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**CHAPTER 4 - ZONING DISTRICTS AND REGULATIONS
SUPPORTING MAPS AND IVANHOE DISTRICTS**

ARTICLE I. - Zoning Districts Established

A. The City of Ivanhoe, Texas, is hereby divided into the following zoning districts. The use, height, area regulations, and other standards, as set out herein apply to each district. The districts established herein shall be known as follows:

ABBREVIATED DESIGNATION	ZONING DISTRICT NAME
SF	Single-Family Residential
SF/MH	Single-Family/Manufactured Home
SFA	Single-Family Attached Residential
SFC	Single-Family Camping
O	Office
LR	Local Retail
CUP	Conditional Use Permit

B. Refer to district in which property is located for use regulations.

C. Certain terms and definitions used within this Ordinance can be found in **APPENDIX A**.

Definitions specifically applicable to particular sections are contained within CHAPTER 5 - ARTICLE I.(Fencing, Walls & Screening Requirements), and CHAPTER 3 - ARTICLE VI.(Exterior Construction & Design Requirements).

IVANHOE DISTRICTS BY ORIGINAL SECTION NAME

Districts I - single family residential - manufactured homes allowed - limited camping

District II - single-family residential - no manufactured homes - limited camping

District III - single family residential - manufactured homes allowed - full time camping -(with restrictions) See: CHAPTER 4 - ARTICLE IX.

District 1 - SF/SFA/MH

District II - SF/SFA

District III-SF/MH/SFC

Camelot 1

Ivanhoe Ranchettes

Ivanhoe Estates 1

Ivanhoe Estates 2

Ivanhoe Estates 3

Ivanhoe Estates 4

Galahad 6

Galahad Estates 1

Galahad 7

Charmaine 1

Charmaine 2

Charmaine 3

Charmaine 4

Charmaine 5

Charmaine 6

Charmaine 7

Charmaine 7A

Charmaine 8

Ivanhoe 1

Ivanhoe 2

Ivanhoe 3

Ivanhoe 4

Ivanhoe 5

Tristan 2

Tristan 1

Tristan 3

Tristan 4

Camelot 2

District IV - O/LR

40 acre tract to be designated as commercial property. See attached map from the County Appraisal District. Page 3

District V - Commercial property

Tract of land belonging to the store (description attached). Page 4

Included in this Article are:

Copy of District Map Page 5

Copy of Section Map Page 6

COPIES OF MAPS REFERRED TO ABOVE ARE AVAILABLE AT THE CITY OFFICE

CHAPTER 4 - ZONING DISTRICTS AND REGULATIONS

ARTICLE II.- DISTRICT I - SF-MH, Single-Family/Manufactured Home-Residential

A. General Purpose and Description: The SF/MH Single-Family/Manufactured Home Residential District I is intended to provide for development of primarily low-density detached, single-family residences or manufactured homes on lots of at least 6,600 square feet in size.

B. Permitted Uses: Conditional uses must be approved utilizing procedures set forth in CHAPTER 2 ARTICLE I. Sec. 2-21.

Sec. 4.1 - Height regulations:

1. **Main Building(s):** Maximum two stories, or thirty-five (35') for the main building or house.
2. **Accessory Building(s):** Maximum one story, or eighteen feet (18') in height for storage building, or other accessory buildings including a detached garage or accessory dwelling units. Materials used and location shall be determined acceptable after permit application, payment of established fee and inspection by building inspector or their designee. Under no circumstances shall a storage building be used for habitation.
3. **Other:** Refer to CHAPTER 5 - ARTICLE III. Sec. 5-25. for additional height regulations.

Sec. 4-2. - Area regulations

1. **Size of Lots:**
 - a. **Minimum Lot Area** - Six thousand, six hundred (6,600) square feet
 - b. **Minimum Lot Width** - Sixty feet (60')
 - c. **Minimum Lot Depth** -One hundred ten feet (110')
2. **Size of Yards:**
 - a. **Minimum Front Yard** - Minimum twenty-five feet (25')
 - b. **Minimum Side Yard** -Minimum five feet (5'); twenty feet (20') from a street right-of-way for a corner lot.
 - c. **Minimum Rear Yard** - Minimum twenty-five feet (25') for the main building.
3. **Maximum Lot Coverage:** Thirty-five percent (35%) by main buildings and accessory buildings.
4. **Parking:**
 - a. **Single-Family Dwelling Unit** -A minimum of two (2) parking spaces behind the front building line and on the same lot as the main structure.
 - b. **Other** -Refer to CHAPTER 5 ARTICLE II.
5. **Minimum Floor Area per Dwelling Unit:** One thousand (1,000) square feet for SF Residential and eight hundred (800) square

feet for MH manufactured homes.

