

ORDINANCE NO. 2019-21

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF LEAGUE CITY BY AMENDING CHAPTER 125, ENTITLED "ZONING", AND CHAPTER 102, ENTITLED "SUBDIVISIONS", REGARDING 1) REVISED LIGHTING STANDARDS; 2) REGULATIONS TO ALLOW DOGS IN OUTDOOR DINING AREAS; 3) CONSOLIDATING LANDSCAPING REQUIREMENTS; 4) REVISED PARKING REGULATIONS; 5) REGULATIONS FOR ELECTRIC VEHICLE CHARGING STATIONS; 6) LIVE ENTERTAINMENT IN RESTAURANTS; 7) DECORATIVE METAL/WROUGHT IRON FENCES; 8) SIDE SETBACK REGULATIONS ON CORNER LOTS; 9) STRUCTURES BUILT OVER LOT LINE; PROVIDING FOR A PENALTY, CODIFICATION, PUBLICATION, AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS, as follows:

Section 1. That the Code of Ordinances is hereby amended to AMEND section 102-7 entitled "*Lot design requirements*" by deleting it in its entirety and replacing it with the following:

Sec. 102-7. - Lot design requirements.

(a) *General design requirements.* General design requirements for lots in subdivisions are as follows (See article III: zoning regulations, in the zoning ordinance for specific lot requirements by zoning district):

(1) Setbacks. Additional setbacks may be required where the existing right-of-way is insufficient or future infrastructure is anticipated.

(2) Lot coverage. The applicant shall show the allotted maximum percent of impervious surface for each lot represented. This percentage shall be derived from the hydrologic and hydraulic report, or the maximum percentage as stipulated in the above referenced zoning ordinance, and will distinguish between percentages for building(s) and accessory structure(s). In the absence of a hydrologic and hydraulic study, the default maximum percent of impervious cover shall be that from the master drainage plan wherein the design percentage of impervious cover is 55 percent (Runoff Coefficient, $C=0.30$ where $C=12$). If the zoning ordinance stipulates a lower maximum percentage for the zoning district, then that percentage shall be followed.

(3) Lot lines. In general, side lot lines shall be at right angles to straight street lines or radial to curved street lines, unless specifically approved. Lot lines shall not cross municipal or county boundaries.

(4) Lot frontage on arterial streets. No residential lots shall front on freeways, major or minor arterials, or collector streets.

(b) *Build across lot lines.* A waiver to build across lot lines may be approved provided that:

- (1) Both lots must be under the same ownership;
- (2) Both lots are in the same zoning district;
- (3) Both lots must be legally platted;
- (4) The waiver shall not remove or modify any recorded restrictions or easements;
- (5) The waiver shall not require the dedication of additional right-of-way or easements.
- (6) The waiver to build across lot lines shall expire if:
 - a. Development does not occur within two years of the date the waiver is approved; or
 - b. The structure built under the waiver is demolished or destroyed

Section 2. That the Code of Ordinances is hereby amended to AMEND section 125-70 entitled “*Residential single-family districts*” by amending subsection 125-70(c) entitled “*Development regulations*” by adding subsection (c)(9) as follows:

(9) In single family residential districts, if the rear property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be equal to the front yard.

Section 3. That the Code of Ordinances is hereby amended to AMEND section 125-72 entitled “Commercial and mixed use districts” by amending Schedule 125-72.B entitled “*Use Regulations – Commercial and Mixed Use Districts*” as attached in Exhibit A, which is incorporated herein.

Section 4. That the Code of Ordinances is hereby amended to AMEND section 125-72 entitled “Commercial and mixed use districts” by amending Schedule 125-72.C entitled “*Development Regulations – Commercial and Mixed Use Districts*” as attached in Exhibit B, which is incorporated herein, and repealing subsections 125-72(c)(6) entitled “*Location of parking and loading*” and 125-72(c)(7) entitled “*Landscape setback*.”

Section 5. That the Code of Ordinances is hereby amended to AMEND section 125-73 entitled “*Industrial Districts*” by amending Schedule 125-73.C entitled “*Development Regulations – Industrial Districts*” as attached in Exhibit C, which is incorporated herein, and repealing subsection 125-73(c)(4) entitled “*Landscape Setback*.”

Section 6. That the Code of Ordinances is hereby amended to AMEND section 125-74 entitled “*Public and semi-public district*” by amending Schedule 125-74.C entitled “*Development Regulations – Public and Semi-Public Districts*” as attached in Exhibit D,

which is incorporated herein, and repealing subsection 125-74(c)(6) entitled “*Landscape Setback*.”

Section 7. That the Code of Ordinances is hereby amended to AMEND section 125-75 entitled “*Open space district*” by amending Schedule 125-75.C entitled “*Development Regulations – Open space district*” as attached in Exhibit E, which is attached and incorporated herein, and repealing subsection 125-75(c)(3) entitled “*Landscape Setback*.”

Section 8. That the Code of Ordinances is hereby amended to AMEND section 125-82 entitled “*CRC Commercial Revitalization Overlay District*” by amending Schedule 125-82.E entitled “*Development Regulations – Commercial Revitalization Overlay District*” as attached in Exhibit F, which is incorporated herein, and repealing subsections 125-82(d)(7) and 125-82(d)(8) in their entirety.

