

SINGLE FAMILY RESIDENTIAL DISTRICT 1 & 2 GUIDELINES

1. Survey and/or Plat
2. If all requirements for these districts are met:
 - Electrical Permits must be purchased by a certified Electrician
 - Plumbing Permits must be purchased by a certified plumber
 - Gas Permits must be purchased by a certified Plumber
3. If city services has never been established on the property:
 - Water tap ¾" \$750.00
 - Waste Water tap 4" \$750.00
4. Each water meter is required to have a meter deposit:
 - Meter Deposit \$100.00

All permits and inspections are handled through Troup City Hall 903-842-3128

SECTION 7 COMPLIANCE WITH ZONING REGULATIONS

7.1 Compliance With Zoning Regulations Required

All land, buildings, structures, or appurtenances thereon located within the City of Troup which are hereafter occupied, used, erected, altered, removed, placed, demolished, or converted shall be occupied, used, erected, altered, removed, placed, demolished, or converted in conformance with the zoning regulations prescribed for the zoning district in which such land or building is located as hereinafter provided.

7.2 Building Permits Prohibited Without Plat

No permit for the construction of or placement of a building or buildings upon any tract or plot shall be issued unless the plot or tract is part of a plat of record, properly approved by the Planning and Zoning Commission and City Council and filed in the Plat Records of county or counties in which the plot or tract is located.

7.3 Exclusions

Nothing herein contained shall require any change in the plans, construction, or designated use of a building under construction at the time of the passage of this ordinance and which entire building shall be completed within one (1) year from the date of passage of this ordinance.

7.4 One Main Building on a Lot or Tract

Only one main building for one family or two family use with permitted accessory buildings may be located upon a lot or tract. Every dwelling shall face or front upon a public street or approved place other than an alley, which street or approved place shall have a minimum width of twenty-five (25) feet. Where a lot is used for retail and dwelling purposes, more than one main building may be located upon the lot but only when such buildings conform to all the open space, parking, and density requirements applicable to the uses and districts. Whenever two or more main buildings, or portions thereof, are placed upon a single lot or tract and such buildings will not face upon a public street, the same may be permitted when the site plan for such development is approved by the City Council. No parking area, storage area, or required open space for one building shall be computed as being the open space, yard, or area requirements for any other dwelling or other use.

APPENDIX 1

DISTRICT REGULATIONS

	A	SF-E	SF-1	SF-2	TF	MF	MH -1	MH -2	C- 1	C- 2	M- 1	M-2
MAXIMUM HEIGHT (feet)	35	35	35	30	30	45	30	35	45	50	50	50
SIDE YARD WIDTH (feet)	15	15	12	8	8	15	15	B	B	B	B	B
REAR YARD (feet)	30	30	20	15	10	10	B	B	B	B	B	B
FRONT YARD (feet)	35	35	25	20	20	20	B	B	B	B	B	B
LOT AREA (square feet)	87,120	43,560	9,000	6,000	6,000	A	A	A	B	B	B	B
MINIMUM LOT WIDTH (feet)	100	100	70	60	50	70	B	B	B	B	B	B
MINIMUM LOT DEPTH (feet)	200	200	100	90	90	150	B	B	B	B	B	B
MAXIMUM LOT COVERAGE	10%	10%	45%	60%	60%	50%	B	B	B	B	B	B

A - Total lot area shall not be less than 9,000 square feet for dwelling unit construction. For each dwelling unit over three (3) in number, no less than 1,500 square feet of additional lot area is required.

B - None required except where non-residential use abuts a residential lot in which case the requirements shall be the same as the adjoining residential zone and shall comply with visibility and parking requirements as provided within this ordinance.

SECTION 10 SF-1 -- SINGE FAMILY RESIDENTIAL DISTRICT - 1

10.1. General Purpose and Description

The Single Family Residential District - I is designed to accommodate the standard single family residential development. The district can be appropriately located in proximity to multifamily residential areas and certain neighborhood local retail and office uses. Densities in this district will not usually exceed four (4) units per gross acre.