Sec. 4-3. - Special requirements:

1. **On-Site Dwellings:** Recreational vehicles, travel trailers or motor homes may be used for on-site dwelling purposes for up to six (6) months after obtaining building permit for construction of home. Refer to CHAPTER 7 ARTICLE I. for Sewage Disposal Requirements.
2. **Open Storage:** Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
3. **Side-Entry Garages:** Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty-five feet (25') from the door face of the garage or carport to the side property line for maneuvering.
4. **Swimming Pools:** Swimming pools shall be constructed and enclosed in accordance with the City Building Code.
5. **Non-Residential Uses:** Site plan approval (see CHAPTER 2 ARTICLE I. Sec. 2-14.) shall be required for any nonresidential use (such as a school, church, childcare center, private recreation facility, etc.) in the SF District. Any non-residential land use that may be permitted in this district shall conform to the Retail District standards.
6. **Temporary Facilities:** Recreational vehicles, travel trailers or motor homes may be used for on-site dwelling for camping purposes only for a period of up to seventeen (17) consecutive days at which time it must be removed from the City of Ivanhoe for a time period of at least five (5) business days. Refer to CHAPTER 7 ARTICLE I. for Sewage Disposal Requirements.
7. **Minimum Roof Pitch:** All single-family structures shall have a minimum roof pitch of 4:12 except in the case of a manufactured home.
8. **Other Regulations:** Refer to CHAPTER 5 & 6 for additional regulations.
9. For MH manufactured home regulations refer to CHAPTER 3 ARTICLE VIII.

Sec. 4-4. thru 4-15. RESERVE

CHAPTER 4 - ZONING DISTRICTS AND REGULATIONS

ARTICLE III. - DISTRICT II - SF, Single-Family Residential

A. **General Purpose and Description:** The SF, Single-Family Residential District is intended to provide for development of primarily low-density detached, single-family residences on lots of at least 7,000 square feet in size.

B. **Permitted Uses:** Conditional uses must be approved utilizing procedures set forth in CHAPTER 2 ARTICLE I. Sec. 2-21.

C. **Restricted Uses:** Manufactured homes shall not be placed within District II. Any manufactured home that was in place in District II at the time this ordinance was put in place if removed shall be replaced with a brick or wood home. See CHAPTER 3 ARTICLE I. Sec. 3-1.4.

Sec. 4-16. - Height Regulations:

1. **Main Building(s):** Maximum two stories, or thirty-five feet (35') for the main building or house.
2. **Accessory Building(s):** Maximum one story, or eighteen feet (18') in height for storage building, or other accessory buildings including a detached garage. Materials used and location shall be determined acceptable after permit application, payment of established fee and inspection by building inspector or their designee. Under no circumstances shall a storage building be used for habitation.
3. **Other:** Refer to CHAPTER 5 ARTICLE III. Sec. 5-25. for additional height regulations.

Sec. 4-17. - Area Regulations:

1. **Size of Lots:**
 - a. **Minimum Lot Area** - Six thousand six hundred (6600) square feet
 - b. **Minimum Lot Width** - Sixty feet (60')
 - c. **Minimum Lot Depth** - One hundred ten feet (110')
2. **Size of Yards:**
 - a. **Minimum Front Yard** - Minimum twenty-five feet (25')
 - b. **Minimum Side Yard** - Minimum five feet (5'); twenty feet (20') from a street right-of-way for a corner lot.
 - c. **Minimum Rear Yard** - Minimum twenty-five feet (25') for the main building.
3. **Maximum Lot Coverage:** Thirty-five percent (35%) by main buildings and accessory buildings.
4. **Parking:**
 - a. **Single-Family Dwelling Unit** - A minimum of two (2) parking spaces behind the front building line and on the

same lot as the main structure.
b. **Other** - CHAPTER 5 ARTICLE II.

5. **Minimum Floor Area per Dwelling Unit:** One thousand (1,000) square feet for SF Residential.

