelling, duplex or two-family.

Limited multifamily residential uses, subject to the provisions of section [5920].

Manufactured home, subject to the provisions of section 5600.

Personal care home.

Civic uses:

Day care centers, commercial (nonresidential building).

Day care centers, limited (not conducted as a home occupation).

Library, public.

Private recreation areas, limited.

Public safety services.

Religious assembly.

School, secondary.

Utility service.

Commercial uses:

Bed and breakfast inn.

Oil drilling, subject to the provisions of Appendix A, Subdivision and Development Regulations, section 6.4 Oil and Gas Well, as amended.

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(Ord. No. 30-89, § II, 5-2-1989; Ord. No. 31-91, § 3, 4-2-1991; Ord. No. 75-96, § 2, 6-4-1996; Ord. No. 90-2002, § 1, 11-5-2002; Ord. No. 8-2003, § 1, 2-4-2003; Ord. No. 10-2003, § 2, 2-4-2003; Ord. No. 62-2003, § 3, 7-1-2003; Ord. No. 29-2007, § 2, 3-20-2007)

[Sec.] 3140. - Development regulations.

Each site in an SF-2 district shall be subject to the following site regulations except for zero lot line single-family residential use and limited multifamily residential developments:

1. Lot area: 5,000 square feet, minimum.
2. Lot width: 50 feet, minimum.
3. Residential density: No more than one primary dwelling unit per lot, except for duplex residential.
4. Height: 35 feet, maximum. For school and religious assembly uses, the maximum height shall be 45 feet.
5. Front setback: 25-foot minimum, except for rear access subdivision where reduced setback as per section 4240 shall apply.
6. Side setback, interior: Five feet, minimum.
7. Side setback, exterior: 15 feet, minimum except, 25-foot minimum for nonresidential use.
8. Rear setback:
  - A. Single family and duplex dwelling: Five-foot minimum from common lot line or one-foot minimum from alley. (See section 6500 for accessory structure setbacks and section 6210 for setback requirements for rear vehicular access.)
  - B. All other uses: Five-foot minimum. However, in no case shall the roof overhang extend over the property line.
9. Building coverage: 50 percent of lot area, maximum.

**Note**— See section 4600 for buffering requirements.

(Ord. No. 28-86, § 1, 4-1-1986; Ord. No. 30-89, § II, 5-2-1989; Ord. No. 27-90, § 4, 5-1-1990; Ord. No. 81-90, §§ 2, 3, 6, 12-6-1990; Ord. No. 10-2003, § 2, 2-4-2003; Ord. No. 39-2003, § 1, 4-15-2003; Ord. No. 92-2007, § 2, 10-2-2007)

3170. - MFR—MULTIFAMILY RESIDENTIAL DISTRICT

[Sec.] 3180. - Purpose.

The purpose of the MFR Multifamily Residential District is to accommodate multifamily residential units which provide basic services and facilities to residents, including parking and useful recreation areas. These districts would be located near major streets and commercial facilities and other selected areas where multifamily uses may be desirable.

[Sec.] 3190. - Permitted uses.

A. The following uses are permitted in the MFR Multifamily Residential District:

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Residential uses:

- Dwelling, duplex or two-family.
- Dwelling, single-family detached.
- Group homes.

Civic uses:

- Day care centers, limited.
- Private recreational areas, limited.

- B. The following uses are permitted in the MFR Multifamily Residential District subject to the site plan review provisions of section 7100:

Residential uses:

- Bed and breakfast homestay.
- Boardinghouse.
- Condominiums, residential.
- Dwelling, multifamily, up to 25 units per acre.
- Dwelling, zero lot line single-family, subject to the provisions of section 5200.
- Fraternity and sorority houses.
- Townhouse, subject to the provisions of section 5300.

Civic uses:

- Day care centers, commercial.
- Library, public.
- Park.
- Public safety services.
- Religious assembly.
- School, primary and secondary.
- Utility service.
- Oil drilling, subject to the provisions of Appendix A, Subdivision and Development Regulations, section 6.4 Oil and Gas Well, as amended.

(Ord. No. 30-89, § II, 5-2-1989; Ord. No. 31-91, § 3, 4-2-1991; Ord. No. 75-96, § 2, 6-4-1996)

[Sec.] 3200. - Conditional uses.

The following uses are permitted in the MFR district subject to the approval process provided in section 7200:

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Residential uses:

Dwelling, multifamily, exceeding 25 units per acre.

Manufactured homes, subject to the provisions of section 5600.

Personal care home.

Civic uses:

Convalescent services.

Residential care facility.

(Ord. No. 30-89, § II, 5-2-1989; Ord. No. 75-96, § 2, 6-4-1996)

[Sec.] 3210. - Development regulations.

Each site in an MFR district shall be subject to the following site regulations except for zero lot line single family residential and townhouses:

1. Lot area: 5,000 square feet, minimum.
2. Lot width: 50 feet, minimum.
3. Front setback: 25-foot minimum, except for rear access subdivision where reduced setback as per section 4240 shall apply.
4. Side setback, interior: Five feet, minimum
5. Side setback, exterior: 25-foot minimum, except 15-foot minimum for single-family and duplex dwellings.
6. Rear setback:
  - A. Single-family and duplex dwelling: Five-foot minimum from common lot line or one ft. minimum from alley. (See section 6500 for accessory structure setbacks and section 6210 for setback requirements for rear vehicular access.)
  - B. All other uses: Five-foot minimum. However, in no case shall the roof overhang extend over the property line.
7. Height: 40 feet, maximum, except for multifamily dwellings exceeding 25 units per acre. For school and religious assembly uses, the maximum height shall be 45 feet.
8. Building Coverage: 50 percent of lot area, maximum.
9. Open space: 20 percent of lot area, minimum, for multifamily dwellings containing 25 units or more.

**Note**— See section 4600 for buffering requirements.

(Ord. No. 83-85, § 1, 8-6-1985; Ord. No. 28-86, § 1, 4-1-1986; Ord. No. 30-89, § II, 5-2-1989; Ord. No. 27-90, § 4, 5-1-1990; Ord. No. 81-90, §§ 2, 3, 6, 12-6-1990; Ord. No. 39-2003, § 1, 4-15-2003; Ord. No. 92-2007, § 3, 10-2-2007)

3250. - RMU—RESIDENTIAL MIXED USE DISTRICT

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[Sec.] 3260. - Purpose.

The purpose of the RMU Residential Mixed Use District is to accommodate areas which now have residential uses intermixed with various types of nonresidential uses. Due to the mixed use character of these areas, commercial uses will be allowed as conditional uses.

[Sec.] 3270. - Permitted uses.

A. The following uses are permitted in the RMU Residential Mixed Use District:

Residential uses:

Dwelling, duplex or two-family.

Dwelling, single-family detached.

Group homes.

Civic uses:

Day care centers, limited.

Private recreational areas, limited.

Commercial uses:

Agricultural uses, as permitted by state law, in lots which have a minimum area of 10,000 square feet.

B. The following uses are permitted in the RMU Residential Mixed Use District subject to the site plan review provisions of section 7100:

Residential uses:

Boardinghouse.

