

ORDINANCE NO. 4245

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF BUCKINGHAM AS HERETOFORE ADOPTED BY THE CITY OF RICHARDSON BY ORDINANCE NO. 3064-A ON APRIL 8, 1996, BY AMENDING ARTICLE I - TITLE, PURPOSE, DEFINITIONS AND GENERAL PROVISIONS; ARTICLE III - GENERAL REQUIREMENTS AND EXCEPTIONS; ARTICLE IV - UNIFIED RESIDENTIAL DISTRICT REGULATIONS; ARTICLE V - RETAIL DISTRICT REGULATIONS; ARTICLE VI - OFFICE/RETAIL DISTRICT REGULATIONS; ARTICLE VII - OFFICE/COMMERCIAL DISTRICT REGULATIONS; ARTICLE VIII - LIGHT INDUSTRIAL/MANUFACTURING DISTRICT REGULATIONS; ARTICLE IX - SPECIAL USE PERMITS; ESTABLISHING ARTICLE X - OFF-STREET PARKING; RE-ENUMERATING ARTICLE X - NON-CONFORMING USES AS ARTICLE XI TO BE CONSISTENT WITH ARTICLE XXII - NONCONFORMING USES OF THE CITY OF RICHARDSON'S COMPREHENSIVE ZONING ORDINANCE; RE-ENUMERATING ARTICLE XI - AMENDMENT AS ARTICLE XII TO BE CONSISTENT WITH ARTICLE XXIX - CHANGES AND AMENDMENTS OF THE CITY OF RICHARDSON'S COMPREHENSIVE ZONING ORDINANCE; ARTICLE XIII - REPEALING CLAUSE-ARTICLE; ARTICLE XIV - VALIDITY AND SEVERABILITY; AND ARTICLE XV - EFFECTIVE DATE; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 18-07).

WHEREAS, the City of Richardson has heretofore annexed the Town of Buckingham into the corporate limits of the City of Richardson; and

WHEREAS, the City Council on April 8, 1996, by Ordinance No. 3064-A, adopted the Town of Buckingham comprehensive zoning ordinance; and

WHEREAS, the City Plan Commission of the City of Richardson and the governing body of the City of Richardson, in compliance with the laws of the State of Texas and the ordinances of the City of Richardson, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance should be amended; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the Town of Buckingham, Texas, adopted on January 12, 1995, as heretofore amended, be, and the same are hereby amended as set forth in Exhibit "A", attached hereto and incorporated herein for all purposes.

SECTION 2. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

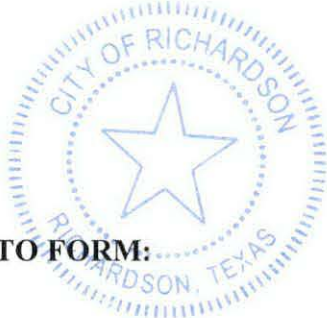
SECTION 3. That all provisions of the ordinances of the City of Richardson, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby repealed, and all other provisions not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 4. That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 26th day of
March, 2018.



APPROVED AS TO FORM:

Peter H Smith

CITY ATTORNEY
(PGS:3-23-18:TM 97390)

APPROVED:

[Signature]

MAYOR

CORRECTLY ENROLLED:

Aimee Neme

CITY SECRETARY

BUCKINGHAM AREA ZONING ORDINANCE

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ARTICLE I

TITLE, PURPOSE, DEFINITIONS AND GENERAL PROVISIONS

SECTION 1 TITLE

This ordinance shall be known as and may be cited and referred to as the "Buckingham Area Zoning Ordinance".

SECTION 2 PURPOSE

The Zoning regulations and districts herein established have been made in accordance with a comprehensive zoning plan for the purpose of promoting the health, safety, morals, and general welfare. The ordinance has been designed to promote the orderly development and redevelopment by establishing and adopting standards to control and regulate construction of buildings and improvements ; to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. The ordinance has been made with reasonable considerations, among other things, of the suitability of each district and zone for particular uses for which it is designated with a view toward conserving the value of buildings and land and encouraging the most appropriate use of land for the benefit of the citizens and landowners.

SECTION 3 DEFINITIONS

General words used in the present tense include the future, and words in the singular number include the plural, words in the plural include the singular and the word "shall" is mandatory and not directory. The following words shall, for the purpose of this ordinance, have the meaning here applied:

ABUTTING OR ADJACENT means having property lines which are in common for a minimum distance of twenty-four (24) feet or district lines which are in common.

ACCESSORY BUILDING means a building subordinate to the main building on a lot and used for purposes customarily incidental to those of the main building.

ALLEY means a public right-of-way or thoroughfare which is no less than eighteen feet (18') wide and affords only a secondary means of access to abutting property.

APARTMENT means a multifamily structure containing three or more dwelling units located on a single lot designed to be occupied by three or more families living independently of one another, excluding hotels or motels.

APPROVED PARKING SURFACE means an impervious surface as specified in applicable codes.

Exhibit "A"

BASEMENT means a story partly underground having at least one-half of its height above the average level of the adjoining ground. A basement shall be counted as a story if subdivided and used for dwelling or business purposes.

BUCKINGHAM AREA means the former Town of Buckingham, which was a Texas Municipal Corporation, and was subsequently annexed by the City of Richardson, Texas, which is a Texas Municipal Corporation, on April 8, 1996 in accordance with Ordinance No. 3064-A.

BUILDING means any structure built for support, shelter, or enclosure of persons, animals, chattels, records or other movable property, and when separated in a manner sufficient to prevent fire, each portion of such building shall be deemed a separate building.

BUILDING LINE means a line which is parallel to the lot lines and marks the minimum distance a building may be erected from a lot line, determined by the minimum yard requirements for a lot.

BUILDING OFFICIAL means the officer(s) or other designated authority, or a duly authorized representative, charged with the administration and enforcement of the Codes, as defined herein.

BUSINESS AND PROFESSIONAL OFFICES means professional and administrative offices where services are provided only and no chattels or goods are offered for sale on the premises, including, but not limited to, doctors, dentists, attorneys, architects, engineers, insurance agents, real estate agents and similar offices.

CANOPY means a roof like structure which extends horizontally more than one (1) foot from the face of a building wall and does not have a structural border.

CELLAR means a story having more than one-half of its height below the average level of the adjoining ground. A cellar shall not be counted as a story for the purpose of height measurement.

CHECK CASHING BUSINESS means an establishment that provides to the customer an amount of money that is equal to the face of the check or the amount specified in the written authorization for an electronic transfer of money, less any fee charged for the transaction, and where there is an agreement not to cash the check or execute an electronic transfer of money for a specified period of time, the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose for compensation by any person or entity other than a retail seller engaged primarily in the business of selling consumer goods, including consumables to retail buyers, that cashes checks or money orders or issues money orders or money transfers for a minimum flat fee as a service that is incidental to its main purpose or business, provided such retailer does not cash more than 100 checks in any calendar month. This definition excludes a state or federally chartered bank, savings and loan association or credit union, pawnshop or grocery store.

CHURCH means any structure used principally for regular assemble for religious worship and those accessory uses or activities which are customarily associated therewith.