Sec. 4-18. - Special Requirements:

1. **On-Site Dwellings:** Recreational vehicles, travel trailers or motor homes may be used for on-site dwelling purposes for up to six (6) months after obtaining building permit for construction of home. Refer to CHAPTER 7 ARTICLE I. for Sewage Disposal Requirements.

2. **Open Storage:** Open storage is prohibited (except for materials for the residents personal use or consumption such as firewood, garden materials, etc.).

3. **Side-Entry Garages:** Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty-five feet (25') from the door face of the garage or carport to the side property line for maneuvering.

4. **Swimming Pools:** Swimming pools shall be constructed and enclosed in accordance with the City Building Code.

5. **Non-Residential Uses:** Site plan approval (CHAPTER 2 ARTICLE I. Sec. 2-14.) shall be required for any nonresidential use (such as a school, church, childcare center, private recreation facility, etc.) in the SF District. Any non-residential land use that may be permitted in this district shall conform to the Retail District standards.

6. **Temporary Facilities:** Recreational vehicles, travel trailers or motor homes may be used for on-site dwelling for camping purposes only for a period of up to seventeen (17) consecutive days at which time it must be removed from the City of Ivanhoe for a time period of at least five (5) business days. Refer to CHAPTER 7 ARTICLE I. for Sewage Disposal Requirements.

7. **Minimum Roof Pitch:** All single-family structures shall have a minimum roof pitch of 4:12.

8. **Other Regulations:** Refer to CHAPTER 5 & 6 for additional Regulations.

Sec. 4-19. thru 4-29. RESERVE

CHAPTER 4 - ZONING DISTRICTS AND REGULATIONS

**ARTICLE IV. - DISTRICT III-SF-MH-SFC, Single-family/
Manufactured Home-Residential/Single-Family Camping**

A. General Purpose and Description: The SF/MH/SFC Single-Family/
Manufactured Home Residential/Single-Family Camping District III is
intended to provide for development of primarily low-density detached,
single-family residences or manufactured homes or single-family camping
exempt from the current seventeen (17) day limit for all other sections
within the city limits, on lots of at least 6,600 square feet in size.

B. Permitted Uses: Conditional uses must be approved utilizing
procedures set forth in CHAPTER 2 ARTICLE I. Sec. 2-21. and CHAPTER 4
ARTICLE IX. Camping - District III.

Sec. 4-30. - Height Regulations:

1. **Main Building(s):** Maximum two stories, or thirty-five (35')
for the main building or house.
2. **Accessory Building(s):** Maximum one story, or eighteen feet
(18') in height for storage building, or other accessory buildings
including a detached garage or accessory dwelling units.
Materials used and location shall be determined acceptable after
permit application, payment of established fee and inspection by
building inspector or their designee. Under no circumstances
shall a storage building be used for habitation.
3. **Other:** Refer to CHAPTER 5 ARTICLE III. Sec. 5-25. for
additional height regulations.

Sec. 4-31. - Area Regulations:

1. **Size of Lots:**
 - a. **Minimum Lot Area** - Six thousand, six hundred (6,600) sq.
ft.
 - b. **Minimum Lot Width** - Sixty feet (60')
 - c. **Minimum Lot Depth** - One hundred ten feet (110')
2. **Size of Yards:**
 - a. **Minimum Front Yard** - Minimum twenty-five feet (25')
 - b. **Minimum Side Yard** - Minimum five feet (5'); twenty feet
(20') from a street right-of-way for a corner lot.
 - c. **Minimum Rear Yard** - Minimum twenty-five feet (25') for the
main building.
3. **Maximum Lot Coverage:** Thirty-five percent (35%) by main
buildings and accessory buildings.
4. **Parking:**
 - a. **Single-Family Dwelling Unit** - A minimum of two (2)
parking spaces behind the front building line and on the
same lot as the main structure.
 - b. **Other** - Refer to CHAPTER 5 ARTICLE II.
5. **Minimum Floor Area per Dwelling Unit:** One thousand (1,000)
square feet for SF Residential and eight hundred (800) square

feet for MH manufactured homes.