10.2. Permitted Uses.

A building or premise in an SF-1 District shall be used only for the following purposes:

10.2.1. Uses as listed in Section 22 of this ordinance. ***(Accessory & Incidental Chart)***

10.3. Permitted Specific Uses

The following specific uses shall be permitted in an SF-1 District, when granted in accordance with Section 25:

10.3.1. Uses as listed in Section 22 of this ordinance.
(See Accessory & Incidental chart to determine if you need a Specific Use Permit)

10.4. Height and Area Regulations:

See Appendix 1, Area, Setback, Height, and Coverage Regulations.

10.5. Parking Regulations

A minimum of two (2) covered, enclosed parking spaces shall be provided per unit behind the building line. Other off-street parking space regulations are set forth in Section 26.

SECTION 11 SF-2 -- SINGLE FAMILY RESIDENTIAL DISTRICT -- 2

11.1 General Purpose and Description

The Single Family Residential District - 2 is intended to provide for medium density single family residential development. This district functions as a buffer or transition between major streets, non-residential areas and lower density residential areas. Density in this district will range between four (4) and six (6) units per gross acre.

11.2. Permitted Uses

A building or premise shall be used only for the following purposes:

11.2.1. Uses as listed in Section 22 of this ordinance. **(Accessory & Incidental Chart)**

11.3. Permitted Specific Uses

The following specific uses shall be permitted in an SF-2 district, when granted in accordance with Section 25:

11.3.1. Uses as listed in Section 22 of this ordinance.
(See Accessory & Incidental chart to determine if you need a Specific Use Permit)

11.4 Height and Area Regulations:

See Appendix 1, Area, Setback, Height, And Coverage Regulations.

11.5. Parking Regulations

A minimum of one (1) covered, enclosed parking space shall be provided per unit behind the front yard line. Other off-street parking space regulations are set forth in Section 26.

SECTION 22 USE OF LAND AND BUILDINGS

No land shall hereafter be used and no building or structure shall hereafter be occupied, used, erected, altered, removed, placed, demolished or converted which is arranged or designed to be used for other than those uses specified for the district in which it is located as set forth by the following Schedule of Uses listed in the following tables.

LEGEND FOR INTERPRETING SCHEDULE OF USES

- (**X**) Designates use *permitted* in district indicated.
- (*no entry*) Designates use *prohibited* in district indicated.
- (**S**) Designates use which may be approved as *Specific Use Permit*

The numbers in the "note" column refer to description/definitions listed in Section 23 Descriptions/Definitions of Uses. Additional regulations relating to use of land and buildings in individual zoning districts are listed in Sections 8 through 21 and Section 27 of this ordinance.

Insert page 1 of 28 Accessory and Incidental use
chart

26.2 Special Off-Street Parking Provisions - Residential Districts

- 26.2.1 Required off-street parking shall be provided on the same site as the use it serves.
- 26.2.2 No parking shall be allowed except on a paved concrete or bituminous parking space surface.
- 26.2.3 No parking structure, including garages, carports, or similar structures, shall be located within the required front, side, or rear yards of a lot or tract (Exception: Ten (10) feet from your property line where paved alleys are provided by developer).