Section 9. That the Code of Ordinances is hereby amended to AMEND Section 125-90 entitled “*Standards for specifics uses.*” by adding subsection 125-90(1) entitled “*Dogs in outdoor dining areas*” as follows:

(1) *Dogs in outdoor dining areas.* A food service establishment may permit a customer to be accompanied by a dog in an outdoor dining area if:

- (1) The food service establishment posts a sign in a conspicuous location in the area stating that dogs are permitted;
- (2) the customer and the dog access the outdoor dining area directly from the exterior of the food service establishment;
- (3) the dog does not enter the interior of the food service establishment;
- (4) the customer keeps the dog on a leash and controls the dog;
- (5) the customer does not allow the dog on a seat, table, countertop, or similar surface; and
- (6) in the area, the establishment does not:
 - a. prepare food; or
 - b. permit open food, except for food that is being served to a customer.

Section 10. That the Code of Ordinances is hereby amended to AMEND Section 125-140 entitled “*General site Standards*” by amending subsection 125-140(d) entitled “*Fences, walls and plantings*” to add a new subsection (d)(4) as follows:

(4) Decorative fences metal/wrought iron fences are allowed in front and side yards all zoning districts subject to the following regulations:

- a. In all zoning districts except single family residential, the fence height shall not exceed six (6) feet.
- b. On residential single family lots with a minimum size of 20,000 square feet, the fence height shall not exceed six (6) feet.
- c. On residential single family lots less than 20,000 square feet in size, the fence height shall not exceed four (4) feet.
- d. Fences shall be 70% transparent.
- e. Masonry Columns may be used. If masonry columns are used, masonry columns shall also be required at all fence corners and turning points and at all fence termination points.
- f. No barbed wire, chicken wire, razor wire, chain link, lattice, or electrically charged fences shall be allowed.

Section 11. That the Code of Ordinances is hereby amended to AMEND Section 125-140 entitled “*General site Standards*” by deleting subsection 125-140(h) entitled “*Lighting*” in its entirety and replace it as follows:

(h) Lighting.

(1) *Applicability.* All outdoor lighting installed after the effective date of this amendment shall follow the provisions in this section. Lighting fixtures and luminaires installed and operated prior to the date of this ordinance are exempt from these requirements and shall be considered legally non-conforming and regulated as such.

(2) *Exceptions.* These regulations do not apply to the following:

- a. Lighting within the public right-of-way that is principally used to illuminate streets and sidewalks.
- b. Lighting of signs regulated by the sign section
- c. Navigational lighting systems necessary for safety at airports or marinas
- d. Lighting of national, state or local government flags
- e. Temporary lighting of construction sites
- f. Temporary decorative seasonal lights
- g. Lighting deviation specified in a Special Use Permit or Planned Unit Development
- h. Lighting required by federal, state or local laws or regulations.
- i. Lighting that is only used under emergency conditions such as search lights.

(4) *Cutoff Light Fixture required.* Outdoor lights shall be full cutoff light fixtures so that their rays are directed toward the ground and away from adjacent residential property or streets and no light trespass falls on any residential property. A full cut-off light fixture has a solid barrier (cap) at the top of the fixture in which the lamp (bulb) is located.

The fixture is angled so the lamp is not visible below the barrier (no light visible below the horizontal angle).

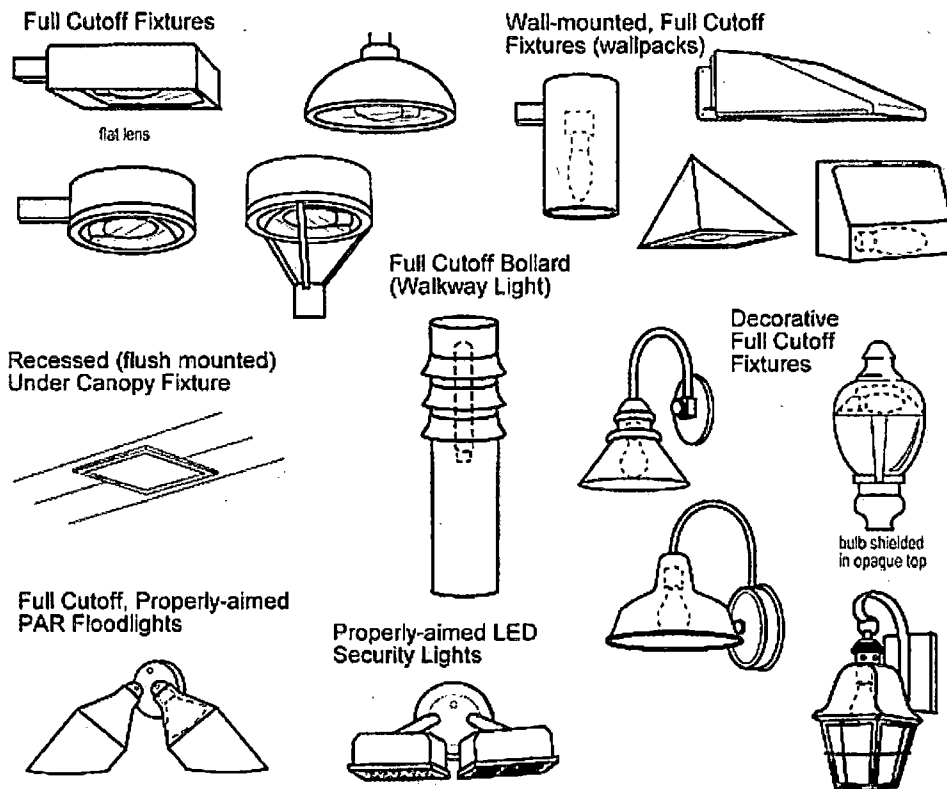
(5) *Canopy Lights.* Light fixtures mounted on canopies or vehicle fueling station islands shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy

(6) *Light Poles.* Parking lot light poles shall be located in a landscape planter or incorporated into a walkway or other pedestrian area. Concrete bases for light poles shall not exceed a height of 30 inches from finished grade.