Condominium, residential.

Dwelling, multifamily, up to 25 units per acre.

Dwelling, zero lot line single-family, subject to the provisions of section 5200.

Fraternity and sorority house.

Townhouse residential, subject to the provisions of section 5300.

Civic uses:

Convalescent services.

Day care centers, commercial.

Library, public.

Park.

Public safety services.

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Religious assembly.

School, primary and secondary.

Utility service.

Commercial uses:

Oil drilling, subject to the provisions of Appendix A, Subdivision and Development Regulations, section 6.4 Oil and Gas Well, as amended.

(Ord. No. 30-89, § II, 5-2-1989; Ord. No. 75-96, § 2, 6-4-1996)

[Sec.] 3280. - Conditional uses.

The following uses are permitted in the RMU Residential Mixed Use District subject to the approval process provided in section 7200:

Residential uses:

Dwelling, multifamily, exceeding 25 units per acre.

Manufactured homes, subject to the provisions of section 5600.

Manufactured housing parks, subdivisions, subject to the provisions of section 5600.

Manufactured housing, outside of mobile home/manufactured housing parks or manufactured housing.

Personal care home.

Civic uses:

Residential care facility.

Commercial uses:

Alcoholic beverage sales, subject to the provisions of section 5400.

Art gallery/museum.

Auto repair service.

Auto sales and services.

Automotive service stations.

Boat sales and service.

Business and trade schools.

Clinic.

Club.

College and university.

Contractor's yard.

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Convenience store.

Exterminating service, without chemical storage.

Flea market.

Funeral home.

Hospital.

Hotel.

Indoor sports and recreation.

Kennel.

Medical office.

Motel.

Movie theater.

Nursery.

Office.

Parking facility.

Radio and TV transmitting towers.

Repair services.

Restaurants.

Retail trade.

Self-storage facilities/mini-warehouse.

Services.

Stable.

Veterinary services.

Heavy commercial uses:

Warehousing facility.

(Ord. No. 28-86, § 13, 4-1-1986; Ord. No. 30-89, § II, 5-2-1989; Ord. No. 75-96, § 2, 6-4-1996; Ord. No. 35-98, § 1, 4-21-1998; Ord. No. 71-2000, § 4, 7-5-2000; Ord. No. 103-2000, § 5, 10-3-2000; Ord. No. 95-2001, § 5, 10-2-2001)

[Sec.] 3290. - Development regulations.

Each site in the RMU district shall be subject to the following development regulations except for zero lot line residential, townhouses, and mobile home parks and subdivisions.

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1. Lot area: 5,000 square feet, minimum
2. Lot width: 50 feet, minimum
3. Front setback: 25-foot minimum, except for rear access subdivision where reduced setback as per section 4240 shall apply.
4. Side setback, interior: Five-foot minimum
5. Side setback, exterior: 25-foot minimum except 15-foot minimum for single-family and duplex dwellings.
6. Rear setback:
  - A. Single-family and duplex dwelling: Five feet minimum from common lot line or one foot minimum from alley. (See section 6500 for accessory structure setbacks and section 6210 for setback requirements for rear vehicular access.)
  - B. All other uses: five feet, minimum. However, in no case shall the roof overhang extend over the property line.
7. Height: 35 feet, maximum. For school and religious assembly uses, the maximum height shall be 45 feet.
8. Building coverage: 55 percent of lot area, maximum, except 50 percent of the lot area, maximum, for single-family and duplex dwellings.
9. Open space: 20 percent of lot area, minimum, for multifamily dwellings containing 25 units or more.

**Note**— See section 4600 for buffering requirements.

(Ord. No. 83-85, § 1, 8-6-1985; Ord. No. 28-86, 4-1-1986; Ord. No. 30-89, § II, 5-2-1989; Ord. No. 27-90, § 4, 5-1-1990; Ord. No. 81-90, §§ 2, 3, 6, 12-6-1990; Ord. No. 39-2003, § 1, 4-15-2003; Ord. No. 92-2007, § 4, 10-2-2007)

**3320. - MHR—MANUFACTURED HOUSING RESIDENTIAL DISTRICT**

[Sec.] 3330. - Purpose.

The purpose of the MHR Manufactured Housing Residential District is to accommodate mobile home parks and subdivisions with standards that assure adequate spacing and other site standards.

(Ord. No. 71-2000, § 9, 7-5-2000)

[Sec.] 3340. - Permitted uses.

The following uses are permitted in the MHR Manufactured Housing Residential District subject to the site plan review provisions of section 7100:

Manufactured housing parks and manufactured housing subdivisions subject to provisions of section 5600.

(Ord. No. 71-2000, § 10, 7-5-2000)

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Sec. 3350. - Conditional uses

The following uses are permitted in the MHR Manufactured Housing Residential District subject to the approval process provided in section 7200:

Recreational vehicle park.

[Sec. 3355. - ] Development regulations.

The development regulations for the MHR Manufactured Housing Residential District shall be subject to the provisions of section 5600 and other applicable provisions of this ordinance, as amended.

(Ord. No. 71-2000, § 11, 7-5-2000)

3360. - LO—LIMITED OFFICE DISTRICT

[Sec.] 3361. - Purpose.

The purpose of the LO Limited Office District is to encourage small office development of high character in a generally noncommercial environment. The offices allowed in the limited office district have relatively low traffic generation characteristics, require limited identification by signs, and are intended to buffer residential uses from more intensive nonresidential uses and nonresidential streets.

(Ord. No. 64-88, § 1, 5-31-1988)

[Sec.] 3363. - Permitted uses.

The following uses are permitted in an LO Limited Office District, subject to the site plan review provisions of section 7100:

Commercial uses:

Bed and breakfast inn. (Refer to section 5700, Bed and Breakfast Regulations, for signage requirements.)

Medical offices, 1,200 square feet or less in gross floor area.

Offices, 1,200 square feet or less in gross floor area.

Residential uses:

Bed and breakfast homestay. (Refer to section 5700, Bed and Breakfast Regulations, for signage requirements.)

Dwelling, duplex or two-family.

Dwelling, single-family detached.

Dwelling, zero lot line, single-family, subject to the provisions of section 5200.

(Ord. No. 64-88, § 1, 5-31-1988; Ord. No. 30-89, § II, 5-2-1989; Ord. No. 81-90, § 1, 12-6-1990; Ord. No. 31-91, § 3, 4-2-1991)

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[Sec.] 3364. - Conditional uses.

The following [uses are] permitted in the LO Limited Office District subject to the approval process provided in section 7200:

Civic uses:

Religious assembly.

Commercial [uses]:

Medical offices, more than 1,200 square feet in gross floor area.

Offices, more than 1,200 square feet in gross floor area.

(Ord. No. 64-88, § 1, 5-31-1988; Ord. No. 30-89, § II, 5-2-1989)

[Sec.] 3365. - Development regulations.