CLINIC means a group of offices for one or more physicians, surgeons or dentists engaged in treating the sick or injured, but not including rooms for patients.

Exhibit "A"

CODES mean the International Building, Residential, Fire, Plumbing, Mechanical, Fuel Gas, Energy Conservation Codes and National Electrical Codes, and amendments that have been adopted by the City of Richardson, Texas under separate ordinance.

COPY means logos, characters, symbols or any other portion of a sign which conveys a message or information.

COURT means an open unoccupied space other than a yard, on the same lot with a building, and which is bounded on two or more sides by the building.

DAY NURSERY means a place where children are left for care between the hours of 6:00 A.M. and 12:00 midnight on a regular or routine basis for compensation.

DISTRICT means a section of the geographical area of the Buckingham Area, as herein defined for which the regulations governing use of land are uniform.

DRIVE-IN SERVICE means an establishment where food, frozen dessert and/or beverage is delivered to a consumer who is outside the building, said delivery to be accomplished by handing or passing the food, frozen dessert and/or beverage through a window or other opening in the building.

DRIVE-UP FOOD SERVICE OR CURB SERVICE means an establishment where food, frozen dessert and/or beverage is delivered to a consumer who is outside the building, by waiter, waitress or carhop, who is also outside the building, with the intent of said food to be consumed on or off the premises.

DUPLEX means a free-standing building on one lot having separate accommodations for and occupied by not more than two families, one family in each living unit.

DWELLING UNIT means a building or portion of a building which is arranged, occupied or intended to be occupied as living quarters by one family.

ELECTRONIC-CIGARETTE means a battery power product that uses an atomizer or similar device that allow users to inhale nicotine vapor or other vapor without fire, smoke, ash or carbon monoxide.

ELECTRONIC-CIGARETTE ESTABLISHMENT means a business establishment that is dedicated primarily to the sale and/or on premise use of electronic-cigarettes.

END OF BUILDING (APARTMENT) means the narrowest side of a building containing no doors or openings for access. If the narrower side of an apartment building contains doors or openings for access, it shall be subject to the same yard and space requirements as for the sides of a building other than the end.

Exhibit "A"

ERECT means to build, construct, attach, hang, place, suspend or affix, and when used with signs it shall also include the painting of signs on the exterior surface of a building or structure, and shall also include the painting, or affixing of signs to the exterior or interior surface of windows and shall include signs located interior to a building but readily visible from the exterior.

FACING OR SURFACE means the surface or surfaces of a building or sign when used as a sign upon, against, or through which a message is displayed or illustrated on a sign.

FAMILY means one or more persons related by blood, adoption or marriage, living and cooking together as a single housekeeping unit, exclusive of household servants. A number of persons, but not exceeding two (2) living and cooking together as a single housekeeping unit, though not related by blood, adoption or marriage, shall be deemed to constitute a family.

FLOOR AREA RATIO means the ratio of the gross floor area of a building or buildings in relation to the gross land area of the site. The floor area ratio (FAR) shall be expressed as the gross floor area, being the first integer, followed by the gross land area, expressed as a constant of one (1), being the second integer.

FREEWAY means a major thoroughfare where right-of-way is two hundred and fifty (250) feet or greater.

GARAGE, ATTACHED, means a garage which has one or more walls common with the principal building on a lot or which is attached to the principal building by an enclosed porch, loggia or passage way, the roof of which is a part or an extension of the roof of the principal building and for the purpose of the height and area regulations of this ordinance, such a garage is to be considered a part of the principal building.

GARAGE, DETACHED, means a garage existing separate and apart from the principal building, but situated on the same lot, tract or parcel of land with the principal building.

GROSS FLOOR AREA means the total area of a building measured from the exterior surface of all exterior walls, including basements, elevator shafts or stairwells at each floor, interior balconies or mezzanine, and floor space in accessory buildings. Off-street parking structures are expressly excluded for this category.

GROSS LAND AREA means the total land area of a lot, tract, or parcel inclusive of street or alley right-of-way that are internal to the site and one-half of adjacent street or alley rights-of-way, provided said adjacent street is not indicated on the Master Transportation Plan of the City of Richardson. No portion of any street required by the master transportation plan shall be counted as gross land area for purposes of determining maximum floor area or minimum landscaping requirements.

Exhibit "A"

HEIGHT means the distance of a building or portion thereof, measured from the mean level of the ground surrounding the building to the highest point of the roof's surface if a flat surface, to the deck line of mansard roofs, or to the mean height level between eaves and ridge for hip and gable roofs. In measuring the height of a building, parapet walls not exceeding four feet in height, chimneys, cooling towers, ornamental cupolas, domes or spires shall be excluded.

HOME OCCUPATION means an occupation that is incidental and secondary to the primary use of the premises as a residence and customarily carried on in a residential unit by a member of the occupant's family without making structural alterations to the building or any of its rooms, without the installation of machinery other than that customary to normal household operation, without the employment of additional persons, without the use of a sign to advertise the occupation, and which does not cause the generation of additional traffic in the street, and does not include beauty culture schools, beauty parlors, doctors, dentist, or other similar offices for the treatment of patients.

HOSPITAL means an institution or place licensed by the State of Texas where sick or injured in-patients are given medical or surgical care, either at public (charity) or private expense.

HOTEL means a building or group of buildings offering overnight or temporary lodging accommodations or guest rooms on a daily rate to the general public and may provide additional services such as food service, meeting rooms and recreational facilities. A hotel may be a full-service hotel, limited-service hotel, or suite hotel.

HOTEL, FULL-SERVICE means a hotel offering sleeping accommodations along with full food and beverage service for three meals per day, meeting space of at least 2,000 square feet and other guest amenities. Up to 50 percent (50%) of the rooms in a full-service hotel may be suites, each with a parlor and a sleeping room, separated by a floor to ceiling partition.

HOTEL, LIMITED-SERVICE means a hotel offering sleeping accommodations with food and beverage service for fewer than three meals per day and providing less than 2,000 square feet of meeting area. Suite hotels as defined herein are specifically excluded from this definition.

HOTEL, SUITE means a hotel offering guest rooms, each with a parlor area and sleeping room separated by a floor to ceiling partition. Suite hotels may offer either full or limited-service, but are distinguishable by the separation of the sleeping and sitting areas.

KINDERGARTEN means a school for children of pre-public school age in which constructive endeavors, lessons and helpful games are prominent features of curriculum.

INCIDENTAL RETAIL OR SERVICE ACTIVITIES mean activities of a retail nature intended to provide support and personal services to the tenants of a building, including, but not limited to, personal care services such as barber and beauty shops, laundry pickup stations, printing and copy shops, office supply and stationary shops, travel agencies, secretarial services, candy/cigar/tobacco shops, florists, optical good sales, photographic supply sales, film developing and printing, and professional pharmacies.

Exhibit "A"

LARGE SCALE RETAIL STORE means a building or portion of a building with a gross floor area of seventy thousand (70,000) square feet or more the principal use of which is the operation of a single business engaged in the retail sale of goods or merchandise to the general public, but which may also include within such building or portion of building the operation of one or more accessory uses.

In addition to retail stores, this definition specifically includes, but is not limited to, businesses commonly known as membership warehouse clubs, wholesale membership clubs, outlet stores, discount or close-out clubs, grocery stores, and department stores.