(7) *Prohibited Lights.* Laser source light, strobe lights, and similar high intensity light sources for advertising or entertainment shall not be projected above the horizontal plane, unless a permit is obtained for specific events and time frames

(8) *Photometric Survey.* A photometric survey of the entire property shall be submitted with a building permit or if changes and /or additions are being made to the existing exterior lighting.

(9) *Examples of full cutoff light fixtures.*



Section 12. That the Code of Ordinances is hereby amended to AMEND section 125-170 entitled “*Off-street parking and loading*” by repealing subsection 125-170(c)(6) entitled “*Compact Parking Spaces*” and replacing it with “*Reserved*” and by repealing subsection 125-170(c)(15) entitled “*Parking wheel stops*” in its entirety and replacing it with “*Reserved*.”

Section 13. That the Code of Ordinances is hereby amended to AMEND section 125-170 entitled “*Off-street parking and loading*” by repealing subsection 125-170(i) entitled “*Screening, landscaping and lighting*” in its entirety and replace its as follows:

(i). Parking of Oversize and Commercial Vehicles in Residential Districts.

(1) It shall be unlawful for any person to park, or stand a commercial and/or oversize vehicle, or to permit any commercial and/or oversize vehicle to park or stand upon any public street or public right-of way in any residential zoning district in the City.

(2) This shall not apply to the parking or standing of vehicles for the following purposes:

- a. Vehicles transporting passengers, freight, or merchandise for compensation to or from the residential area;
- b. Publicly owned or franchised emergency or utility vehicles carrying out official duties;
- c. Equipment being used for street construction, maintenance, or repair;
- d. A vehicle with a mechanical defect, making it unsafe to proceed further shall be lawful to stand or park the vehicle during the time necessary to make emergency repairs or if unable to repair until a tow truck comes;
- e. Any motor home, boat, boat trailer, trailer, or house trailer being loaded, unloaded, or otherwise prepared for use or storage; or
- f. Owned or operated by a contractor who has parked the vehicle in front of a residence or residential lot for which the person is contracted to do work, provided that the vehicle is parked only between the hours of 7:00 a.m. and 7:00 p.m. and only while the work is being performed. An exception to the time limit is made for emergency situations where immediate repairs need to be performed to lessen property damage or for safety reasons.

Section 14. That the Code of Ordinances is hereby amended to AMEND section 125-170 entitled “*Off-street parking and loading*” by adding subsection 125-170(k) entitled “*Electric Vehicle Charging Stations*” as follows:

(k). Electric Vehicle Charging Stations.

(1) *Purpose.* The purpose of this section is to provide design criteria and placement standards to encourage and promote safe and efficient electric vehicle charging opportunities in a full range of zones and settings for convenience of service to those that use electric vehicles

(2) *Zoning Districts.* Vehicle charging stations are allowed in all zoning districts. Electric vehicle charging station(s) shall be permitted in association with a single-family use designed to serve the occupants of the home. These regulations are applicable only to electric vehicle charging stations that are: 1) publicly owned and publicly available such as a public parking lot or public buildings; and 2) privately owned and publicly available commercial facilities such as a store or shopping center parking and public accommodations

(3) *Location and Layout.* The location and layout of charging stations for use by the public is expected to vary based on the design of the parking area. It is expected flexibility will be required to provide the most convenient and functional service to users. Standards and criteria should be considered guidelines and flexibility should be allowed when alternatives can achieve objectives for the provision of this service.

(4) *Incentive Program.*

- a. When the number of required parking spaces is ten (10) or greater, the minimum parking requirement may be reduced by one space for each charging station, but the reduction of parking spaces may not exceed 10 percent of the required number of regular parking spaces. (The EV space will count as a parking space.) No reduction shall be made in the number of required accessible parking spaces. The incentive program does not apply to accessible parking spaces.
- b. Electric vehicle charging stations spaces for which any parking incentive was granted shall be operational at all times. When an electrical vehicle parking station is not operational for 14 consecutive days, it shall be considered to have been removed from service. The failure to maintain electric vehicle charging station spaces shall be cause to require the installation of the number of parking spaces required by the zoning district regulations.

(5) *Size.* The minimum size of an electric vehicle charging station space is the same as a regular parking space (9' x 19'). Charging devices may be located adjacent to designated parking spaces but shall not be placed within the dimensions of a parking space (length, width, and height clearance).

(6) *Design Criteria and Guidelines.*

- a. Charging station outlets and connector shall be no less than thirty-six (36) inches or no higher than forty-eight (48) inches from the top of the surface where mounted and shall contain a retraction device or a place to hang cords and connectors above the paved surface. Equipment mounted on pedestals, lighting posts, and other devices shall be designated and located so as not to impede pedestrian travel or create trip hazards. Adequate charging station equipment protection such as concrete-filled steel bollards, shall be used.
- b. When the electric vehicle charging station space is perpendicular or at an angle to the curb face and charging equipment, adequate equipment protection, such as wheel stops or concrete-filled bollards, shall be used.
- c. Maintenance of the electric vehicle charging station, including functionality of the station, shall be the responsibility of the property owner.

(7) *Lighting.* Where charging station equipment is installed, adequate site lighting shall exist or be installed.