Each site in an LO Limited Office District shall be subject to the following development regulations, except for zero lot line dwellings:

1. Lot area: 5,000 square feet minimum.
2. Lot width: 50-foot minimum.
3. Front Setback: 25-foot minimum, except for rear access subdivision where reduced setback as per section 4240 shall apply.
4. Side setback interior: Five-foot minimum.
5. Side setback exterior: 25-foot minimum, except 15-foot minimum for single-family and duplex dwellings.
6. Rear setback:
  - A. Single-family and duplex dwelling: Five-foot minimum from common lot line or one foot minimum from alley. (See section 6500 for Accessory Structure setbacks and section 6210 for setback requirements for rear vehicular access.)
  - B. All other uses: Five-foot minimum.
7. Height:
  - A. Residential uses: 35 feet, maximum
  - B. For religious assembly uses: the maximum height shall be 45 feet. [For] all other nonresidential uses, one story maximum not exceeding 25 feet.
8. Building coverage: 50 percent of lot area, maximum.

**Note**— See section 4600 for buffering requirements.

(Ord. No. 64-88, § 1, 5-31-1988; Ord. No. 30-89, § II, 5-2-1989; Ord. No. 81-90, §§ 1, 2, 12-6-1990; Ord. No. 39-2003, § 1, 4-15-2003; Ord. No. 92-2007, § 5, 10-2-2007)

[Sec.] 3366. - Special conditions.

[The following special conditions are applicable to the LO Limited Office District:]

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1. Hours of operation shall be limited to no earlier than 6:00 a.m. and no later than 11:00 p.m.
2. Lighting. All outdoor lighting is limited to a maximum of 12 feet in height and must be directed away from residential areas.

(Ord. No. 64-88, § 1, 5-31-1988)

[Sec.] 3367. - Sign regulations.

- A. On-premises ground signs. On-premises ground signs shall be permitted in accordance with the following regulations:
  1. Maximum area: [30] square feet.
  2. Maximum height: Three feet.
  3. Maximum number: One per lot.

**Note**— Signs shall not obstruct view to motorists and pedestrians and [shall meet] the requirements of section 102-40, Visibility Sight Triangle, of the Wichita Falls Code of Ordinances, as amended.

- B. On-premises wall signs. On-premises wall signs shall be permitted in accordance with the following regulations:
  1. Maximum area: 30 square feet.
  2. Maximum number: One per business.
- C. Miscellaneous signs. Construction, directional, nameplate, and real estate signs shall be allowed as per the provisions of Table 6741.

(Ord. No. 64-88, 5-31-1988)

3370. - LC—LIMITED COMMERCIAL DISTRICT

[Sec.] 3380. - Purpose.

The purpose of the LC Limited Commercial District is to accommodate small offices and limited commercial activities. These districts are intended to be adjacent to residential areas and act as a buffer between residential and more intense uses.

[Sec.] 3390. - Permitted uses.

- A. The following uses are permitted in the LC Limited Commercial District:

Residential uses:

Dwelling, duplex two-family.

Dwelling, single-family detached.

Group homes.

Civic uses:

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Day care centers, limited.

Private recreational areas, limited.

- B. The following uses are permitted in the LC Limited Commercial District subject to the site plan review provisions of section 7100 and to the provisions of section 3420, "special conditions":

Residential uses:

Bed and breakfast homestay.

Boardinghouse.

Condominium, residential.

Dwelling, multifamily, up to 25 units per acre.

Dwelling, zero lot line, single-family, subject to the provisions of section 5200.

Fraternity and sorority houses.

Townhouse, residential, subject to the provisions of section 5300.

Civic uses:

Day care centers, commercial, 1,200 square feet or less in gross floor area.

Library, public.

Parks.

Public safety services.

Religious assembly.

School, primary and secondary.

Utility service.

Commercial uses:

Bed and breakfast inn.

Medical offices, 1,200 square feet or less in gross floor area.

Offices, 1,200 square feet or less in gross floor area.

Oil drilling, subject to the provisions of Appendix A, Subdivision and Development Regulations, section 6.4 Oil and Gas Well, as amended.

Services, 1,200 square feet or less in gross floor area, excluding automotive repair services and restaurants

(Ord. No. 30-89, § II, 5-2-1989; Ord. No. 31-91, § 3, 4-2-1991; Ord. No. 75-96, § 2, 6-4-1996)

[Sec.] 3400. - Conditional uses.

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The following uses are permitted in the LC Limited Commercial District subject to the approval process provided in section 7200 and to the provisions of section 3420, Special Conditions:

Residential uses:

- Dwelling, multifamily, exceeding 25 units per acre.
- Manufactured homes, subject to the provisions of section 5600.
- Personal care home.

Civic uses:

- Day care centers, commercial, more than 1,200 square feet in gross floor area.
- Residential care facility.

Commercial uses:

- Alcoholic beverage sales, subject to the provisions of section 5400.
- Art gallery/museum.
- Clinic.
- Club.
- Convenience stores.
- Medical offices, more than 1,200 square feet in gross floor area.
- Offices, more than 1,200 square feet in gross floor area.
- Restaurant, limited.
- Retail trade, excluding automobile sales and supermarkets.
- Services, more than 1,200 square feet in gross floor area, excluding automotive repair services and restaurants.
- Self-storage facility/mini-warehouse.

(Ord. No. 30-89, § II, 5-2-1989; Ord. No. 67-91, § 1, 7-2-1991; Ord. No. 74-94, § 1, 5-17-1994; Ord. No. 81-94, § 1, 6-21-1994; Ord. No. 75-96, § 2, 6-4-1996; Ord. No. 116-2003, § 1, 12-2-2003)

[Sec.] 3410. - Development regulations.

Each site in an LC Limited Commercial District shall be subject to the following development regulations, except for zero lot line residential and townhouses.

1. Lot area: 5,000 square feet, minimum.
2. Lot width: 50 feet, minimum.
3. Front setback: 25 ft. minimum, except for rear access subdivision where reduced setback as per section 4240 shall apply.
4. Side setback, interior: Five-foot minimum.

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5. Side setback, exterior: 25-foot minimum, except 15 ft. minimum for single family and duplex dwellings.
6. Rear setback:
  - A. Single-family and duplex dwelling: Five-foot minimum from common lot line or one-foot minimum from alley. (See section 6500 for accessory structure setbacks and section 6210 for setback requirements for rear vehicular access.)
  - B. All other uses: Five feet, minimum. However, in no case shall the roof overhang extend over the property line.
7. Height: 35-foot maximum. For school and religious assembly uses, the maximum height shall be 45 feet.
8. Building coverage: 55 percent of lot area, maximum, except 50 percent of the lot area, maximum, for single-family and duplex dwellings.
9. Open space: 20 percent of lot area, minimum, for multifamily dwellings use containing 25 units or more.

**Note**— See section 4600 for buffering requirements.

(Ord. No. 83-85, § 1, 8-6-1985; Ord. No. 28-86, 4-1-1986; Ord. No. 30-89, § II, 5-2-1989; Ord. No. 27-90, § 4, 5-1-1990; Ord. No. 81-90, §§ 2, 3, 6, 12-6-1990; Ord. No. 39-2003, § 1, 4-15-2003; Ord. No. 92-2007, § 6, 10-2-2007)

[Sec.] 3420. - Special conditions.