LAUNDRY PICKUP STATION means a location for receiving and delivery of articles to be cleaned, dyed and laundered, no actual work to be done on the premises.

LOT means the parcel of land on which a principal building and its accessories are placed, together with its required open spaces.

MASSAGE ESTABLISHMENT shall have the same meaning provided to that phrase as set forth in Texas Occupations Code §455.001(5), as amended, and shall include, but not be limited to, establishments known variously as massage parlors, foot spas, reflexology establishments, and salon suites, offering massage, massage therapy or other massage services.

MASSAGE SERVICES, OTHER shall have the same meaning given to that phrase as set forth in Texas Occupations Code §455.001(11), as amended.

MASSAGE THERAPY shall have the same meaning given to that phrase as set forth in Texas Occupations Code §455.001(8), as amended.

MOTOR VEHICLE means any vehicle propelled by mechanical power, such as a car, van, pick-up or truck, recreational vehicle, motorcycle or boat. This definition shall include campers and recreational trailers that are not self-propelled but shall exclude construction equipment, forklifts and farm implements.

MOTOR VEHICLE SALES/LEASING, NEW means the sale and/or leasing of new motor vehicles including, as accessory uses on the same lot or tract, the sale of used motor vehicles and the repair, serving and storage of motor vehicles.

MOTOR VEHICLE SALES/LEASING, USED means the sale and/or leasing of used motor vehicles.

MOTOR VEHICLE SERVICE STATION means a building or premises, or any portion thereof, for the retail dispensing and sale of motor vehicle fuels, lubricants and automobile accessories including minor motor vehicle repair. This term shall also include convenience stores which sell motor vehicle fuels.

MOTOR VEHICLE STORAGE LOT means an approved parking surface used solely for the storage of motor vehicles in transit to a motor vehicle sales/leasing, new or motor vehicle sales/leasing, used business.

Exhibit "A"

NON-COMBUSTIBLE MATERIAL means any material that meets the non-combustibility tests or requirements of the Richardson Building Code and the Fire Code.

OCCUPANCY means and is the purpose for which, a building or land is used or intended to be used.

PARKING SPACE means an area not on a public street or alley, surfaced with an all-weather surface; enclosed or unenclosed; and connected to a street or alley by an all-weather surface driveway.

Standard Parking Space - not less than one hundred sixty-two (162) square feet - measuring approximately nine feet by eighteen feet (9' X 18').

Compact Car Parking Space - not less than one hundred twenty-eight (128) square feet measuring approximately eight feet by sixteen feet (8' x 16').

Bus Parking Space - not less than six hundred (600) square feet measuring approximately ten feet by sixty feet (10' X 60').

PARKING LOT OR GARAGE (COMMERCIAL OFF-STREET) means an approved parking surface, building or structure, other than an accessory parking lot as described herein, where motor vehicles may be stored for the purpose of temporary, daily or overnight off-street parking for a fee, charge or permit.

PARKING LOT (ACCESSORY) means an approved parking surface, a building or a structure, where motor vehicles may be stored for the purpose of temporary, daily or overnight off-street parking. An accessory parking lot supports the principal activity on the tract, lot or parcel of land.

PERSON means any individual, partnership, firm, association, corporation, company, organization or any other legal entity, or legal representatives, agents or assigns.

PRIVATE STREET or ALLEY means a private vehicular access shared by and serving two or more lots, which is not dedicated to the public as a street or alley and is not publicly maintained.

PROJECTING STRUCTURES means covered structures of a permanent nature which are constructed of approved building material, specifically excluding canvas or fabric material, and where such structures are an integral part of the main building or permanently attached to a main building and do not extend over public property. Projecting structure is defined to include marquee, canopy and fixed awning type of structures.

PUBLIC BUILDING means a building, structure or facility owned, leased, controlled, occupied, managed, primarily used and/or primarily occupied by the United States Government, the State of Texas, the city, an independent school district or political subdivision or agency of the State of Texas.

Exhibit "A"

REFUSE CONTAINER means a trash and garbage receptacle with a minimum of three (3) cubic yard capacity.

RESTAURANT means an establishment engaged primarily in the preparation and sale of food and beverages to the public for on-site consumption, including outdoor dining areas. Take-out service is allowed as an incidental use; however, drive-through or curb service is subject to the approval of a special permit in accordance with this ordinance.

RESTAURANT WITH CURB SERVICE means an establishment where food and/or beverage is delivered to a consumer who is in a motor vehicle or otherwise outside the building by a waiter, waitress or carhop, who is also outside the building, with the intent of said food being consumed on or off the premises.

RESTAURANT WITH DRIVE-THROUGH SERVICE means an establishment where food and/or beverage is delivered to a consumer who is outside the building, said delivery to be accomplished by handing or passing the food and/or beverage through a window, or other opening in the building.

ROOF LINE means the height which is defined by the intersection of the roof of the building and the wall of the building. Exceptions: For mansard-type roofs, the roof line shall be defined as the top of the lower slope of the roof. Roofs with parapet walls completely around the building and not exceeding four (4) feet in height may be considered as the roof line.

SCREENING WALL means a masonry wall which blocks the view from the ground to the height specified and serves as a visual barrier.

SERVICE ACCESS DRIVE means a designated twenty-four (24) foot wide drive which provides access to refuse containers and loading areas from a street, private road or fire lane.

SHOPPING CENTER means an area under common ownership devoted to activity similar to the uses permitted in the Retail District regulations.

SEWER means a pipe or conduit for carrying sanitary sewage.

SIGHT VISIBILITY TRIANGLE means a space left open and unobstructed by fences, structures, shrubs, trees or other plant life along streets at the corner in front of the building line of lots contiguous to intersecting streets.

SMOKING ESTABLISHMENT means a business establishment that is dedicated, in whole or in part, to the smoking of tobacco or other substances and includes any establishment that allows both (1) the payment of consideration by a customer to the establishment in exchange for on-site delivery of tobacco, tobacco accessories or similar substances and products to the customer; and (2) the onsite smoking of tobacco or other substances. This definition shall be construed to include establishments known variously as retail tobacco stores, cigar lounges, hookah cafes, tobacco clubs, tobacco bars, and similar establishments, but shall not include an establishment that derives 50 percent or more of its gross revenue on a quarterly basis (i.e., three months) from the sale of alcoholic beverages for on-premise consumption.

Exhibit "A"

STORY means that portion of a building between the surface of any floor and the surface of the floor next above, or if there is no floor above, then the space between the ground floor and the ceiling next above.

STANDARD STORY means the space measured from the mean level of the ground surrounding the building to the highest point of the roof's surface, but in no event to exceed thirty (30) feet in height for one standard story or forty-five (45) feet in height for two standard stories. All stories in excess of one standard story shall not exceed an average of twenty (20) feet per story.

HALF STORY means the space under a sloping roof, which has the line of intersection of roof decking and wall space not more than three (3) feet above the top floor level. A hold-story containing an independent apartment or living quarters shall be counted as a full story.

STRUCTURE means anything constructed or erected, the use of which requires permanent location on the ground or attached to something having a fixed location on the ground, and including gasoline pump-islands.