(8) *Notification.* The following information shall be posted at all charging stations:

- a. Voltage and amperage levels.
- b. Days and Hours of operations if time limits or tow-away provisions are to be enforced by the property owner.
- c. Usage fees.
- d. Safety information.
- e. A phone number or other contact information for reporting when the equipment is not operating or other problems.

(9) *Signage.*

- a. Each charging station space shall be posted with signage to identify that it is an electric vehicle charging stations and indicating the space is only for electric vehicle charging purposes.
- b. Installation of directional signage at the parking lot entrance and at appropriate decisions points be provided to guide motorist to the charging stations space(s).
- c. An EV sign may be displayed without an associated direction arrow but no direction arrow sign may be displayed without an EV sign. No permits are required for EV signs.

(10) *Battery Exchange Stations.* Battery exchange stations are permitted in commercial and industrial zoning districts, provided all other requirements for the building or space the use occupies can be satisfied, such as fire, zoning, and building code requirements. This use is specifically prohibited in residential zoning districts or areas

Section 15. That the Code of Ordinances is hereby amended to AMEND section 125-190 entitled “*Landscaping and buffer yard*” by repealing subsection 125-190(b) entitled “Landscaping” in its entirety and replace its as follows:

(b) *Landscaping.* These provisions are intended to promote attractive development and preserve the appearance and character of area surrounding new development. These provisions apply to all development for which landscaping is required under this Code and to planned developments.

(1) *Applicability.* These regulations shall apply to:

- a. All new residential and non-residential subdivisions;
- b. All new construction other than individual single family residences; and
- c. Additions of 25 percent or more to existing buildings and uses in all multi-family residential and non-residential districts.

(2) *Landscaping plan.* When landscaping is required, a landscaping plan shall be submitted in conjunction with other application materials, as provided in division 2 of article II. Landscaping may include trees, shrubs, ground cover, vines, walkways, ponds,

fountains, benches, sculpture, shade structures and other materials used for enhancing the exterior appearance of a development or parking area.

(3) *Preparation and completion of landscaping plan.* A landscaping plan must be prepared by a landscape designer, a state-licensed landscape architect, or other qualified person and no significant or substantive changes to approved landscaping plans may be made without prior written approval by the building official. Evidence of completion of required landscaping must be supplied to the city planner or designee and submitted prior to issuance of an occupancy permit for new construction.

(4) *Components of landscaping plan.* A landscaping plan shall include a site plan, drawn to scale with a north arrow, that is equal to standard architectural or engineering quality and indicates the following:

- a. The species and size of all existing trees greater than 1.5-inch caliper, showing those that are proposed for removal and those proposed for retention;
- b. All proposed plant materials clearly labeled and drawn to size at maturity;
- c. Adjacent land uses;
- d. Plant list, indicating common names, scientific names and varieties, quantities, planting sizes, and types, and plant spacing for hedges and screens for all plant materials proposed;
- e. Description of the proposed method of protecting existing trees during construction; and
- f. Irrigation system.

(5) *Required materials.* Native and wildlife beneficial species preferred. All plant materials shall be suitable for League City soils and climatic conditions, the plant's slope exposure, shall meet the following requirements:

- a. Uniform distribution. Plant material should be distributed so as to provide a relatively uniform planting. Where the planting is along a street and some visibility into the development is desired, the plant material may be arranged to provide view corridors.
- b. Ground cover. Ground cover must be appropriate to the surface conditions of the area. Grass is the default landscaping material, although in parking lots and on steep slopes, other ground covers able to withstand the physical conditions are appropriate.
- c. Combination of materials. The landscaped planting areas should be entirely pervious except for fence or wall structures and walks that provide pedestrian access. No more than 25 percent of a landscaped area should have gravel, stones, wood chips, or paving.

(6) *Parking area landscaping.* Landscaping requirements for parking areas are set forth in division 5 of this article.

(7) *Maintenance.* All required planting must be permanently maintained as approved in good growing condition and replaced with new plant materials when necessary to ensure continued compliance with applicable landscaping requirements.

(8) *Irrigation.* A programmable automatic irrigation system may be provided to all landscaped areas. Water conservation fixtures shall be used in accordance with applicable city requirements.

(9) *Surety for delayed installations.* There may be cases where landscaping cannot be completed prior to building occupancy due to weather or other conditions. In these instances, the city may require surety to be provided in the amount of 120 percent of the estimated cost of the landscaping to be provided. The form of the surety must be approved by the city attorney.

(10) *Special Landscape Setback requirements.*

- a. *Applicability.* The requirements in this subsection shall apply to the following districts: Commercial and Mixed Use, Industrial, Public and Semi-Public and Open Space Districts and the Commercial Revitalization Overlay District
- b. One shade tree for every 30 feet of linear street frontage, excluding driveways. Trees may be planted in clusters or spaced linearly rather than being on 30-foot centers. The minimum size of the tree should be 1 ½ - inch caliper (15 gallons) upon installation.
- c. A continuous hedge consisting of shrubs that are not less than 3 feet or more than 4 feet in height and planted in 3- or 5-gallon container stocks upon installation. The landscape hedge shall be set back a minimum of 3 feet and a maximum of 6 feet from the perimeter of any parking space, driveway, or any access aisle.
- d. In lieu of a landscape hedge noted in (b) above, a berm measuring not less than 3 feet or more than 4 feet in height from finish grade of the parking lot may be utilized. The berm shall be set back a minimum of 3 feet and a maximum of 6 feet from the perimeter of any parking space, driveway, or any access aisle. The maximum slope shall not exceed 4:1

(11) In lieu of providing a landscape setback as described in 11. above: 1) 50% of the ground floor of the building shall be built to the property line. 2) Parking shall be located behind or at the side of buildings, except for passenger drop-off areas which may be located at the building entry. 3) Loading areas shall be screened so as not to be visible from public streets. 4) Where the building abuts a residential district, the preferred location of loading facilities shall be the side away from the residential district boundary

(12) *Percent of Landscaped Area.* The zoning districts listed in the table below require a percent of the area to be landscaped. The minimum percent of landscaped area is provided in the table listed below.