- A. No drive-through/drive-in use or repair service of any kind shall be allowed. Additionally, outdoor storage or display of any kind shall be prohibited.
- B. Hours of operation shall be limited to no earlier than 6:00 a.m. and no later than 12:00 midnight.

(Ord. No. 92-91, 10-1-1991)

**3450. - GC—GENERAL COMMERCIAL DISTRICT**

[Sec.] 3460. - Purpose.

The purpose of the GC General Commercial District is to accommodate commercial activities of a retail and service nature. These areas would be located along major streets and encouraged to use site designs which have mutual benefits with other businesses in the area.

[Sec.] 3470. - Permitted uses.

- A. The following uses are permitted in the GC General Commercial District:

Residential uses:

Dwelling, duplex two-family.

Dwelling, single-family detached.

Group homes.

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Personal care homes.

- B. The following uses are permitted in the GC General Commercial District subject to the site plan review provisions of section 7100.

Residential uses:

Bed and breakfast homestay.

Boardinghouse.

Condominium, residential.

Dwelling, multifamily.

Dwelling, zero lot line, single-family, subject to the provisions of section 5200.

Fraternity and sorority house.

Townhouse, residential, subject to the provisions of section 5300.

Civic uses:

Cemetery.

College and university.

Day care centers, limited and commercial.

Library, public.

Parks.

Public.

Safety services.

Religious assembly.

Residential care facility.

School, primary and secondary.

Utility service.

Commercial uses:

Alcoholic beverage sales, subject to the provisions of section 5400.

Art gallery/museum.

Automotive sales and service.

Automotive service station.

Bed and breakfast inn.

Boat sales and service.

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Business and trade schools.

Car wash.

Clinic.

Club.

Coin-operated amusement machines establishment, as regulated by section 5905.

Convenience store.

Exterminating services, without chemical storage.

Funeral home.

Hospital.

Hotel.

Indoor sports and recreation.

Medical office.

Motel.

Movie theater.

Nursery.

Offices.

Oil drilling, subject to the provisions of Appendix A, Subdivision and Development Regulations, section 6.4 Oil and Gas Well, as amended.

Repair services.

Restaurants.

Retail trade.

Self-storage facilities/mini-warehouse.

Services.

Shopping center.

Veterinary services.

(Ord. No. 28-86, § 13, 4-1-1986; Ord. No. 30-89, § II, 5-2-1989; Ord. No. 31-91, § 3, 4-2-1991; Ord. No. 75-96, § 2, 6-4-1996; Ord. No. 35-98, § 1, 4-21-1998; Ord. No. 03-2000, § 1, 1-4-2000; Ord. No. 95-2001, § 4, 10-2-2001)

[Sec.] 3480. - Conditional uses.

The following uses are permitted in the GC General Commercial District subject to the approval process provided in section 7200:

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Alcoholic beverage sales, subject to the provisions of section 5400.

Automotive repair service.

Bus station.

Community residential center.

Contractor's yard.

Flea market.

Halfway house.

Kennel.

Light manufacturing.

Manufacturing homes, subject to the provisions of section 5600.

Outdoor entertainment and recreation.

Outdoor storage.

Parking facility.

Recreational vehicle park.

Warehousing facility.

(Ord. No. 23-88, § 2, 3-1-1988; Ord. No. 30-89, § II, 5-2-1989; Ord. No. 75-96, § 2, 6-4-1996; Ord. No. 86-96, § 1, 6-18-1996; Ord. No. 03-2000, § 2, 1-4-2000; Ord. No. 103-2000, § 6, 10-3-2000; Ord. No. 45-2001, § 2, 5-1-2001; Ord. No. 95-2001, § 5, 10-2-2001)

[Sec.] 3490. - Development regulations.

Each site in the GC General Commercial District shall be subject to the following development regulations except for townhouse and zero lot line residential use:

1. Lot area: 5,000 square feet, minimum.
2. Lot width: 50 feet, minimum.
3. Front setback: 25 ft. minimum, except for rear access subdivision where reduced setback as per section 4240 shall apply.
4. Side setback, interior:
  - A. Single-family and duplex dwellings: Five feet, minimum.
  - B. All other uses: No minimum; in accordance with adopted Building Code requirements.
5. Side setback, exterior: 25-foot minimum, except 15-foot minimum for single-family and duplex dwellings.
6. Rear Setback:
  - A. Single-family and duplex dwelling: Five ft. minimum from common lot line or one -foot minimum from alley. (See section 6500 for accessory structure setbacks and section 6210 for setback requirements for rear vehicular access.)

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- B. All other uses: No minimum. However, in no case shall the roof overhang extend over the property line, and shall be in accordance with adopted Building Code requirements.
- 7. Height: No maximum.
- 8. Building coverage: No maximum, except 50 percent of lot area maximum, for single-family and duplex dwellings.
- 9. Open Space: 20 percent of lot area, minimum, for multifamily dwellings containing 25 units or more.

**Note**— See section 4600 for buffering requirements.

(Ord. No. 83-85, § 1, 8-6-1985; Ord. No. 28-86, 4-1-1986; Ord. No. 30-89, § II, 5-2-1989; Ord. No. 27-90, § 4, 5-1-1990; Ord. No. 81-90, §§ 2, 3, 6, 12-6-1990; Ord. No. 39-2003, § 1, 4-15-2003)

**3510. - LI—LIGHT INDUSTRIAL DISTRICT**

[Sec.] 3520. - Purpose.

The purpose of the LI Light Industrial District is to accommodate wholesale, trucking and warehousing type activities along with light fabrication and processing.

(Ord. No. 72-99, § 1, 8-3-1999)

[Sec.] 3530. - Permitted uses.

The following uses are permitted in the LI Light Industrial District subject to the site plan review provisions of section 7100:

Residential uses:

Existing residential units may be rebuilt or replaced if destroyed, however the number of dwelling units on a parcel shall not be increased. New dwelling units shall not be permitted unless replacing an existing unit of the same square footage.

Civic uses:

Public safety services.

Religious assembly.

Utility service.

Commercial uses:

Adult entertainment and sexually oriented commercial establishments, subject to the provisions of section 5500.

Alcoholic beverage sales, subject to the provisions of section 5400.

Automotive repairs.

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Automotive service station.

Automotive sales and service.

Boat sales and service.

Bus station.

Business and trade schools.

Car wash.

Clinic.

Club.

Coin-operated amusement machines establishment.

Contractor's yard.

Convenience store.

Exterminating services, without chemical storage.

Flea market.

Funeral home.

Hospital.

Hotels.

Indoor sports and recreation.

Kennel.

Light manufacturing.

Medical office.

Motels.

Movie theater.

Nursery.

Offices.

Outdoor entertainment and recreation.

Outdoor storage.

Parking facilities.

Repair services.

Restaurants.

Retail trade.

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Self-storage facilities/mini-warehouse.

Services.

Shopping center.

Veterinary services.

Light industrial uses:

Agriculture equipment sales and services.

Fabrication and assembly.

Freight hauling.

Heavy machinery sales and service.

Lumberyards.

Manufactured housing, individual accessory use.

Manufactured housing sales.