Sec. 4-32. - Special Requirements:

1. **On-Site Dwellings:** Recreational vehicles, travel trailers or motor homes may be used for on-site dwelling purposes for up to six (6) months after obtaining building permit for construction of home. Refer to CHAPTER 7 ARTICLE I. for Sewage Disposal Requirements.
2. **Open Storage:** Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).
3. **Side-Entry Garages:** Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty-five feet (25') from the door face of the garage or carport to the side property line for maneuvering.
4. **Swimming Pools:** Swimming pools shall be constructed and enclosed in accordance with the City Building Code.
5. **Non-Residential Uses:** Site plan approval (CHAPTER 2 ARTICLE I. Sec. 2-14.) shall be required for any nonresidential use (such as a school, church, childcare center, private recreation facility, etc.) in the SF District. Any non-residential land use that may be permitted in this district shall conform to the Retail District standards.
6. **Temporary Facilities:** Recreational vehicles, travel trailers or motor homes may be used for on-site dwelling for camping purposes only - Refer to CHAPTER 4 ARTICLE IX. Camping - District III and CHAPTER 7 - ARTICLE I. for Sewage Disposal Requirements.
7. **Minimum Roof Pitch:** All single-family structures shall have a minimum roof pitch of 4:12 except in the case of a manufactured home.
8. **Other Regulations:** Refer to CHAPTER 5 & 6 for additional Regulations.

Sec. 4-33. thru 4-42. RESERVE

CHAPTER 4 - ZONING DISTRICTS AND REGULATIONS

ARTICLE V. - SFA, SINGLE FAMILY ATTACHED RESIDENTIAL DISTRICT

A. **General purpose and description:** The SFA, Single-Family Attached Residential District is intended to promote stable, quality, attached-occupancy residential development on individual lots at slightly increased densities. Individual ownership of each lot is encouraged. This district may be included within certain areas of neighborhoods or, when in accordance with the intent of the Comprehensive Plan, may provide a "buffer" or transition district between lower density residential areas and multiple-family or non-residential areas or major thoroughfares.

B. **Permitted Uses:** Conditional uses must be approved utilizing procedures set forth in CHAPTER 2 ARTICLE I. Sec. 2-21.

Sec. 4-43. - Height regulations:

1. **Main Building(s):** Maximum two stories, or thirty-five (35') for the main building or house.
2. **Accessory Building(s):** Maximum one story, or eighteen feet (18') in height for storage building, or other accessory buildings including a detached garage or. Materials used and location shall be determined acceptable after permit application, payment of established fee and inspection by building inspector or their designee. Under no circumstances shall a storage building be used for habitation.
3. **Other:** Refer to CHAPTER 5 ARTICLE III. Sec. 5-25. for additional height regulations.

Sec. 4-44. - Area regulations

1. **Size of Lots:**
 - a. **Minimum Lot Area** -Three thousand (3,000) square feet
 - b. **Minimum Lot Width** -Thirty feet (30')
 - c. **Minimum Lot Depth** -One hundred feet (100')
2. **Size of Yards:**
 - a. **Minimum Front Yard** -Twenty-five feet (25')
 - b. **Minimum Side Yard**
 - (1) Single-family attached dwellings are not required to have a side yard, with the exception of a minimum fifteen-foot (15') side yard adjacent to a street. The ends of any two adjacent building complexes or rows of buildings shall be at least fifteen feet (15') apart. The required side yards shall be designated upon a plat approved by the City Council.
 - (2) A complex of attached single-family dwellings

shall have a minimum length of three (3) dwelling units, and shall not exceed two hundred feet (200') in length or the width of six (6) attached units, whichever is less.

- c. **Minimum Rear Yard** -Twenty-five feet (25') for the main building.
3. **Maximum Lot Coverage:** Seventy percent (70%) by main buildings and accessory buildings.
4. **Parking Regulations:**
- a. A minimum of two (2) parking spaces for each dwelling unit, located behind the dwelling unit and accessed only from the rear via an alley or approved fire lane, and located on the same lot as each dwelling unit.
 - b. Designated visitor parking spaces shall be provided in off-street, common areas.
 - c. Other -Refer to CHAPTER 5 ARTICLE II.
5. **Minimum Floor Area per Dwelling Unit:** One thousand (1,000) square feet for SFA residential.