STRUCTURAL ALTERATIONS means any change in any supporting member of a building, such as a weight bearing wall, column, partition, beam or girder, or any change in the pitch or height of the roof.

STRUCTURAL TRIM means the molding, battens, cappings, nailing strips, latticing and platforms which are attached to the sign structure.

STUCCO means an exterior material of portland cement plaster, to be installed in strict conformance with the applicable requirements of the Codes as defined herein.

TEMPORARY OPEN AIR MARKET means a temporary outdoor market place, on private property where individual vendors offer produce, food, or other products are distributed, offered for sale, or sold directly to consumers by the persons that have raised, grown, made, crafted, processed, or produced the products, approved foods such as fruits, eggs, vegetables, pasteurized dairy products and honey, and other allowed foods. Temporary open air market does not include a flea market or other gatherings or markets offering merchandise, personal effects, tools, or outdoor retail sale or promotion subject to Article IV of Chapter 12 of the Code of Ordinance of the City of Richardson.

USE, (ACCESSORY) means a use customarily incident to the principal use.

USE, Non-Conforming means any building or land lawfully occupied by a use which does not conform with the use or regulations of the district in which it is situated.

VEHICLE means any automobile, truck, camper, tractor, van, trailer, or any device capable of being transported and shall be considered a vehicle in both moving and stationary modes, irrespective of state or repair condition.

YARD - GENERAL means an open space on the same lot with a building unoccupied and unobstructed by any portion of a structure from the ground upwards.

Exhibit "A"

YARD - FRONT means an open unoccupied space on the same lot with a building situated between any front wall of the building and the front street line of the lot, and extending the full width of the lot.

YARD - REAR means interior lot rear yard means a space, unoccupied except as hereinafter permitted, extending the full width of the lot between the required rear building line and the rear lot line.

YARD - REAR - CORNER LOT means a space, unoccupied except as hereinafter permitted, extending from the interior side lot line to the corner lot side yard on the street side, between the required rear building line and the rear lot line.

YARD - INTERIOR SIDE means a space, unoccupied except as hereinafter permitted, between the building and the interior side line of the lot and extending from the front wall of the building (adjacent to the side yard) to the required rear building line.

YARD - CORNER LOT SIDE means a space, unoccupied except as hereinafter permitted, between the required building setback line and the street side line of the lot and extending from the front wall of the building (adjacent to the corner lot side yard) to the rear property line.

SECTION 4 GENERAL PROVISIONS

All legal and valid uses and structures existing at the time of adoption of this ordinance on March 26, 2018, are hereby declared legal and valid uses and structures relative to zoning and may continue to exist as legal and valid structures subsequent to the passage of this ordinance. The uses and structures shall be exempt from Article XI of this ordinance, pertaining to nonconforming uses and structures. Any change in use or modifications made to the existing structure shall comply with this ordinance, as amended or its successors.

Except as hereinafter provided, no building shall be constructed, reconstructed, erected, converted, enlarged or structurally altered nor any building or land used which does not comply with all the regulations established by this ordinance in the district in which such building or land is located.

Except as hereinafter provided, no lot area shall be so reduced or diminished that the yards or other open spaces shall be smaller than herein prescribed.

Except as hereinafter provided, no yard or other open space to be used in connection with any building for the purpose of complying with the provisions of these regulations shall be considered as providing a yard or open space for any other building nor shall a yard or other open space on a lot wherein a building is to be erected.

Except as hereinafter provided, every building hereafter erected or structurally altered shall be located on a lot as herein defined and in no case shall there be more than one main building and its accessory buildings on one lot, except as specifically provided herein for commercial and industrial districts.

Exhibit "A"

Except as hereinafter provided, no land shall be used for, and no building shall be erected for or converted to, any use other than as provided in the regulations prescribed for the district in which it is located.

Uses similar to the uses expressly permitted in a district shall be permitted uses in such district.

It shall be unlawful for any person, organization, firm or corporation to operate an outdoor retail sale and/or outdoor commercial promotion, except where such sale or promotion has received a written permit from the Building Official and is in connection with and adjacent to an existing permanent business operating in the Buckingham Area or is for the sale of Christmas trees between November 15th and December 26th.

The outside storage and display of goods, wares and merchandise is prohibited, except as specifically authorized herein. The outside storage and display of goods, wares and merchandise shall be permitted on the sidewalk adjacent to the building, provided such goods, wares or merchandise shall not extend more than three (3) feet from the building and shall not be more than three (3) feet in height, and provided, further, that there shall be a least five (5) feet in width of unobstructed sidewalk remaining.

Provided that the above prohibition shall not be construed to prohibit the following:

1. In the above height limitation shall not apply to storage and display of Christmas trees for a period not to exceed forty (40) days prior to Christmas each year.
2. The above prohibition shall not be construed to apply to merchandise dispensing units (limited to not more than three (3) for any one business establishment) when such merchandise dispensing units are operated in connection with the operation of an open-front type of drive-in grocery store.
3. The above prohibition shall not be construed to prohibit the storage and display of merchandise normally placed on gasoline service station pump islands, when placed on such islands.
4. The above prohibition shall not be construed to prohibit the storage and display of rental trailers, or to newspaper racks.

No property located within the Buckingham Area shall be used and no building shall be erected for or converted to be used as an auto wrecking yard, junkyard, salvage storage, scrap metal storage yard or wrecking material yard.

Temporary residential housing, including mobile homes and modular housing, shall not be permitted in any district.

The maximum permitted floor area ratios within the Buckingham Area is 0.75 to 1. No occupied building hereafter erected, constructed or placed within the Buckingham Area shall exceed the maximum floor area ratio within which such occupied building is located.

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The percentage lot coverage shall be that defined under each specific zoning district.

The maximum permitted height for a building or structure in any district shall not exceed the more restrictive of:

1. Five (5) standard stories.
2. Federal Aviation Administration air space limitations.
3. Express limitations contained in this ordinance.

Open terraces, balconies or porches, garages, carports or other automobile storage structures, and roof extensions may protrude up to ten (10) feet into the required front yard, but no supporting structure for such structures or extensions may be located within the required front yard. An unenclosed canopy for a gasoline filling station or similar business may not extend into the required front yard. A parking area is permitted in the front yard of a lot used primarily for retail uses and a lot used primarily for multiple-family dwellings.

Window sills and other ornamental features on a structure may protrude up to twelve (12) inches into a side or rear yard. Roof extensions, balconies, awnings, garage, carport or other automobile storage structures, may protrude into a side or rear yard to within three (3) feet of a side or rear lot line; provided, no supporting structure shall be located within the required side or rear yard. Open or lattice enclosed fire escapes, fireproof outside stairways, balconies opening upon fire towers, and ordinary projections of chimneys and flues may protrude into rear yards up to three point five (3.5) feet. Terraces, uncovered porches, platforms and ornamental features which do not extend more than three (3) feet above the ground may protrude into a side yard to within two (2) feet from the lot lines; provided no such protrusion shall be closer than five (5) feet to a street line. Fences and screening walls may be constructed in rear yards, and in side yards not abutting a street or private road. Parking areas, driveways, fire lanes, landscaping, public utility facilities and service access drives are permitted in rear and side yards.