Oil drilling, subject to the provisions of Appendix A, Subdivision and Development Regulations, section 6.4 Oil and Gas Well, as amended.

Trucking facility.

Warehousing facility.

(Ord. No. 28-86, § 13, 4-1-1986; Ord. No. 30-89, § II, 5-2-1989; Ord. No. 35-98, § 1, 4-21-1998; Ord. No. 72-99, § 1, 8-3-1999; Ord. No. 71-2000, § 5, 7-5-2000; Ord. No. 45-2001, § 3, 5-1-2001; Ord. No. 95-2001, § 4, 10-2-2001; Ord. No. 61-2006, § 1, 8-1-2006)

[Sec.] 3540. - Conditional uses.

The following uses are permitted in the LI Light Industrial District subject to the approval process in section 7200.

Airport.

Communications towers and antennas as regulated by section 5910.

Community residential center.

Expansion of an existing residence.

Exterminating services, with on-site chemical storage.

Fuel and chemical storage.

Landfill.

Mining and excavation.

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Motor vehicle salvage yard, subject to chapter 46, Environment, article V, Outdoor Storage, Wichita Falls Code of Ordinances, as amended.

Outdoor food court.

Slaughterhouse and meat packing.

Stockyards.

Halfway house.

(Ord. No. 23-88, § 2, 3-1-1988; Ord. No. 30-89, § II, 5-2-1989; Ord. No. 75-96, § 2, 6-4-1996; Ord. No. 86-96, § 1, 6-18-1996; Ord. No. 35-98, § 2, 4-21-1998; Ord. No. 72-99, § 1, 8-3-1999; Ord. No. 103-2000, § 7, 10-3-2000; Ord. No. 45-2001, § 4, 5-1-2001; Ord. No. 95-2001, § 5, 10-2-2001; Ord. No. 61-2006, § 1, 8-1-2006; Ord. No. 78-2006, § 4, 9-19-2006; Ord. No. 03-2015, § 1, 1-6-2015)

[Sec.] 3550. - Development regulations.

Each site in the LI Light Industrial District shall be subject to the following development regulations:

1. Lot area: 5,000 square feet, minimum.
2. Lot width: 50 feet, minimum.
3. Front setback: 25 feet, minimum.
4. Side setback, interior: No minimum; in accordance with adopted Building Code requirements.
5. Side setback, exterior: 25 feet, minimum.
6. Rear setback: No minimum; in accordance with adopted Building Code requirements.
7. Height: No maximum.
8. Building coverage: No maximum.

**Note**— See section 4600 for buffering requirements.

(Ord. No. 30-89, § II, 5-2-1989; Ord. No. 72-99, § 1, 8-3-1999; Ord. No. 39-2003, § 1, 4-15-2003)

3580. - HI—HEAVY INDUSTRIAL DISTRICT

[Sec.] 3590. - Purpose.

The purpose of the HI Heavy Industrial District is to accommodate major industrial developments that are typically located on large sites. These areas generate heavy traffic and are typically located near freeways and railroad facilities.

[Sec.] 3600. - Permitted uses.

The following uses are permitted in the HI Heavy Industrial District subject to the site plan review provisions of section 7100:

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Civic uses:

- Halfway house.
- Public safety services.
- Utility service.
- Community residential centers.

Commercial uses:

- Alcoholic beverage sales, subject to the provisions of section 5400.
- Coin-operated amusement machines establishment, as regulated by section 5905.
- Convenience stores.
- Restaurants.

Heavy commercial uses:

- Agriculture sales and services.
- Airports.
- Fabrication and assembly.
- Freight hauling.
- Fuel and chemical storage.
- Heavy machinery sales and storage.
- Light manufacturing.
- Lumberyards.
- Mining and excavation.
- Manufactured housing, individual accessory use.
- Manufactured housing sales.
- Oil drilling, subject to the provisions of Appendix A, Subdivision and Development Regulations, section 6.4 Oil and Gas Well, as amended.
- Trucking facilities.
- Warehousing facilities.

Industrial uses:

- Basic industry and manufacturing.
- Industrial park.
- Power generation.

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Refineries.

Conditional uses:

Landfill.

(Ord. No. 28-86, § 15, 4-1-1986; Ord. No. 30-89, § II, 5-2-1989; Ord. No. 50-94, § 1, 4-19-1994; Ord. No. 84-94, § 1, 6-21-1994; Ord. No. 86-96, § 1, 6-18-1996; Ord. No. 35-98, § 2, 4-21-1998; Ord. No. 71-2000, § 6, 7-5-2000; Ord. No. 45-2001, § 5, 5-1-2001; Ord. No. 95-2001, § 4, 10-2-2001)

[Sec.] 3605. - Conditional uses.

The following uses are permitted in the HI Heavy Industrial District subject to the approval process in section 7200: Communications towers and antennas as regulated by section 5910.

(Ord. No. 45-2001, § 6, 5-1-2001)

[Sec.] 3610. - Development regulations.

The development regulations for the HI Heavy Industrial District shall be the same as in section 3550 of the LI district.

(Ord. No. 72-99, § 1, 8-3-1999)

3640. - PUD—PLANNED UNIT DEVELOPMENT DISTRICT

[Sec.] 3650. - Purpose.

The purpose of the PUD Planned Unit Development District is to provide flexibility in site planning and allow the departure from the strict development regulations. The site must be planned and developed as a unit with a high quality of design. Industrial parks, shopping centers, residential development of multiple or mixed housing, or appropriate combinations thereof for specialized purposes would be suitable.

[Sec.] 3660. - Approval process.

The approval process for a PUD Planned Unit Development District shall be the same as the amendment procedures in section 7500. The city council's approval of a PUD district shall be by amendment to this zoning ordinance. Such amendment shall designate the boundaries of the district and include such conditions which in the judgment of the city council are necessary to secure the health, safety, and general welfare of the community.

[Sec.] 3670. - Submission requirements.

- A. Project description. The applicant for a PUD Planned Unit Development District shall submit a clear and concise report containing the following information:
1. A general description of the project.
  2. A statement of design objectives of the PUD district.

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3. Total project acreage, the acreage associated with each use, the number of residential units, the square footage of nonresidential uses, projected number of employees and projected peak customer visits, if applicable.
  4. A proposed timetable or phasing of the project.
- B. Site plan. The applicant shall submit a site plan which shall include the following information:
1. The location of all proposed uses including buffer areas.
  2. The outlines and square footage of all structures.
  3. The locations of all driveways.
  4. The use of all properties adjacent to or directly affected by the PUD district.
  5. Alternate designs proposed by the developer.
  6. Any adjacent or nearby property which the developer owns or holds a purchase option.

[Sec.] 3680. - Approval criteria.

The following criteria shall be used to review a PUD Planned Unit Development District, or to establish any special condition of approval:

1. The proposal shall be in conformance with the land use plan and all other plans and policies adopted by the city.
2. The proposed PUD district should be compared against probable development patterns which would occur under existing zoning districts.
3. The PUD district shall have a minimum site area of five acres. Larger areas may be required if necessary to meet the stated design objectives.
4. The proposed project should not overburden utilities, drainage, transportation, schools, fire protection capabilities, parks or other public services.