Sec. 4-45. - Special requirements

1. **Separate Utilities:** All utilities shall be provided separately to each lot within an SFA district so that each unit is individually metered.
2. **Private Yard:** Each SFA lot shall contain a private yard of not less than four hundred (400) square feet; such yard area(s) may be either a backyard or side yard. Calculation for a private yard area may include:
- a. a patio cover, gazebo or other similar non-enclosed structure that does not cover more than twenty-five percent (25%) of the yard; and/or
 - b. a swimming pool, swing set, play fort, or other leisure amenity.
3. **Useable Open Space Requirement:** All single-family attached developments shall provide useable open space at the same ratio and conforming to the same criteria as specified below. Except as provided herein, any SFA subdivision shall provide useable open space which equals or exceeds twenty percent (20%) of the gross platted area, excluding rights-of-way for collector and larger sized streets. Useable open space shall not be required for an SFA development if it contains twenty (20) or fewer lots.
4. **Maintenance Requirements for Common Areas:** A property owners association is required for continued maintenance of common land and/or facilities.
5. **Garage Space Required:** The elimination of a garage space by

enclosing the garage with a stationary building wall shall be prohibited.

6. **Open Storage:** Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc.).

7. **Side-Entry Garages:** Single-family homes with side-entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty-five feet (25') from the door face of the garage or carport to the side property line for maneuvering.

8. **Swimming Pools:** Swimming pools shall be constructed and enclosed in accordance with the City Building Code.

9. **Non-Residential Uses:** Site plan approval (CHAPTER 2 ARTICLE I. Sec. 2-14.) shall be required for any non-residential use, including a school, church, childcare center or private recreation facility, in the SFA district. Any nonresidential land use that may be permitted in this district shall conform to the Retail District standards.

10. **Minimum Roof Pitch:** All single-family structures shall have a minimum roof pitch of 4:12.

Sec. 4-46. thru 4-54. RESERVE

CHAPTER 4 - ZONING DISTRICTS AND REGULATIONS

ARTICLE VI. - DISTRICT IV - O-OFFICE-COMMERCIAL

A. General Purpose and Description: The O, Office District is established to create a district for low intensity office and professional uses. The district can be used as a transition district between more intense uses and residential uses. Permitted uses should be compatible with adjacent residential areas by limiting building heights to one (1) or two (2) stories, and by utilizing buffering and landscaping requirements. Buildings in this district should be compatible with and similar in scale to residential uses and adjacent property. Residential uses and bed-and-breakfasts should also be permitted.

B. Permitted Uses: Conditional uses must be approved utilizing procedures set forth in CHAPTER 2 ARTICLE I. Sec. 2-21.

Sec. 4-55. Height regulations:

1. **Main Building(s):** Maximum two (2) stories, or thirty-five (35').
2. **Accessory Building-Non-Residential:** Maximum one story, or eighteen feet (18') in height for storage building, and shall be subordinate to the main building that does not exceed the height of the main building and does not exceed fifty percent (50%) of the floor area of the main building, and is used for purposes accessory and incidental to the main use. Materials used and location shall be determined acceptable after permit application, payment of established fee and inspection by building inspector or their designee. Building shall not be used for habitation.
3. **Other:** Refer to CHAPTER 5 ARTICLE III. Sec. 5-25. for additional height regulations.

Sec. 4-56. Area regulations

1. **Size of Lots:**
 - a. **Minimum Lot Size** -Eight thousand (8,000) square feet
 - b. **Minimum Lot Width** -Eighty feet (80')
 - c. **Minimum Lot Depth** -One hundred fifty feet (150')
2. **Size of Yards:**
 - a. **Adjacent to a Single-Family District** -Any office use that is over one (1) story in height and that is located adjacent to (and not across a right-of-way from) any single-family zoning district shall be setback from the applicable property line by sixty feet (60').
3. **Maximum Lot Coverage:** Sixty percent (60%) total, including main buildings and accessory buildings.
4. **Building Size for Nonresidential Structures:** The building footprint area shall not exceed fifty thousand (50,000) square

feet in size.

E. **Parking Requirements:** CHAPTER 5 ARTICLE II.

F. **Landscaping Requirements:** CHAPTER 5 ARTICLE I. Sec. 5-5.

Sec. 4-57. Special district requirements

1. **Building Façade Review:** Building facade (elevation) plans shall be submitted for Commission review and approval by the City Council along with the Site Plan. Façade plans shall clearly show how the building(s) will look, especially as viewed from the major thoroughfare upon which the property faces or sides, and will portray a reasonably accurate depiction of the anticipated materials and colors to be used. The Mayor/City Administrator or their designee may, as deemed appropriate, require submission of additional information and materials, including actual samples of materials to be used, during the Site Plan review process.