Swimming pools may be located on any residential district lot or any duplex residential lot as follows: Swimming pools may only be located on any lot within the buildable area and the rear yard, except that on corner lots, pools may also be located on the street side in the side yard between the projection of the rear wall of the main building on the street side and the rear lot line on the street side. Swimming pools may not be located in any area which cannot be provided with a barrier that shall be installed in accordance with Chapter 6, Article IV. Fences, of the Code of Ordinances, and all applicable Codes of the City of Richardson, as amended. The pool water's edge must be located a minimum of three (3) feet from any property line. Pool equipment may only be located in areas where swimming pools are permitted. Any accessory building to the pool shall be regulated as is prescribed for other detached buildings.

Exhibit "A"

ARTICLE II

DISTRICTS AND DISTRICT BOUNDARIES

SECTION 1 DISTRICTS

Land use within the Buckingham Area is hereby subject to five (5) basic land use districts, being:

1. "UR" Unified Residential District
2. "R" Retail District
3. "O/R" Office/Retail
4. "O/C" Office/Commercial District
5. "LIM" Light Industrial/Manufacturing District

SECTION 2 BOUNDARIES

The boundaries of the districts are indicated upon the Zoning District Map of the City of Richardson.

SECTION 3 RULES - BOUNDARY LINES

Where uncertainty exists with respect to the boundaries of the various districts as shown by the Zoning District Map, the following rules apply:

1. District boundaries indicated as dividing a lot or tract shall be construed as being located as shown on the Zoning District Map.
2. District boundaries indicated as approximately following the center lines of streets, private roads, or alleys shall be construed as following such center lines.
3. District boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

ARTICLE III

GENERAL DEVELOPMENT REQUIREMENTS

SECTION 1 GENERAL

All development shall be in conformance to Chapter 21. Subdivision and Development Ordinance of the City of Richardson, as amended, with the exception of the following:

1. Landscape Percentage: All non-residential lots developed within any district shall contain a minimum of ten percent (10%) landscaping.
2. Miscellaneous Landscape Elements: There shall be permitted fountains, sculptures, planters, walkways, flag poles, light standards and decorative screen type walls as elements of landscaping in areas designated for landscaping. Decorative type walls, planters and sculptures shall be thirty (30) inches or less in height.

Provided that the above prohibition shall not be construed to prohibit the following:

- a. In the above height limitation shall not apply to storage and display of Christmas trees for a period not to exceed forty (40) days prior to Christmas each year.
 - b. The above prohibition shall not be construed to apply to merchandise dispensing units (limited to not more than three (3) for any one business establishment) when such merchandise dispensing units are operated in connection with the operation of an open-front type of drive-in grocery store.
 - c. The above prohibition shall not be construed to prohibit the storage and display of merchandise normally placed on gasoline service station pump islands, when placed on such islands.
 - d. The above prohibition shall not be construed to prohibit the storage and display of rental trailers, or to newspaper racks.
3. Building Lines: Building lines in subdivisions previously platted and accepted by the former Town of Buckingham prior to the adoption of Ordinance Number 95-1 (January 12, 1995) by the former Town of Buckingham shall be controlled by such subdivision plats and not be the building line requirements of this ordinance.
 4. Building Access: Every building, except accessory buildings, shall have access to a street or private road. No parking area or required yard for one building shall be computed as being the yard or parking area requirements for any other building or use.
 5. Vending Machines: All ice boxes, ice machines and vending machines shall be placed inside the principal building with which they are associated or behind a screening wall.

Exhibit "A"

SECTION 2 DEVELOPMENT PROCEDURE

All development shall be in accordance with Article II. Development Procedure, of Chapter 21. Subdivision and Development Ordinance, of the City of Richardson, Texas, as amended.

ARTICLE IV

UNIFIED RESIDENTIAL ("UR")

SECTION 1 PERMITTED USES

In a Unified Residential ("UR") District, no land, building or other structure shall be used for any use other than dwelling uses, including single family dwellings, townhouses, patio homes, and duplex dwellings, and the following:

1. Accessory buildings.
2. Buildings - temporary for construction purposes only (which must be removed upon completion or abandonment of construction work), and field offices for the sale of real estate which must be removed within ninety (90) days following written notice from the building official.
3. Home occupations provided incidental uses shall never be permitted as a principal use.
4. Parks, playgrounds and neighborhood recreational centers.
5. Public buildings.
6. Swimming pools, private tennis courts, golf courses, jogging trails and bicycle trails.

SECTION 2 YARD REGULATIONS

1. Front Yard - Each lot shall have a front yard with a depth of not less than twenty-five (25) feet.

On corner lots, and where lots have double frontage, running through from one street to another, the required front yard shall be required on both streets.

No structures shall be located in the required front yard or in required side yard abutting a street. This includes parking areas, swimming pools and other recreational facilities, but does not prohibit decorative items such as fountains, sculptures, flag poles or decorative screen walls thirty (30) inches or less in height which are an integral part of a landscaping scene.

No parking shall be allowed in any front yard area. However drives of ingress and egress from the public street to the parking area shall be allowed to cross the front yard from front to rear.

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2. Side Yard - Each lot shall have two side yards, each having a width of not less than six (6) feet.

Where the long sides of the apartment building, other than the ends, are adjacent to or parallel to the side lot lines, the side yard shall be not less than ten percent (10%) of the length of the building side adjacent to the side yard, but in no case shall the side yard be less than twelve (12) feet.

Where the side of a building containing openings, for access to the building, faces the side lot line, side yards shall have a minimum width equal to ten percent (10%) of the length of the building but in no case shall the distance be less than sixteen (16) feet.

In the case of open court, closed court apartment buildings or the construction of parallel apartment buildings facing or backing to each other on a single lot or tract or a combination of lots, or where the ends of an apartment building are adjacent to and parallel to the side of another apartment building, or where corners of apartment buildings are the closest points between buildings, then a side lot shall be assumed to exist along the center line of any such court, yard or open space across which the sides or corners of apartment buildings face or back upon each other.

3. Rear Yard – Each apartment lot shall have a rear yard area extending the full width of the lot of a depth of not less than fifteen (15) feet.
4. Overhang and Fireplaces - The minimum setback requirements shall apply in all cases, except that fireplaces, eaves, bays, balconies and fireproof outside stairways may extend up to a maximum of three and one-half (3 1/2) feet into the required front, side or rear yards.

SECTION 3 MISCELLANEOUS

1. Access - Alleys within or abutting an apartment district may be used for ingress and egress to parking and service areas provided a minimum paved alley width of twenty (20) feet is provided from a street to the parking or service area.
2. Recreational areas - Each apartment project shall provide one or more recreational or playground areas to meet the requirements of the residents in such project.

Wherever possible, usable open space shall be disposed in such a manner as to insure the safety and welfare of resident children.