[Sec.] 3690. - Amendments and changes.

At the time of approval of a PUD Planned Unit Development District, the city council may approve or conditionally approve alternative designs identified in the project description and site plan.

- A. The staff may approve the following minor changes to the site plan subject to the specific conditions approved by the city council:
1. Minor relocation of utility lines and easements, or minor changes in drainage facilities.
  2. The location, area, or outline of buildings if the changes do not significantly increase or redistribute the intensity of uses or decrease amenities of the project.
  3. Minor changes in lot lines which do not significantly alter the project.
- B. The Commission may approve the following types of changes subject to specific conditions approved by the city council:
1. Any of the above changes appealed by the developer.
  2. The location of any street or drainageway.

All other amendments shall be referred to the city council using the same procedure as the original designation.

3700. - RDD—RIVER DEVELOPMENT DISTRICT

**APPENDIX B – ZONING**  
**3000 – ZONING DISTRICT TYPES AND REGULATIONS**

[Sec.] 3710. - Purpose.

The purpose of a RDD River Development District is to provide a facility for recreation and leisure and to enhance tourism. The district shall incorporate uses that will upgrade the river environment into a permanent recreational and commercial facility.

(Ord. No. 85-2009, 11-3-2009)

[Sec.] 3720. - Permitted uses.

A. The following uses are permitted in the RDD River Development District:

Residential uses:

Dwelling, duplex two-family.

Dwelling, single-family detached.

B. The following uses are permitted in the RDD River Development District subject to the Site Plan Review provisions of section 7100:

Residential uses:

Condominium residential.

Dwelling, multifamily.

Dwelling, zero lot line single-family, subject to the provisions of section 5200.

Group homes.

Townhouse residential, subject to the provisions of section 5300.

Civic uses:

Cemetery.

Convention center.

Daycare, limited and commercial.

Library, public.

Nature center.

Park.

Public safety services.

Religious assembly.

Schools, primary and secondary.

Utility service.

Commercial uses:

Alcoholic beverage sales, subject to the provisions of section 5400.

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Art gallery/museum.  
Bed and breakfast inn.  
Clinic.  
Club.  
Convenience store.  
Hotels.  
Indoor sports and recreation.  
Medical office.  
Motels.  
Movie theater.  
Nursery.  
Offices.  
Recreation vehicle park.  
Restaurants.  
Retail trade.  
Services, except repair services.  
Shopping center.

(Ord. No. 30-89, § II, 5-2-1989; Ord. No. 31-91, § 3, 4-2-1991; Ord. No. 75-96, § 2, 6-4-1996;  
Ord. No. 85-2009, 11-3-2009)

[Sec.] 3730. - Conditional uses.

The following uses are permitted in the RDD River Development District subject to the approval process provided in section 7200:

Outdoor entertainment and recreation.  
Outdoor food court.  
Personal care home.

(Ord. No. 75-96, § 2, 6-4-1996; Ord. No. 103-2000, § 8, 10-3-2000; Ord. No. 95-2001, § 5, 10-2-2001; Ord. No. 85-2009, 11-3-2009; Ord. No. 03-2015, § 1, 1-6-2015)

[Sec.] 3740. - Development regulations.

Each site in the RDD River Development District shall be subject to the same development regulations as provided for in section 3490 [for] the general commercial district.

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(Ord. No. 85-2009, 11-3-2009)

[Sec.] 3750. - Special conditions.

1. Each site in the RDD River Development District, except residential uses not subject to site plan review, within the RDD district must meet substantial landscaping requirements to meet the purpose of a linear park system.
2. Conservation of existing trees and natural areas shall be given consideration.
3. Dedication of open-space easements may be required to install a linear trail system.
4. To the greatest extent possible, businesses and other public facilities must orient the buildings to face the river.
5. Signs must be approved through the site plan review process.
6. No repair services or outdoor storage/display shall be permitted.

(Ord. No. 30-89, § II, 5-2-1989; Ord. No. 85-2009, 11-3-2009)

3780. - CBD—CENTRAL BUSINESS DISTRICT

[Sec.] 3790. - Purpose.

The purpose of the CBD Central Business District is to provide a commercial core area with wide variety of office, commercial, residential, and civic activities. This district consists primarily of older business structures which predate the modern shopping center concepts, and special provisions are made for off-street parking, height, and area regulations. There shall be only one contiguous central business district in the city.

[Sec.] 3800. - Permitted uses.

The following uses are permitted in the CBD Central Business District subject to the site plan review provisions of section 7100:

All uses permitted in section 3470 of the GC General Commercial District.

Flea market.

Light manufacturing.

Outdoor food court.

Personal care home.

Warehousing.

(Ord. No. 30-89, § II, 5-2-1989; Ord. No. 75-96, § 2, 6-4-1996; Ord. No. 03-2015, § 1, 1-6-2015)

[Sec.] 3805. - Conditional uses.

The following uses are permitted in the CBD Central Business District subject to the approval process in section 7200.

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Community residential center.

Group homes.

Halfway homes.

Outdoor storage.

(Ord. No. 23-88, § 3, 3-1-1988; Ord. No. 30-89, § II, 5-2-1989; Ord. No. 75-96, § 2, 6-4-1996; Ord. No. 86-96, § 1, 6-18-1996; Ord. No. 103-2000, § 9, 10-3-2000; Ord. No. 95-2001, § 5, 10-2-2001)

[Sec.] 3810. - Development regulations.

Each site in a CBD Central Business District shall be subject to the following development regulations:

1. Lot area [and] width: No minimum.
2. Setbacks: As required by chapter 22, Buildings and Building Regulations, of the Wichita Falls Code of Ordinances, as amended.
3. Height: No maximum.
4. Building coverage: No maximum.

**Note**— See section 4600 for buffering requirements.

(Ord. No. 30-89, § II, 5-2-1989)

[Sec.] 3811. - Special conditions.

The following special conditions are applicable to the CBD Central Business District:

1. Commercial uses shall not be open to the public from the hours of 2:15 a.m. through 5:30 a.m., with the exception of the following:
  - a. Lodging establishments, as defined by section 58-201 of this Code of Ordinances; and
  - b. Businesses that engage primarily in retail trade, as defined by section 2030 [of this ordinance].

(Ord. No. 42-2009, § 1, 7-7-2009)

3840. - BA—BROOK AVENUE DISTRICT

FOOTNOTE(S):

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**Editor's note**—Ord. No. 53-2002, § 1, adopted July 16, 2002, amended subch. 3840 in its entirety, in effect repealing and reenacting said subchapter to read as herein set out. The former subch. 3840, §§ 3841—3846, pertained to similar subject matter and derived from Ord. No. 38-85, adopted April 23, 1985;

**APPENDIX B – ZONING**  
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Ord. No. 30-89, § II, adopted May 2, 1989; Ord. No. 81-90, § 6, adopted Dec. 6, 1990; and Ord. No. 57-91, adopted June 4, 1991.

[Sec.] 3841. - Purpose.