2. **On-Site Dwellings:** Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.

3. **Open Storage:** Open storage is prohibited.

4. **Temporary Facilities:** There shall be no permanent use of temporary facilities or buildings.

5. **Other Regulations:** Refer to Chapter's 5,6 & 7. for additional regulations.

Sec. 4-58. thru 4-65. RESERVE

CHAPTER 4 - ZONING DISTRICTS AND REGULATIONS

ARTICLE VII. LR, Local Retail District IV & V

A. **General Purpose and Description:** The LR, Local Retail District is established to provide areas for low intensity, specialized retail sales that are intended to service local neighborhoods and citizens and visitors of Ivanhoe. Office uses and bed-and-breakfasts should be permitted within Local Retail Districts.

B. **Permitted Uses:** Conditional uses must be approved utilizing procedures set forth in CHAPTER 2 ARTICLE I. Sec. 2-21.

Sec. 4-66. Height regulations:

1. **Main Building(s):** Maximum two (2) stories, or thirty-five feet (35').
2. **Accessory Building-Non-Residential:** Maximum one story, or eighteen feet (18') in height for storage building and shall be subordinate to the main building that does not exceed the height of the main building and does not exceed fifty percent (50%) of the floor area of the main building, and is used for purposes accessory and incidental to the main use. Materials used and location shall be determined acceptable after permit application, payment of established fee and inspection by building inspector or their designee. Building shall not be used for habitation.
3. **Other:** Refer to CHAPTER 5 ARTICLE III. Sec. 5-25. for additional regulations.

Sec. 4-67. Area Regulations

1. **Size of Lot:**
 - a. **Minimum Lot Area** -Eight thousand (8,000) square feet
 - b. **Minimum Lot Width** -Eighty feet (80')
 - c. **Minimum Lot Depth** -One hundred feet (100')
2. **Size of Yards:**
 - a. **Minimum Front Yard** -Five feet (5'); all yards adjacent to a street shall be considered a front yard. CHAPTER 5 - ARTICLE III. for any additional setback requirements.
 - b. **Minimum Side Yard** -Fifteen feet (15'); twenty-five feet (25') adjacent to a public street or residential lot
 - c. **Interior Side Yards** -When retail uses are platted adjacent to other retail uses and are integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the City's Building Code.
 - d. **Minimum Rear Yard** -Twenty-five feet (25')

e. **Adjacent to a Single-Family District** -Any neighborhood service use that is over one (1) story in height and that is located adjacent to (and not across a right-of-way from) any single-family zoning district shall be setback from the applicable property line by sixty feet (60').

3. **Maximum Lot Coverage:** Sixty percent (60%) total, including main buildings and accessory buildings.

4. **Maximum Building Size:** The maximum footprint area shall not exceed fifty thousand (50,000) square feet.

E. **Parking Regulations:** Refer to CHAPTER 5 - ARTICLE II.

1. **Materials for Parking for Non-Residential Uses:** Parking areas may be constructed with an all-weather surface (such as gravel) in a manner that is consistent with the City's Technical Construction Standards and Specifications (TCSS) Manual. Driveway approaches and other maneuvering or access points to roadway rights-of-way shall be constructed with a gravel surface. Such parking areas shall meet all other parking-related requirements contained within CHAPTER 5 ARTICLE II.

F. **Fencing, Walls, Screening Requirements:** Refer to CHAPTER 5 ARTICLE I.

Sec. 4-68. Special requirements:

1. **Building Façade Plan:** Building facade (elevation) plans shall be submitted for Commission review and approval by the City Council along with the Site Plan. Facade plans shall clearly show how the building(s) will look, especially as viewed from the major thoroughfare upon which the property faces or sides, and will portray a reasonably accurate depiction of the anticipated materials and colors to be used. The Mayor/City Administrator or their designee may, as deemed appropriate, require submission of additional information and materials, including actual samples of materials to be used, during the Site Plan review process.

2. **Outside Display:** Outside display of merchandise and seasonal items, such as Christmas trees and pumpkins shall be limited to the following:

a. Outside display areas shall not be placed or located more than thirty feet (30') from the main building.

b. Outside display areas shall not occupy any of the parking spaces that are required by this Ordinance for the primary use(s) of the property, except on a temporary basis only, which is a maximum of 30 days per display and a maximum of two displays per calendar year.

c. Outside display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.

d. Outside display areas shall not extend into public

right-of-way or onto adjacent property.

e. Outside display items shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.