3. Swimming pools - Swimming pools, as an accessory structure to a principal building, shall be subject to approval by the Building Official after taking into consideration the location and size of the plot; the site; the detailed plans of such swimming pool and any required accessories; and such other factors as may be required for the health, safety and general welfare of the community. In addition, the Building Official may require that any swimming pool, including mechanical equipment, be located at such distance from any property line as not to interfere with the peace, comfort and repose of the occupant(s) of

Exhibit "A"

any adjoining building or residence. Any lights illuminating such swimming pools shall be so erected as to eliminate direct rays and minimize reflected rays of light on adjoining premises. An outdoor swimming pool shall be provided with a barrier that shall be installed, inspected and approved prior to plastering or filling with water. The barrier shall comply with Chapter 6, Article IV. Fences, of the Code of Ordinances and all applicable Codes of the City of Richardson, as amended.

5. Mechanical Equipment - Mechanical equipment shall be constructed, located and screened behind the front building line and a minimum distance of three (3) feet from any other property line.

Exhibit "A"

ARTICLE V

RETAIL ("R") DISTRICT REGULATIONS

SECTION 1 PERMITTED USES

In a Retail ("R") District, no land, building or other structure shall be used for any use other than non-residential uses permitted in UR Districts and:

1. Antique shops.
2. Aquariums.
3. Art galleries.
4. Automotive parts and accessories, retail sales only.
5. Bakeries, retail sales only.
6. Banks, savings and loan associations, and other similar financial services, but not including mortgage companies.
7. Barber and beauty shops.
8. Book, stationery stores and newsstands.
9. Bowling alleys if air-conditioned and sound proofed.
10. Restaurants without drive-through curb service.
11. Camera shops, photographic supplies, photographic and artist studios, retail sales only.
12. Candy, cigars and tobaccos, retail sales only.
13. Caterer and wedding services.
14. Cleaning, dying and laundry pick-up station having an area of not more than five-hundred (500) square feet for receiving and delivery of articles to be cleaned, dyed and laundered, provided no actual work shall be performed on premises.
15. Computer retail sales and related computer service.
16. Country club, golf courses.
17. Clothing and fabric sales, retail sales only.

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18. Craft stores.
19. Dance schools or studios.
20. Department stores, novelty or variety shops for retail sales only.
21. Drama schools and studios.
22. Drug stores for retail sales only, including prescription pharmacies and offices, stores and display rooms for the sale and rental of medical supplies and equipment.
23. Electrical supplies, retail sales only.
24. Electric substation or telephone facilities provided that no repair or storage activity is maintained therein.
25. Film developing and printing.
26. Florist, retail sales only.
27. Funeral homes.
28. Grocery stores, retail sales.
29. Hardware, home improvement, paints, wall paper, all for retail sales only.
30. Health clubs, spas and tanning salons.
31. Household and office furniture, furnishings and appliances, retail sales and repair.
32. Jewelry, retail sales only.
33. Meat markets, retail sales only.
34. Motion picture theaters, auditoriums, and concert halls.
35. Museums, libraries, fine art centers, and similar cultural facilities, public or private.
36. Musical instruments, retail sales only.
37. Nurseries for the retail sales of plants and trees, provided that all incidental equipment and supplies, including fertilizers and empty containers, are kept within the building.
38. Office buildings not to exceed three (3) standard stories in height, unless combined with retail uses cannot exceed five (5) standard stories in height.
39. Optical goods and services.

Exhibit "A"

40. Pet shop, retail sales only.
41. Photographers or artists studio.
42. Plumbing supplies, retail sales only and without warehouse facilities.
43. Printing shops, letter and mimeograph shops.
44. Private recreation and cultural activities including museums, libraries, amusement parks or centers, playgrounds, community centers, gymnasiums, swimming facilities, tennis facilities, etc.; as well as private residential or recreation clubs and community buildings in any district with the following special conditions:
 - a. Outdoor lighting shall be constructed and maintained or screened in conformance with Article XXII-B, Sec. 2.(E) of the City of Richardson's Comprehensive Zoning Ordinance, as amended.
 - b. Any special condition or restriction, including a time limit for occupancy or size of tract, necessary to protect the public health, safety and welfare as may be required by the City of Richardson.
45. Professional and business offices for architects, attorneys, engineers and real estate sales and development; medical clinics, offices of dentists, doctors and other practitioners of the healing arts licensed or similarly recognized under the laws of the State of Texas; offices for specialists in supportive therapy, podiatry, psychological testing and counseling.
46. Public parking, both multilevel garages and parking lots, for the parking of passenger vehicles, all without automobile repair and service facilities.
47. Restaurants, cafes, cafeterias, including restaurants and cafes selling alcoholic beverages for consumption on the premises; the terms restaurants and cafes as used herein, refer to places which are regularly open for the service of food to customers for compensation as the primary business for such place, receive the majority of their business thru the sale of food, have suitable seating for guests, suitable facilities for the preparation and service of foods, and which may, as an auxiliary use, provide space for and permit patrons to dance.
48. Retail package sale of alcoholic beverages and/or convenience stores selling beer, wine and/or other items.
49. Retail stores or shops for custom work or for the making of articles to be sold for retail on the premises.
50. Seamstress, dressmaker or tailor.
51. Shoe repair and leather working shops, for retail sales only.

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52. Shopping centers.
53. Sporting goods, for retail sales only.
54. Studios for dance, music, drama, health, and reducing facilities.
55. Studios for the display and sale of glass, china, art objects, cloth and draperies.
56. Toy stores.
57. Video rentals.
58. Washaterias, self-service, equipped with automatic washing machines not exceeding twenty (20) pounds in capacity and dryers or extractors not exceeding sixty (60) pounds in capacity.
59. Wearing apparel sales, including clothing, shoes, hats, millinery and accessories.

SECTION 2 YARD REGULATIONS

1. Front Yard – Each lot shall have a front yard with a depth of not less than forty (40) feet.
2. Side Yard - Each lot shall have two side yards having a combined width of not less than five (5) feet; provided no side yard shall be less than one (1) foot wide. The portion of a side yard abutting a street line shall not be less than forty (40) feet wide. Additionally, where the side of a building faces on a residential district, the screening and open space requirements of Subsection 21-47(m) of Chapter 21, Subdivision and Development, of the Code of Ordinances, as amended or its successors, shall apply.
3. Rear Yard - Each lot shall have a rear yard with a depth of not less than five (5) feet. Additionally, where the rear of a building faces on a residential district, the screening and open space requirements of Subsection 21-47(l) of Chapter 21, Subdivision and Development, of the Code of Ordinances, as amended or its successors, shall apply.

Exhibit "A"

ARTICLE VI

OFFICE/RETAIL ("O/R") DISTRICT

SECTION 1 PERMITTED USES

In all Office/Retail ("O/R") District no land, building or other structure shall be used for any use other than the uses specifically enumerated permitted in the R Districts, and office buildings not to exceed five (5) standard stories in height, and:

1. Mortgage companies and other financial services.

SECTION 2 YARD REGULATIONS

1. Front Yard - Each lot shall have a front yard with a depth of not less than forty (40) feet.
2. Side Yard - Each lot shall have two side yards. The minimum side yard shall not be less than ten (10) feet in depth. The portion of a side yard abutting a street line shall not be less than forty (40) feet in depth. Additionally, where the side of a building faces on a residential district, the screening and open space requirements of Subsection 21-47(m) of Chapter 21, Subdivision and Development, of the Code of Ordinances, as amended or its successors, shall apply.
3. Rear Yard - Each lot shall have a rear yard with a depth of not less than ten (10) feet. Additionally, where the rear of a building faces on a residential district, the screening and open space requirements of Subsection 21-47(l) of Chapter 21, Subdivision and Development, of the Code of Ordinances, as amended or its successors, shall apply.