Zoning District	CN	CG	CO	CM	IL	IG	PS	OS	CRC
Minimum % Landscaped Area	10	15	15	15	10	10	10	50	15

(13) *Screening of Parking Areas.* Parking areas and parking access aisles parallel to and within 75 feet of rights-of-way shall be screened from view from those rights-of-way, public parks and public buildings with one of the following:

- a. *Landscape Screening.* Where landscaping is used as a substitute screening method, hedges shall be installed as described in 10.b. Additionally, the hedges shall not be located in public rights-of-way. Plant materials shall be an evergreen species. Ground cover and shrubs planted within sight distance triangles shall not exceed a height of 24 inches at maturity.
- b. *Berms.* Where a berm is used as a substitute screening method, berms shall meet the requirements described in 10.c. Berms shall not be located in public rights-of-way.
- c. *Parking Screen Fences.* Fences shall be not less than 3 feet nor more than 4 feet measured from finish grade of the parking lot. Fences shall be set back a minimum of 3 feet and a maximum of 6 feet from the perimeter of any parking space, driveway, or any access aisle, as measured from the back of the curb. Fences shall not be placed in public rights-of-way or on top of any retaining walls. Fences shall be constructed of decorative block, brick, stone, or similar materials and finished on both the interior and exterior elevations.
- d. *Shade Trees.* Shade trees shall be planted in the parking lot at a ratio of 1 tree for every 8 spaces. Trees shall be dispersed throughout the parking lot to maximize the shading effect on the parking spaces. These trees are exclusive of trees planted around the perimeter of the parking lot. Parking lot trees, when planted, shall have a minimum trunk height of 6 feet and a minimum 2-inch single trunk caliper measurement or 1.5-inch average trunk caliper for multiple trunk trees, measured 4 feet above grade. This size of tree is generally referred to as a 24-inch box. The minimum trunk height of parking lot trees shall be 6 feet. The end spaces in a row of parking spaces shall be separated from drive aisles by landscape islands or peninsulas that are a minimum width of 6 feet. The landscape planter for any parking lot tree shall have a minimum area of 50 square feet and a minimum interior width of 5 feet.

Section 16. That the Code of Ordinances is hereby amended to AMEND section 125-280 entitled “Definitions” by adding the following definitions:

Accessible electric vehicle charging station means an electric vehicle charging station where the battery charging station equipment is located within accessible reach of a barrier-free access aisle and the electric vehicle.

Battery charging station means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles.

Battery exchange station means a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process.

Battery electric vehicle (BEV) means a type of electric vehicle that uses chemical energy stored in rechargeable vehicle's batteries and produces zero tailpipe emissions or pollution when stationary or operating.

Charging levels means the standardized indicators of electrical force, or voltage, at which an electric vehicle's battery is recharged. The terms 1, 2, and 3 are the most common EV charging levels and include the following specifications:

1. Level 1 is considered slow charging and operates on a 15- or 20-amp breaker on a 120-volt alternating current (AC) circuit and standard outlet. Level 1 charging stations can fully charge a BEV between eight and 32 hours and a PHEV between three and 15 hours.
2. Level 2 is considered medium charging and operates on a 40- to 100-amp breaker on a 208- or 240-volt AC circuit. A Level 2 charging station can fully charge a BEV between four and six hours and a PHEV between one and two hours.
3. Level 3 is considered fast or rapid charging and operates on a 60-amp or higher dedicated breaker on a 480-volt or higher three-phase circuit with special grounding equipment. Charging times range from 25 to 40 minutes for BEVs and less than 20 minutes for PHEVs.

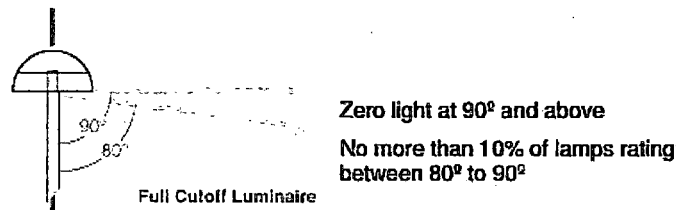
Commercial Motor Vehicle shall mean a self-propelled or towed vehicle that exceeds 10,000 pounds in gross weight, registered weight or gross weight rating.

Electric vehicle means any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for locomotive purpose. Electric vehicles include Battery electric vehicles (BEV) and Plug-in hybrid electric vehicles (PHEV);

Electric vehicle charging station means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy by conductive or inductive means to a battery or other energy storage device in an electric vehicle.

Electric vehicle space means any marked parking space that identifies the use to be exclusively for the charging of an electric vehicle.

Full cutoff light fixture means a lighting fixture that projects all of its light in a downward direction. Full cutoff lighting fixtures emit no upward component of light. A full-cutoff luminaire; by definition, also is "fully shielded." An example is listed below.