3. **On-Site Dwellings:** Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.

4. **Open Storage:** Open storage is prohibited.

5. **Temporary Facilities:** There shall be no permanent use of temporary facilities or buildings.

6. **Other Regulations:** Refer to CHAPTER'S 5, 6 & 7.

Sec. 4-69. thru 4-79. RESERVE

CHAPTER 4 - ZONING DISTRICTS AND REGULATIONS

ARTICLE VIII. - CAMPING - DISTRICT I & II

Sec. 4-80. - Construction of home

Recreational vehicles, travel trailers or motor homes may be used for on-site dwelling purposes for up to six (6) months after obtaining building permit for construction of home. Refer to CHAPTER 7 - ARTICLE I. for Sewage Disposal Requirements.

Sec. 4-81. - Recreational camping

Recreational vehicles, travel trailers or motor homes may be used for on-site dwelling for camping purposes only for a period of up to seventeen (17) consecutive days at which time it must be removed from the City of Ivanhoe for a time period of at least five (5) business days. Refer to CHAPTER 7 - ARTICLE I. for Sewage Disposal Requirements.

Sec. 4-82. thru 4-87. RESERVE

CHAPTER 4 - ZONING DISTRICTS AND REGULATIONS

**ARTICLE IX. CAMPING - DISTRICT III - CAMELOT 2, TRISTAN 1,
3 & 4**

Sec. 4-88. - Ordaining clause

Whereas the City of Ivanhoe recognizes that the restrictions in these subdivisions never expire;

Whereas the City of Ivanhoe will provide for a permitting and enforcement procedure.

Sec. 4-89. - Purpose

The purpose of this ordinance is to re-establish camping in above subdivisions where the restrictions never expire.

Sec. 4-90. - Regulations

1. All lots (except those listed in Section 3) shall be known and described as lots for single family conventional built residential homes and/or manufactured homes and/or single family camping purposes only.
2. Said lots shall not be used for business or commercial purposes.
3. The following may be used for camping purposes:
 - A. Travel Trailers
 - B. Motor Homes
 - C. Park Models
 - D. Tents

No school buses converted to recreational vehicles are permitted, as well as pick-up truck type campers are not permitted to be used as camping units separate and apart from the associated pick-up truck.

4. Storage buildings built on site or pre-fabricated must be of an attractive design and appearance. A permit and payment of appropriate fee as well as a site plan is required when application is submitted to the City office. Under no circumstances shall any storage building be used for habitation.

5. No travel trailer, motor home, park model or other movable structure of any kind, (with the exception of manufactured homes which will follow permit process established in City of Ivanhoe Ordinance 2011-027(a) and any revisions thereafter), shall be erected, placed or maintained on any lot, nor brought into the subdivision, until a City Sticker of Approval has been applied for and approved by the City of Ivanhoe code enforcement official or their designee. There will be a fee established by the City and renewable yearly. The unit must be of professional construction and in good repair and of an attractive design and appearance. At no time shall a travel trailer, motor home or park model be occupied as a full-time residence or shall more than one (1) travel trailer, motor home, park model or other movable

structure be placed on a lot.

a. All lots upon which a travel trailer, motor home, park model or other movable structure is placed shall at all times maintain premises in a clean, safe and sanitary condition. In the event of default on the part of the owner or occupant of any lot in observing the requirements set forth in CHAPTER 7 ARTICLE III. of the City of Ivanhoe Ordinances 2011-027(a) and any revisions thereafter, the code enforcement official or their designee shall issue a "notice of violation" or give written notice sent by certified or first-class mail to last known address of the owner of record to comply.

b. If a travel trailer, motor home, park model or other movable structure is placed on a lot without first obtaining a sticker of approval from the City, the code enforcement official or their designee, shall issue a "notice of violation" or give written notice by certified or first-class mail to last known address of the owner of record to remove the unit from the property until the application for sticker of approval has been obtained from the City.

6. Tents shall be of professional construction and in good repair and of attractive design and appearance. Tents can be used for temporary camping only and cannot be left set up on the lot unattended for more than twenty-four (24) hours at any one time. Self-contained portable units shall be used for sewage disposal but must be emptied in a designated dump station only. See: CHAPTER 7 ARTICLE I.