Exhibit "A"

ARTICLE VII

OFFICE/COMMERCIAL ("O/C") DISTRICT REGULATIONS

SECTION 1 USE REGULATIONS

In an Office/Commercial ("O/C") District, no land, building or other structure shall be used for any use other than the uses permitted in O/R Districts.

SECTION 2 YARD REGULATIONS

1. Front Yard - Each lot shall have a front yard with a depth of not less than forty (40) feet.
2. Side Yard - The minimum side yard shall not be less than ten (10) feet in depth. The portion of a side yard abutting a street line shall not be less than forty (40) feet in depth. Additionally, where the side of a building faces on a residential district, the screening and open space requirements of Subsection 21-47(m) of Chapter 21, Subdivision and Development, of the Code of Ordinances, as amended or its successors, shall apply.
3. Rear Yard - Each lot shall have a rear yard with a depth of not less than twelve (12) feet. Additionally, where the rear of a building faces on a residential district, the screening and open space requirements of Subsection 21-47(l) of Chapter 21, Subdivision and Development, of the Code of Ordinances, as amended or its successors, shall apply.

ARTICLE VIII

**LIGHT INDUSTRIAL/MANUFACTURING ("LIM")
DISTRICT REGULATIONS**

SECTION 1 USE REGULATIONS

In a Light Industrial/Manufacturing ("LIM") District, no land, building or structure shall be used for any use other than those permitted in O/C Districts, and:

1. Public parks, playgrounds, or neighborhood recreation centers owned and operated by the City of Richardson.
2. Legal manufacturing, research, wholesale, storage, and industrial plant operations, provided that this paragraph shall not be construed to permit airports, airplane motor ships or motor test blocks, acetylene gas manufacture or storage of gun powder, fireworks or other explosives, processing or storage of garbage, dead animals or refuse, stockyards, foundry, smelter, batching plant, junk yards, used auto parts or any other use which is obnoxious or offensive by reason of odor, dust, smoke, gas or noise. All outdoor equipment, machinery and storage shall be screened from sight when viewed from any public thoroughfare or adjoining land.

SECTION 2 YARD REGULATIONS

1. Front Yard - Each lot shall have a front yard with a depth of not less than twenty-five (25) feet.
2. Side Yard - Each lot shall have two side yards having a combined width of not less than fifteen (15) feet; provided no side yard shall be less than five (5) foot wide. The portion of a side yard abutting a street line shall not be less than twenty (20) feet wide. Additionally, where the side of a building faces on a residential district, the screening and open space requirements of Subsection 21-47(m) of Chapter 21, Subdivision and Development, of the Code of Ordinances, as amended or its successors, shall apply.
3. Rear Yard - Each lot shall have a rear yard with a depth of not less than fifteen (15) feet. Additionally, where the rear of a building faces on a residential district, the screening and open space requirements of Subsection 21-47(l) of Chapter 21, Subdivision and Development, of the Code of Ordinances, as amended or its successors, shall apply.

ARTICLE IX

SPECIAL PERMITS

SECTION 1 REQUIRED FOR LOCATION IN SPECIFIED DISTRICTS

The city council of the City of Richardson, Texas may after public hearing and proper notice to all parties affected, and after recommendation from the city plan commission containing such requirements and safeguards as are necessary to protect adjoining property, as well as the public health, safety, morals and general welfare, authorize the location of special permit uses in specified districts.

Every special use permit granted under the provisions of this article shall be considered as an amendment to the zoning ordinance as applicable to such property. In granting such permit, the city council may impose such conditions as may be necessary to promote and protect the public health, safety, order, morals, convenience, prosperity and general welfare. Said conditions shall be complied with by the grantee before certificate of occupancy may be issued.

SECTION 2 USE REGULATIONS

1. Apartments, in any District.
2. Auto laundries provided all equipment and activity is enclosed, in the O/C or LIM District.
3. Boarding kennels and veterinary hospitals in the R, O/R, O/C or LIM District, with special condition as listed below:

Veterinarian offices specializing in treatment of small animals (pets) with the following building and working conditions.

Such treatment be conducted entirely within the building.

Parking requirements shall be the same as required for medical, dental and professional offices.

Air-conditioning systems for all recovery and ward areas shall be separated from the reception areas, or the following shall be utilized in conjunction with a single air-conditioning system:

High-efficiency strainer--three (3) microns or above or

Ninety-five percent (95%) efficiency strainer --five (5) microns or above
or

Electrostatic precipitator or

Exhibit "A"

Ultraviolet radiation.

No boarding of animals other than that necessary for recovery from treatment or surgery shall be allowed in a veterinarian office.

When a kennel or veterinarian hospital or a veterinarian office is located within a building with other forms of business, an eight (8) inch masonry fire wall sealed to the roof deck or fire stop shall be provided to separate tenants in order to protect adjacent tenants against insects, sound transmission or noxious odors.

4. Bus terminal, in the O/C or LIM District.
5. Check cashing business, in the O/R or O/C District, subject to the supplemental regulations of Article XXII E of the Comprehensive Zoning Ordinance of the City of Richardson, as amended.
6. Commercial amusement enterprises such as circuses, carnivals, driving ranges, miniature golf courses, pony rides, miniature train rides, rodeos, water slides, go-cart tracks, giant slides, motorcycle tracks, skateboard tracks or arenas, and similar enterprises, in the R, O/R, O/C or LIM District.
7. Controlled substance paraphernalia shop for the sale of any instrument, device, article, or contrivance used, designed for use, or intended for use in ingesting, smoking, administering or preparing marijuana, hashish, hashish oil, cocaine or any other controlled substance, in the O/C District. For purposes of this ordinance "paraphernalia" shall be defined by the laws of the State of Texas.
8. Day nursery, in the R, O/R or O/C District.
9. Electronic-cigarette establishment, in the R, O/R or O/C District.
10. Fortune tellers, reader or spiritual advisors in the O/C District.
11. Heliport, helipads, or any helicopter landing area, in the R, O/R, O/C or LIM District.
12. Hospitals and ambulance dispatch stations, in the O/C and LIM District.
13. Hotel, in the R, O/R, O/C or LIM District.
14. Large scale retail store, in the R, O/R, O/C or LIM District.
15. Massage establishment, in the R, O/R, O/C or LIM District.
16. Motor vehicle sales/leasing, new in O/C or LIM District.
17. Motor vehicle sales/leasing, in the O/C and LIM District.

Exhibit "A"

18. Motor vehicle service station, in R, O/R, O/C or LIM District.
19. Movie theater, in the R, O/R, O/C or LIM District.
20. To permit paved parking lots to be used for the collection of recyclable materials utilizing a portable container or portable device for collection of said materials, in the R, O/R, O/C or LIM District. The design, use and location of said containers are to be specified and approved at the time of issuance of the special permit.