The purpose of the BA Brook Avenue District regulations is to provide for limited office use along Brook Avenue by recognizing the unique characteristics of an older residential area, the conflicting uses which existed in the area prior to the adoption of this ordinance, and the need to limit any nonresidential development to the lots abutting Brook Avenue.

(Ord. No. 53-2002, § 1, 7-16-2002)

[Sec.] 3842. - Permitted uses.

A. The following uses are permitted in the BA Brook Avenue District:

Residential uses:

Dwelling, duplex two-family.

Dwelling, single-family detached.

Civic uses:

Day care centers, limited.

B. The following uses are permitted in the BA Brook Avenue District subject to the site plan review provisions of section 7100:

Residential uses:

Condominiums, residential.

Dwelling, zero lot line, single-family, subject to provisions of section 5200.

Dwelling, multifamily, up to 25 units per acre.

Civic uses:

Parks.

Religious assembly.

Commercial uses:

Clinic.

Medical office.

Offices.

(Ord. No. 53-2002, § 1, 7-16-2002)

[Sec.] 3845. - Conditional uses.

The following uses are permitted in the BA Brook Avenue District subject to the approval process provided in section 7200: Therapy and rehabilitation.

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(Ord. No. 53-2002, § 1, 7-16-2002)

[Sec.] 3847. - Development regulations.

Each site in a BA Brook Avenue District shall be subject to the following development regulations, except for zero lot line dwellings and townhouses.

1. Lot area: 5,000 square feet, minimum.
2. Lot width: 50 feet, minimum.
3. Front setback: 25 feet, minimum, except five feet, minimum, along Brook Avenue.
4. Side setback, interior: Five feet, minimum.
5. Side setback, exterior: 25 feet, minimum, except 15 feet minimum for single-family and duplex dwellings, and five feet, minimum, along Brook Avenue.
6. Rear setback: Five feet, minimum, except one foot, minimum, when abutting an alley.
7. Height: One story, maximum, not exceeding 25 feet. The pitch of the main roof shall not be less than two [feet] of rise for each 12 feet of horizontal run.
8. Building coverage: 50 percent of lot area, maximum.
9. Brook Avenue lot frontage: Uses other than single-family and duplex dwellings shall have a minimum 145 feet lot frontage on Brook Avenue.
10. Parking. Off-street parking facilities shall be provided in accordance with section 6200 with the following exceptions:

When additions or enlargements are made to an existing building or use, or any change of occupancy or manner of operation is made that would result in additional parking spaces being required, off-street parking shall be provided on-site for the entire building or use.

Furthermore, there shall be no parking of vehicles in the setback area abutting any street except for Brook Avenue. Additionally, there shall be no parking of vehicles on the street curb in this district, unless the curb abuts a single-family or duplex residential use.

11. Access: Parking facilities for non-single-family and duplex dwellings may have no more than one curb cut per lot, and may also be allowed ingress and egress from an alley.
12. Landscaping: Landscaping shall be provided in accordance with sections 6800 through 6845 of this ordinance. Furthermore, the setback area abutting any street except for Brook Avenue shall be landscaped with grass or any other similar ground cover, and shall not be paved with any impervious material except for required driveway.

(Ord. No. 53-2002, § 1, 7-16-2002)

**Editor's note**— Ord. No. 53-2002, § 1, adopted July 16, 2002, amended subch. 3840 in its entirety, in effect repealing and reenacting said subchapter to read as herein set out. The former subch. 3840, §§ 3841—3846, pertained to similar subject matter and derived from Ord. No. 38-85, adopted Apr. 23, 1985; Ord. No. 30-89, § II, adopted May 2, 1989; Ord. No. 81-90, § 6, adopted Dec. 6, 1990; and Ord. No. 57-91, adopted June 4, 1991.

[Sec.] 3849. - Buffering requirements.

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**3000 – ZONING DISTRICT TYPES AND REGULATIONS**

Due to the special character of the BA Brook Avenue District, the following buffering requirements shall apply in lieu of the requirements of section 4600:

**Additional setback:** When uses other than single-family and duplex dwellings abut an SF-2-Single-Family Residential (standard lot) District, no portion of the structure shall be closer to the SF-2-Single-Family Residential (standard lot) District than 30 feet. This requirement shall not apply if an existing structure is utilized for non-single-family or duplex dwellings.

**Screening:** Uses other than single-family and duplex dwellings abutting an SF-2-Single-Family Residential (standard lot) Zoning District shall provide and maintain screening in the following manner: A six-foot-high solid double-sided wooden fence placed on a concrete foundation with brick columns placed no more than 20 feet apart, measured center line to center line, shall extend from the rear property line to the intersecting building setback line; and, a four-foot-high solid brick fence tapering to two feet in height shall extend from the building setback line to the property line.

**Lighting.** All outdoor lighting must be directed away from residential areas.

(Ord. No. 53-2002, § 1, 7-16-2002)

[Sec.] 3851. - Sign regulations.

Due to the special character of the BA Brook Avenue District, only the following types of signs shall be permitted:

- A. On-premises ground signs. On-premises ground signs shall be permitted in accordance with the following regulations:
  - 1. Maximum area: 60 square feet.
  - 2. Maximum height: Three feet.
  - 3. Setback: None, provided it does not obstruct view to motorists and pedestrians and meets the requirements of section 102-40, Visibility Sight Triangle, of the Wichita Falls Code of Ordinances, as amended.
  - 4. Maximum number: One per lot.
- B. On-premises wall signs. On-premises wall signs shall be permitted in accordance with the following regulations:
  - 1. Maximum area: 60 square feet.
  - 2. Maximum number: One per business.
- C. Miscellaneous signs. Construction, directional, nameplate, and real estate signs shall be allowed as per the provisions of table 6741.

(Ord. No. 53-2002, § 1, 7-16-2002)

[Sec.] 3853. - Nonconforming uses.

Due to the special character of the BA Brook Avenue District, the following nonconforming regulations shall apply in lieu of the requirements of section 6100 of this ordinance. A nonconforming use in a BA district shall not be resumed if discontinued for a period exceeding two years; expanded; converted to a different nonconforming use; or reconstructed if destroyed. Existing office uses may be converted to another office if minimum parking requirements are met. A nonconforming sign shall be removed after discontinuance of a nonconforming use.

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(Ord. No. 53-2002, § 1, 7-16-2002)

3900. - CC—COMMERCIAL CORRIDOR DISTRICT

[Sec.] 3905. - Purpose.

The purpose of the CC Commercial Corridor District is to accommodate small offices, neighborhood commercial activities and residential uses to promote a traditional neighborhood district. These districts are intended to be adjacent to residential areas and act as a buffer between residential and more intense uses.

(Ord. No. 32-2010, § 2, 6-1-2010)

[Sec.] 3910. - Permitted uses.

A. The following uses are permitted in the CC Commercial Corridor District:

Residential uses:

Dwelling, duplex two-family.

Dwelling, single-family detached.

Group home.

B. The following uses are permitted in the CC Commercial Corridor District subject to the site plan review provisions of section 7100 and to the provisions of section 3940, Special conditions.

Residential uses:

Bed and breakfast homestay.