7. Campfires - Fire must be contained in a fire ring or pit away from overhanging trees and bushes. At no time is a camp fire to be left unattended and fire shall be extinguished completely before leaving the area. If a burn ban is in effect, no campfires will be allowed.

8. All current City of Ivanhoe Zoning Ordinances shall apply.

Sec. 4-91. - LOTS LISTED BELOW ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL CONVENTIONAL BUILT HOMES (NO MANUFACTURED HOME, TRAVEL TRAILER, MOTOR HOME OR PARK MODELS) .

1. Lake Tristan Section 1 Block 105 Lots 1 thru 20
Lake Tristan Section 1 Block 106 Lots 50, 51, 52
Lake Tristan Section 1 Block 107 Lots 1 & 2

2. All lots referred to in Sec. 4-91.1. are to be used for building Single Family Residential Conventional Built Homes. Recreational vehicles, travel trailers, motor homes, park models may be used for on-site dwelling purposes for up to six (6) months after obtaining building permit for construction or if lot was bought with the plan to build within a two (2) year period.

Sec. 4-92. - Sticker of approval

Sticker of Approval shall be issued by the City for any travel trailer, motor home, park model used within the above mentioned sections of the City for camping or as an on-site dwelling when construction of home is planned. Sticker must be displayed in a location on the recreational vehicle so that it is visible from the

street. Application for the Sticker of Approval shall be applied for at the City office and payment of established fee is required at that time. Sticker is renewable yearly.

Sec. 4-93. - Sewage Disposal

1. All lots hereunder are subject to all of the terms and conditions of TCEQ (Texas Commission on Environmental Quality).

2. No outside toilet or privy shall be erected or maintained on any lot hereunder, nor shall any sewage be disposed of upon, in or under any lot hereunder, except into septic system installed and operated pursuant to the TCEQ standards for private sewage facilities and local standards.

3. All plumbing, lateral lines and holding tanks installed for the disposal of sewage on any lot hereunder, shall conform with the requirements of the Health Department of the State of Texas, and the City of Ivanhoe authorized agent for TCEQ (if applicable).

4. Such septic system shall be required before any permanent or semi-permanent travel trailer, motor home, park model or other structure installed on any lot hereunder and shall be installed before being placed on property. A holding tank that meets the requirements of the TCEQ and has a contract for pumping it out may be used if a copy of the pumping contract is on file at the City office. The pumping contractor must notify the City immediately if the contract is no longer valid and in force.

5. Self-contained sanitation systems may be used by temporary campers, travel trailers, motor homes or other movable structure provided each meets the State of Texas environmental and pollution regulations and is constructed to be gas and odor tight. All self-contained sanitation systems (permanently installed in a travel trailer or motor home with holding tanks, or self-contained portable units) must be evacuated when needed and maintained in a sanitary condition without odor. Self-contained systems shall be emptied in a designated dump station only.

6. The dumping, emptying or evacuation of sewage or waste water onto the ground or into any lake, ditch, or drainage facility within the City of Ivanhoe is strictly prohibited. In addition, such action is a violation of Chapter 26 of the Texas Water Code and of the Texas Water Quality board Order No. 77-0714-1 and is subject to civil and criminal penalties. The City of Ivanhoe will vigorously assist in prosecution of any person or persons engaged in such action.

7. At such time as an organized sewage disposal system for the collection, treatment and disposal of sewage becomes available sewage disposal will be by means of said system only and no permanent or semi-permanent facility shall be erected, placed or maintained on any lot hereunder.

8. Within ninety days (90) of being notified of the availability of an organized sewage disposal system all existing permanent semi-permanent facilities, must be connected to said system.

Sec. 4-94. - Repealer Clause

Any existing ordinances or parts of existing ordinances in conflict with any terms of this Ordinance are hereby repealed to the extent of their conflict with this Ordinance.

Sec. 4-95. - Saving Clause

If any part or provision of this Ordinance is declared to be invalid by a court of competent jurisdictions, the remainder of this Ordinance shall remain in full force and effect to the extent practical.

Note: Article 9 is Ordinance #2012-7, to be adopted into Zoning Ordinance #2011-27(c)

Sec. 4-96. Thru Sec. 4-105. RESERVE