Light Trespass means light that falls outside the boundaries of the property on which the lighting fixture is located.

Outdoor lights/lighting means any exterior lighting equipment installed within the property line and outside the building envelopes, whether attached to poles, building structures, the earth or any other location and any associated lighting control equipment.

Oversize Vehicle shall mean any motor vehicle that exceeds twenty-five (25) linear feet or a height of nine (9) feet.

Plug-in hybrid electric vehicle (PHEV) means a hybrid vehicle with rechargeable batteries that can be restored to full charge by connecting a plug to an external electric power source. A PHEV shares the characteristics of both a conventional hybrid electric vehicle, having an electric motor and an internal combustion engine; and of an all-electric vehicle, also having a plug to connect to the electrical grid.

Section 17. Savings. All rights and remedies which have accrued in favor of the City under this Ordinance and amendments thereto shall be and are preserved for the benefit of the City.

Section 18. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid, unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 19. Repealer. All ordinances and parts of ordinances in conflict herewith are hereby repealed but only to the extent of such conflict.

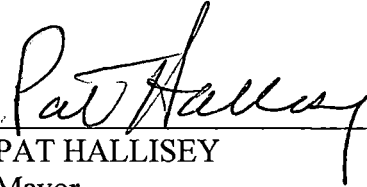
Section 20. Codification. It is the intent of the City Council of the City of League City, Texas, that the provisions of this Ordinance shall be codified in the City's official Code of Ordinances as provided hereinabove.

Section 21. Publication and Effective Date. The City Secretary shall cause this Ordinance, or its caption, to be published in the official newspaper of the City of League City, upon passage of such Ordinance. The Ordinance shall become effective immediately upon passage.

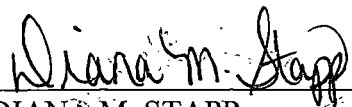
PASSED first reading the 13th day of August, 2019.

PASSED second reading the 27th day of August, 2019.

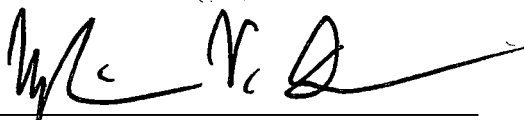
PASSED AND ADOPTED the 27th day of August, 2019.


PAT HALLISEY
Mayor

ATTEST:


DIANA M. STAPP
City Secretary

APPROVED AS TO FORM:


NGHIEM V. DOAN
City Attorney

AFFP

ORDINANCE NO. 2019-21

Affidavit of Publication

STATE OF TX }
COUNTY OF GALVESTON } SS

Donna Rhoades, being duly sworn, says:

That she is Donna Rhoades of the The Galveston County Daily News, a daily newspaper of general circulation, printed and published in Galveston, Galveston County, TX; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:
August 30, 2019

That said newspaper was regularly issued and circulated on those dates.
SIGNED:


Donna Rhoades

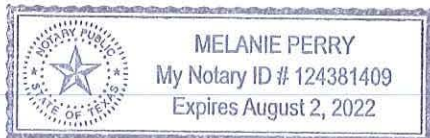
Subscribed to and sworn to me this 30th day of August 2019.



Melanie Perry, Notary Public, State of Texas, Galveston County, TX

My commission expires: August 02, 2022

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Legals
City of League City-Accounts Payable
300 WEST WALKER STREET
LEAGUE CITY, TX 77573-

ORDINANCE NO. 2019-21

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF LEAGUE CITY BY AMENDING CHAPTER 125, ENTITLED "ZONING", AND CHAPTER 102, ENTITLED "SUBDIVISIONS". REGARDING 1) REVISED LIGHTING STANDARDS; 2) REGULATIONS TO ALLOW DOGS IN OUTDOOR DINING AREAS; 3) CONSOLIDATING LANDSCAPING REQUIREMENTS; 4) REVISED PARKING REGULATIONS; 5) REGULATIONS FOR ELECTRIC VEHICLE CHARGING STATIONS; 6) LIVE ENTERTAINMENT IN RESTAURANTS; 7) D E C O R A T I V E METAL/WROUGHT IRON FENCES; 8) SIDE SETBACK REGULATIONS ON CORNER LOTS; 9) STRUCTURES BUILT OVER LOT LINE; PROVIDING FOR A PENALTY, CODIFICATION, PUBLICATION, AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS, the Ordinance shall become effective immediately upon passage. **PASSED AND ADOPTED** the 27th day of August, 2019.

Signed: Pat Hallisey,
Mayor
Attest: Diana Stapp,
City Secretary

Published: August 30,
2019
00476806

Exhibit A

Schedule 125-72.B: Use Regulations — Commercial and Mixed Use Districts

Use Classifications	CN	CG	CO	CM	Additional Regulations
<i>Residential</i>					
Residential Dwellings					Refer to section 125-90.B.
Multi-Family Residential	L1	—	—	L1	
Single-Family Residential	L1	—	—	—	
Group Residential Facilities					Refer to section 125-90.J
Assisted Living Facility	P	P	P	P	
Continuing Care Facility	P	P	P	P	
Disabled Group Dwelling	P	P	P	P	
Emergency Shelter	P	P	P	P	
Homeless Shelter	—	S	—	S	
Nursing Home	P	P	P	P	
<i>Public and Semi-Public</i>					
Clubs or Lodges	S	P	S	P	
Colleges, Public or Private	S	P	P	P	
Cultural Institutions	P	P	P	P	