Any collection center within a paved parking lot shall not utilize nor encumber more than ten percent (10%) of said parking lot, nor shall collection center obstruct or interfere with any fire lane, fire hydrant, access easement or any area necessary for proper traffic circulation.

Any collection center shall set back from all dedicated street right-of-ways a distance of not less than forty (40) feet.

Any structure or electrical devices shall be subject to all provisions of the Codes and shall obtain all other required permits prior to operation.

21. Pawnshop or "hock shop" where loans are made on the security of personal property and where such property, goods or merchandise are redeemed or sold, in the O/C District, subject to a permit.
22. An establishment whose major income is derived from operating a penny arcade, amusement center, or game room, where billiard machines, shooting gallery, marble machine, marble table, marble shooting machine, miniature racetrack machine, miniature football machine, miniature golf machine, miniature bowling machine, air hockey game, foosball table, pin-ball machine, or similar device, is operated by a coin or token or for an admission charge or fee, which dispenses or affords skill or pleasure, in the R, O/R, O/C or LIM District.
23. Restaurants with drive-through and/or curbside service, in the R, O/R, O/C or LIM District.
24. Smoking establishment, in any R, O/R or O/C District.
25. Storage – mini-warehouse storage, in the R, O/R, O/C or LIM District.
26. Temporary open air market in any R, O/R, O/C or LIM District, subject to Article VIII, Chapter 12 of Code of Ordinances of the City of Richardson, as amended.

SECTION 3 SPECIAL PERMIT REGULATIONS

1. Any use requiring approval of a special permit shall be in conformance with Article XXII-A Special Permits, Sec. 3 through Sec. 9 of the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as amended.

Exhibit "A"

ARTICLE X

OFF-STREET PARKING

SECTION 1 PARKING REGULATIONS

1. Off-street parking shall be provided for the appropriate building use classification, and determined by the gross floor area or other measures as provided below:
 - a. Bank and savings and loan associations: (1/300 s.f.) one (1) space for each three hundred (300) square feet of gross floor area.
 - b. Bowling alleys: (5/1 alley) five (5) spaces for each alley.
 - c. Bus terminal: (1/5 employees) one (1) space for each five (5) employees plus one (1) space for each one thousand (1,000) square feet of gross floor area.
 - d. Business office: (1/333 s.f.) one (1) space for each three hundred thirty-three (333) square feet of gross floor area.
 - e. Furniture store: (1/1000 s.f.) one (1) space for each thousand (1,000) square feet of gross floor area.
 - f. General retail: (1/200 s.f.) one (1) space for each two hundred (200) square feet of gross floor area.
 - g. Hospitals and ambulance dispatch stations: (1/5 employees) one (1) space for each five (5) employees plus one (1) space for each three (3) beds.
 - h. Hotel: (5/4 rooms) five (5) spaces for each four (4) rooms available for rent.
 - i. Manufacturing, research, industrial and processing establishments, repair shops, warehouses, storage buildings and lumber and supply yards: (1/4 employees) one (1) space for each four (4) employees. The maximum number of employees on duty at any time, day or night shall be the basis for determining parking requirements for any establishment. Where the number of employees is indeterminable, off-street parking space: (1/1,000 s.f.) one (1) space for each one thousand (1,000) square feet of gross floor area.
 - j. Medical or dental clinics: (1/200 s.f.) one (1) space for each two hundred (200) square feet of gross floor area.
 - k. Mortgage companies: (1/333 s.f.) one (1) space for each three hundred thirty-three (333) square feet of gross floor area.
 - l. Motion picture theaters, auditoriums and concert halls: (1/4 seats) one (1) space for each four (4) seats based on maximum occupancy.

Exhibit "A"

- m. Motor vehicle sales/leasing, new and/or used: (1/350 s.f.) one (1) space for each three hundred and fifty (350) of repair shop facilities and (1/300 s.f.) one space (1) for each three hundred (300) square feet of showroom space, in addition to parking spaces provided for the display and storage of new and used motor vehicles.
- n. Multiple Use Shopping Center: up to 10,000 square feet of gross building area: (1/333 sq. ft.) one space for each three hundred and thirty-three square feet of gross floor area. Over 10,000 square feet of gross building area: 30 spaces for the 1st 10,000 square feet of gross floor area, plus (1/200 sq. ft.) one space for each two hundred square feet of the remaining gross floor area. Ten percent (10%) reduction in required parking for buildings over 100,000 square feet of gross building area.

All uses within the multiple use shopping center shall be calculated at the applicable standard. Any single-tenant, free-standing building shall provide their required parking for that use.

- o. Residences: Each single family detached and attached dwelling unit shall have a minimum of two (2) off-street parking spaces. All other dwellings shall have a minimum off-street parking equal to one (1) parking space for every five hundred (500) feet, or fraction thereof, of the aggregate gross floor area for all dwelling units on the lot; provided, no lot is required to have more than two (2) off-street parking spaces for each dwelling unit located thereon.

No parking area or vehicle storage space shall be used for the storage or parking of any truck, truck trailer or van, house trailer, except one panel or pickup truck, not exceeding one (1) ton capacity may be kept on the premises if used in connection with maintenance and management of the apartment project.

- p. Restaurants (with or without drive-through and/or curb service): (1/100 s.f.) one (1) space for each one hundred (100) square feet of gross floor area.
- 2. Parking for all uses deemed not to be included above shall be (1/333 s.f.) one (1) space for each three hundred thirty-three (333) square feet of gross floor area.
 - 3. No more than twenty-five percent (25%) of all required parking space, in any district and for any use, may be compact car spaces.
 - 4. Head-in parking, wherein the maneuvering is done on a street or private road, shall not be classified as off-street parking in computing the parking requirements for any use.
 - 5. Loading: Occupied buildings with a gross floor area of more than twenty thousand (20,000) square feet and used primarily for retail, office, commercial, light industrial or manufacturing uses, shall provide an off-street area for the loading and unloading of merchandise or goods that is screened from view of public streets. A service access drive shall provide access to the loading area. Trucks and buses servicing, for commercial purposes, occupied buildings shall park only in designated loading and unloading areas.

Exhibit "A"

ARTICLE XI

NON-CONFORMING USES

SECTION 1 DEFINITION

All existing legal and valid non-conforming uses and structures at the time of adoption of this ordinance on March 26, 2018, shall comply with Article XXII. Nonconforming Uses of the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as amended.

Exhibit "A"

ARTICLE XII
AMENDMENTS

SECTION 1 AMENDMENTS TO ORDINANCE

All subsequent amendments to this ordinance shall be in conformance with Article XXIX. Changes and Amendments, of the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as amended.

Exhibit "A"

ARTICLE XIII

PENALLTY

SECTION 1 PENALTY FOR VIOLATION

Any person or corporation violating any of the provisions of this ordinance, shall upon conviction, be fined an amount not to exceed the maximum established by state law, and each and every day that the provisions of this ordinance are violated shall constitute a separate and distinct offense. In addition to the said penalty provided for, the right is hereby conferred and extended upon any property owner owning property in any district, where such property owner may be affected or invaded, by a violation of the terms of the ordinance, to bring suit in such court or courts having jurisdiction thereof and obtain such remedies as may be available at law and equity in that protection of the rights of such property owners.