Bed and breakfast inn.

Boardinghouse.

Condominium.

Dwelling, multifamily, up to 25 units per acre.

Dwelling, zero lot line single-family, subject to the provisions of section 5200.

Townhouse, subject to the provisions of section 5300.

Civic uses:

Day care centers, limited and commercial.

Library, public.

Parks.

Private recreational areas, limited.

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Public safety services.

Religious assembly.

School, primary and secondary.

Utility service.

Commercial uses:

Art gallery/museum.

Clinic.

Exterminating services, without chemical storage.

Medical office.

Nursery.

Offices.

Oil drilling, subject to the provisions of Appendix A, Subdivision and Development Regulations, section 6.4 Oil and Gas Well, as amended.

Restaurants.

Restaurants, limited.

Retail trade, excluding automotive sales.

Services.

(Ord. No. 32-2010, § 2, 6-1-2010)

[Sec.] 3915. - Conditional uses.

The following uses are permitted in the CC Commercial Corridor District subject to the approval process provided in section 7200 and to the provisions of section 3940, Special Conditions.

Residential uses:

Dwelling, multifamily, exceeding 25 units per acre.

Personal care home.

Civic uses:

Residential care facility.

Commercial uses:

Alcoholic beverage sales, subject to the provisions of section 5400.

Automotive service station.

Business and trade schools.

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Club.

Convenience store.

Indoor sports and recreation.

Movie theatre.

Repair services.

Self-storage facility/mini-warehouse.

Shopping center.

(Ord. No. 32-2010, § 2, 6-1-2010)

[Sec.] 3920. - Development regulations.

Each site in a CC Commercial Corridor District shall be subject to the following development regulations, except for zero lot line dwellings and townhouses:

1. Lot area: 5,000 square feet minimum.
2. Lot width: 50 feet, minimum.
3. Front setback: 25 feet, minimum.
4. Side setback, interior: Five feet minimum.
5. Side setback exterior: 25 feet minimum, except 15 feet minimum for single-family and duplex dwellings.
6. Rear setback: Five feet minimum.
7. Height: 35 feet maximum. For school and religious assembly uses, the maximum height shall be 45 feet.
8. Building coverage: 55 percent of lot area, maximum, except 50 percent of the lot area, maximum, for single-family and duplex dwellings.
9. [Lighting:] All outdoor lighting shall be directed away from residential areas.
10. Speakers: All audio devices, including, but not limited to, speakers, for restaurant drive-in and other like facilities, shall be located near and directed toward a public street. The primary building shall be situated between the location of the speaker and any adjacent residential district or use.

(Ord. No. 32-2010, § 2, 6-1-2010)

[Sec.] 3925. - Sign regulations.

Due to the special character of the CC Commercial Corridor District, only the following types of signs are permitted:

- A. Ground signs. Ground signs are permitted in accordance with the following regulations:
  1. Maximum area: 60 square feet.
  2. Maximum height: Four feet above top of sign base.

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3. Setback: Ten feet, if taller than three feet. Signs are subject to the requirements of section 102-40, Visibility Sight Triangle, of the Wichita Falls Code of Ordinances, as amended.
  4. Maximum number: One per business, per street frontage.
  5. Sign base: All ground signs shall be mounted on a masonry base consistent with the principal building material usage. The base maximum height shall not exceed 1.5 feet, with the width and depth not to exceed nine inches beyond the perimeter of the sign.
  6. Sign base landscaping: All commercial ground signs shall be landscaped, with landscaping height not to exceed the base of the sign. Use of low-bearing dwarf shrubs, per section 6800, is required to screen the base and complement site landscaping. Shrubs shall be planted in a staggered double row along the base of all sign faces such that at least 75 percent of the base is screened.
  7. Sign lighting: Signs may be internally or externally illuminated. Message center signs, however, are prohibited.
- B. On-premises wall signs. On-premises wall signs shall be permitted in accordance with the following regulations:
1. Maximum area: 60 square feet.
  2. Maximum number: One per business, per street frontage
- C. Miscellaneous signs. All other signs permitted as per the provisions of Table 6741.

(Ord. No. 32-2010, § 2, 6-1-2010)

[Sec.] 3930. - Building material requirements.

Buildings in the CC Commercial Corridor District shall incorporate the following exterior building materials to create and complement the building's architectural design.

- A. Primary exterior building materials shall consist of material comparable in grade and quality, to include the following: face brick, natural stone, rock face or specially designed pre-cast concrete units with a decorative material or texture. Smooth faced concrete block is not permitted as a primary exterior building material.
- B. Cement stucco may be used as an acceptable exterior primary building material.
- C. The following exterior building materials are not permitted as the primary material but may be used as a secondary treatment to complement the primary exterior building materials:
  1. Synthetic stucco materials such as EIFS (Exterior Insulation Finishing System), cast sprayed textures, and trowel knock down textured finishes;
  2. Metal siding or metal panels;
  3. Smooth faced concrete block;
  4. Glass, glass block, and glazed curtain-walls; and
  5. Plastic, vinyl or wood siding.
- D. All principal and accessory buildings shall meet the following minimum percentage requirements for primary exterior building materials:
  1. Minimum: 60 percent for all nonresidential building exterior walls.
  2. Minimum: 60 percent for all residential building exterior walls. Accessory buildings accessory to a residential use less than 150 square feet shall be exempt from this provision.

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- E. Architectural plans shall be prepared by a design professional, to include:
  - 1. Elevations of all sides of the principal and accessory buildings;
  - 2. Type, color and percentage of all exterior primary and secondary building materials, excluding all door and window openings; and
  - 3. Location and screening of trash receptacles, heating, air conditioning and ventilation systems.
- F. All accessory buildings, at minimum, shall be consistent in design and usage of material as the principal building, except as permitted per section 3930D.2 of this ordinance.

(Ord. No. 32-2010, § 2, 6-1-2010)

[Sec.] 3935. - Nonconforming building materials.

Existing buildings in the CC Commercial Corridor District not in conformance with the provisions set forth in section 3930 shall comply with said provisions in the event of either of the following:

- A. There is an increase in area or height of the principal building of a nonresidential use.
- B. The principal building is demolished or destroyed beyond 50 percent of the replacement cost of its current material status on the date of the damage.

(Ord. No. 32-2010, § 2, 6-1-2010)

[Sec.] 3940. - Special conditions.

The following special conditions are applicable to the CC Commercial Corridor District:

- A. No outdoor repair service of any kind shall be permitted.
- B. Commercial uses shall not be open to the public from the hours of 12:00 midnight through 6:00 a.m.

(Ord. No. 32-2010, § 2, 6-1-2010)

[Sec.] 3945. - Lighting.

- A. In the CC Commercial Corridor District, all means of outdoor lighting shall be shown on all building elevations and site plans for ground locations.
- B. An outdoor light plan shall be submitted with the site plan and building elevation plan.
- C. All outdoor building, parking, and decorative lighting shall be directed away from residential uses and shall be shielded at all times so as to substantially reduce light being shown upon adjacent residential uses and so as to prevent public nuisances.

(Ord. No. 32-2010, § 2, 6-1-2010)