Day Care	P	P	P	P	
Educational Research and Development	—	P	P	P	
Government Offices and Facilities					
Large-Scale	—	P	P	P	
Small-Scale	P	P	P	P	
Hospitals	S	P	P	P	
Parks and Recreation	P	P	P	P	
Public Maintenance Facilities	—	S	—	—	Refer to section 125-90.D
Public Safety Facilities	P	P	P	P	
Religious Assembly	L2	P	P	P	
Schools, Public or Private	P	P	P	P	
<i>Commercial</i>					
Alcoholic Beverage Sales					
On-Premise Consumption	S, L3	S, L3	S, L3	S, L3	
Off-Premise Consumption	—	P, L3	—	—	
Ambulance Services	—	P	P	P	
Animal Sales and Services	S	P	—	S	
Animal Sales and Services with Outdoor Kennels, Areas and Runs		S		S	

Automobile/Vehicle/ Equipment Sales and Services					
Automobile/Vehicle/ Equipment Sales and Rental	—	P	—	S	
Used Vehicle Sales	—	L10	—	L10	
Automobile Rentals	L4	P	L4	P	
Car Wash	—	S	—	S	
Vehicle Fueling	—	S	—	S	
Light Vehicle Service	S	P	—	S	
Auto Repair and Other Heavy Vehicle Service	—	S	—	—	
Banks and Other Financial Institutions	L5	P	P	P	Refer to section 125-90.A
Bed and Breakfast Establishment	P	P	—	P	
Building Materials Sales and Services	—	P	—	P	Refer to section 125-90.D
Business Services	P	P	P	P	
Catering Business	S	P	P	P	
Convention Center	—	P	P	P	
Eating and Drinking Establishments					
Full Service	P	P	S	P	
Limited Service	P	P	S	P	

With Drive-Through Facilities	S, L5	P	S	P	Refer to section 125-90.A
With Live Entertainment	S	P	S	P	
With Outdoor Seating	L6	L6	S	L6	
Event Venue		S		S	
Food and Beverage Sales	P	P	—	P	
Home Improvement Sales and Services	L7	P	—	P	Refer to section 125-90.C
Hotels		P			Refer to section 125-90.F
Laboratory, Commercial	S	P	P	P	
Maintenance and Repair Services	P	P	P	P	
Massage Establishments and Massage Services	P	P	P	P	
Micro-Brewery, Micro-Distillery, Micro- Winery		P		P	
Nurseries and Garden Supply Stores	P	P	—	P	Refer to section 125-90.C
Offices	P	P	P	P	
Parking Facilities	S	P	P	P	
Pawn Shops	—	L8	—	S	
Personal Instructional Services	P	P	—	P	
Personal Services	P	P	S	P	

Recreation and Entertainment					
Large-Scale	S	P	S	S	
Small-Scale	S	P	S	P	
Recreational Vehicle Park	—	S	—	—	Refer to section 125-90.E
Retail Sales	P	P	—	P	Refer to section 125-90.C
Self-Storage	—	S	—	S	Refer to section 125-90.D
Undertaking, Funeral and Interment Services	S	P	—	P	
<i>Industrial</i>					
Production Industry					
Artisan	S	S	S	S	Refer to section 125-90.D
Limited	—	P	—	S	
Research and Development	—	S	S	S	
Warehousing and Storage					
Indoor Storage	—	P	S	S	Refer to section 125-90.D
Wholesaling and Distribution					
With Store Facilities	—	P	—	P	Refer to section 125-90.D

Non-Store Facilities	—	P	S	S	Refer to section 125-90.D
<i>Transportation, Communication, and Utilities</i>					
Communications Facilities	—	P	P	P	
Communication Towers and Structures	—	L9	L9	L9	
Transportation Facilities					
Marinas, Docks	P	—	—	P	
Marinas, Private	P	P	—	P	
Marinas, Public	P	P	—	P	
Transportation Passenger Terminals	S	P	P	P	
Utility, Minor	P	P	P	P	
<i>Agriculture and Extractive</i>					
Excavation and Mining	S	S	S	S	Refer to chapter 98
<i>Pipelines, Oil and Gas Wells</i>					
Gas Well Drilling	S	S	S	S	Refer to section 125-90.G
Oil Well Drilling	S	S	S	S	Refer to section 125-90.G
Pipelines	S	S	S	S	Refer to section 125-90.H
Pump Stations	S	S	S	S	Refer to section 125-90.I
<i>Specific Use Limitations</i>					

L1 Permissible if not a ground floor use. The ground floor use shall not be an accessory use to the multi-family.	L2 If the total floor plate of all accessory uses exceeds 50 percent of the floor plate of the sanctuary, then a special use permit is required.
L3 Permissible if in accordance with chapter 10 of the City of League City Code of Ordinances and the Texas Alcoholic Beverage Commission (TABC) Code.	L4 No outdoor storage or washing of vehicles.
L5 If property adjoins non-residential zoning district, submit traffic impact analysis to be approved by the city engineer and special use permit is not required.	L6 Hours of operation may be limited.
L7 Floorplates limited to a maximum of 10,000 square feet.	L8 Permissible if in accordance with the Texas Pawnshop Act (V.T.C.A., Finance Code Title 4, Chapter 371).
L9 Permissible if in accordance with the Communications Towers and Structures Ordinance and requires SUP.	L10 Permissible only as accessory use to new automobile sales.
<i>Accessory Uses and Structures</i>	See article IV, division 2
<i>Temporary Uses</i>	See article IV, division 3
<i>Nonconforming Uses and Structures</i>	See article IV, division 7

Exhibit B

Schedule 125-72.C: Development Regulations — Commercial and Mixed Use Districts

Development Standards	CN	CG	CO	CM	Additional Regulations
<i>Building Scale — Intensity of Use</i>					
Minimum Lot Area (sq. ft.)	5,000	10,000	10,000	25,000	
Minimum Lot Dimensions (ft.)					
Width	25	75	75	100	
Frontage	25	75	75	100	
<i>Building Form and Pedestrian Orientation</i>					
Maximum Height (ft.)	30	125	60	125	
Minimum Yards (ft.)					
Front	—	20	20	—	
Side (Nonresidential/Residential)	10/15	15/30	10/20	20/40	
Street Side (Corner Lot)	10	15	10	15	
Rear (Nonresidential/Residential)	15/20	20/40	15/30	20/40	
Maximum Lot Coverage (percent)	90	85	80	80	(1)
Limitations on Blank Walls	Yes	Yes	Yes	Yes	(2)
Minimum Storefront Continuity (percent)	25	25	—	25	(3)
Building Transparency (percent)	25	25	25	25	(4)
<i>Other Standards</i>					

Accessory Uses and Structures	See article IV, division 2
Off-Street Parking and Loading	See article IV, division 5
Landscaping and Buffer Yards	See article IV, division 6

Exhibit C

Schedule 125-73.C: Development Regulations — Industrial Districts

Development Standards	IL	IG	Additional Regulations
<i>Building Scale — Intensity of Use</i>			
Minimum Lot Area (sq. ft.)	25,000	25,000	
Minimum Lot Dimensions (ft.)			
Width	100	100	
Frontage	100	100	
<i>Building Form and Location</i>			
Maximum Height (ft.)	125	125	
Minimum Yards (ft.)			
Front	20	20	
Side (Nonresidential/Residential)	15/60	20/100	
Street Side (Corner Lot)	20	25	
Rear (Nonresidential/Residential)	15/60	20/100	
Maximum Lot Coverage	80	80	(1)
Minimum Building Separation (ft.)	20	20	
<i>Building Form and Pedestrian Orientation</i>			
Limitations on Blank Walls	Yes	—	(2)
<i>Other Standards</i>			

Accessory Uses and Structures	See article IV, division 2
Off-Street Parking and Loading	See article IV, division 5
Landscaping and Buffer Yards	See article IV, division 6

Exhibit D

Schedule 125-74.C: Development Regulations — Public and Semi-Public District

Development Standards	PS	Additional Regulations
<i>Building Scale - Intensity of Use</i>		
Minimum Lot Area (sq. ft.)	5,000	
Minimum Lot Dimensions (ft.)		
Width	50	
Frontage	50	
<i>Building Form and Location</i>		
Maximum Height (ft.)	80	See article IV, division 4, section 125-140.J, Projections above height limits
If adjacent to residential zoning:		
0-50 feet from residential zoning	42	(1)
51-75 feet from residential zoning	55	(1)
Greater than 75 feet from residential zoning	80	(1)
Minimum Yards (ft.)		
Front	20	
Side (Nonresidential/Residential)	15/30	
Street Side (Corner Lot)	15	
Rear (Nonresidential/Residential)	20/40	

Maximum Lot Coverage (Percent)	80	(2)
Minimum Building Separation (ft.)	20	
<i>Pedestrian Orientation and Vehicle Accommodation</i>		
Building Transparency (Percent)	25	(3)
Limitations on Blank Walls	Yes	(4)
<i>Other Standards</i>		
Accessory Uses and Structures	See article IV, division 2	
Off-Street Parking and Loading	See article IV, division 5	
Landscaping and Buffer Yards	See article IV, division 6	

Exhibit E

Schedule 125-75.C: Development Regulations — Open Space District

Development Standards	OS	Additional Regulations
<i>Building Form and Location</i>		
Maximum Height (ft.)	35	
Minimum Yards (ft.)		
Front	20	
Side	10	
Street Side (Corner Lot)	15	
Rear	20	
Maximum Lot Coverage (Percent)	10	(1)
Minimum Building Separation (ft.)	20	
<i>Other Standards</i>		
Accessory Uses and Structures	See article IV, division 2	
Off-Street Parking and Loading	See article IV, division 5	
Landscaping and Buffer Yards	See article IV, division 6	

Exhibit F

Schedule 125-82.E: Development Regulations — Commercial Revitalization Overlay District

Development Standards	-CRC	Additional Regulations
<i>Building Scale — Intensity of Use</i>		
Minimum Lot Area (sq. ft.)	5,000	
Minimum Lot Dimensions (ft.)		
Width	50	
Frontage	50	
<i>Building Form and Location</i>		
Maximum Height (ft.)	45	
Minimum Yards (ft.)		
Front	—	
Side (Nonresidential/Residential)	10/15	
Street Side (Corner Lot)	10	
Rear (Nonresidential/Residential)	15.20	
Maximum Lot Coverage (Percent)	85	(1)
Minimum Build-to Lines (Percent)	50	(2)
<i>Pedestrian Orientation and Vehicle Accommodation</i>		
Minimum Storefront Continuity (Percent)	25	(3)
Minimum Building Transparency (Percent)	25	(4)

Limitations on Blank Walls	Yes	(5)
Driveways	Yes	(6)
<i>Other Standards</i>		
Accessory Uses and Structures	See article IV, division 2	
Off-Street Parking and Loading	See article IV, division 5	
Landscaping and Buffer Yards	See article IV, division 6	