26.3 Size of Space

- 26.2.1 Each standard off-street surface parking space shall measure not less than nine (9) feet by twenty (20) feet, exclusive of access drives and aisles, and shall be of usable shape and condition. Where it is possible for a vehicle to overhang the front of a parking space above a paved, stoned, mulched, or grassed area other than a sidewalk, street, right-of-way, or adjacent property, the length of the standard space may be reduced to eighteen (18) feet.
- 26.3.2 Each small car off-street parking space shall measure not less than eight and one-half (8.5) feet by sixteen (16) feet, exclusive of access drives and aisles, and shall be of usable shape and condition. Where it is possible for a vehicle to overhang the front of a parking space above a paved, stoned, mulched, or grassed area other than a sidewalk, street right-of-way or adjacent property, the length of the small car space may be reduced to fifteen (15) feet. All small car parking spaces shall be grouped and located in specific areas so as not to be scattered throughout a parking lot.
- 26.3.3 A maximum of fifty percent (50%) of the required parking for a general office or light manufacturing plant may be permitted as small car spaces upon approval of a site plan but only when both of the following conditions are met:
 - 26.3.3a Signage will identify the small car spaces; and
 - 26.3.3b The entire grounds and building served by the small car spaces are occupied and controlled by one tenant who shall be responsible for policing the use of the small car spaces.
- 26.3.4 Each parking space (on-street or off-street) designed for parallel parking shall have a minimum dimension of eight (8) feet by twenty-two (22) feet.
- 26.3.5 Each standard parking space located in a parking garage shall measure not less than nine (9) feet by eighteen (18) feet, exclusive of access drives or aisles.

26.4 Parking Area Standards

- 26.4.1 To prevent nuisance situations, all parking area lighting shall be designed and operated so as not to reflect or shine on adjacent properties. For safety and fire-fighting purposes, free access through to adjacent parking areas shall be provided where practical.
- 26.4.2 Except for single family and duplex uses, parking spaces shall be permanently and clearly identified by stripes, buttons, tiles, curbs, barriers, or other approved methods. Nonpermanent type marking, such as paint, shall be regularly maintained to ensure continuous clear identification of the space.

26.5 Off-Street Parking Incidental to Main Use

Off -street parking shall be provided in accordance with the requirements specified by this ordinance and located on the lot or tract occupied by the main use or in accordance with Section 26.9 and located within the same zoning district as the main use.

26.6 Schedule of Parking Requirements Based on Use

Off-street parking shall be provided in sufficient quantities to provide the following ration of vehicle spaces for the uses specified in the districts designated. [Where a calculation results in requiring a fractional space, one additional space shall be required.]

- 26.6.1 Bank, savings and loan or similar financial establishment: One (1) space for each two hundred (200) square feet of total floor area.
- 26.6.2 Business or professional office, studio, medical or dental clinic: Three (3) parking spaces plus one (1) additional parking space for each two hundred (200) square feet of floor area over five hundred (500) feet.
- 26.6.3 Church or other place of worship: One (1) parking space for each (4) seats in the main auditorium.
- 26.6.4 Clinic of doctor's or dentist's office: One (1) space for each two hundred (200) square feet of total floor area.
- 26.6.5 Community center, library, museum or art gallery: Ten (10) parking spaces plus one (1) additional space for each three hundred (300) square feet of floor area in excess of two thousand (2,000) square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided as the basis of one (1) space for each four (4) seats that it contains.
- 26.6.6 College or university: One (1) space for each two (2) students, plus one (1) space for each classroom, laboratory or instruction area.
- 26.6.7 Commercial Amusement (indoor):
 - 26.6.7a Bowling Alley - 6 spaces for each lane;
 - 26.6.7b Racquetball or handball courts - 4 spaces for each court;
 - 26.6.7c Indoor tennis courts - 6 spaces for each court;
 - 26.6.7d Gymnasium, skating rinks, and martial arts schools or areas - 1 space for each 3 seats at maximum seating capacity, plus 1 space for each two hundred (200) square feet;
 - 26.6.7e Swimming Pool - 1 space for each one hundred (100) square feet of gross water surface and deck area;
 - 26.6.7f Weight lifting or exercise areas - 1 space for each one hundred (100) square feet;
 - 26.6.7g Bingo Parlors - 1 space for 3 seats (design capacity) or 1 per one hundred (100) square feet of total floor area, whichever is greater;
 - 26.6.7h Indoor jogging or running tracks - 1 space for each one hundred (100) linear feet;

- 26.6.7i All areas for subsidiary uses not listed above or in other parts of Section 25:6 (those uses such as restaurants, offices, etc., shall be calculated with the minimum specified for those individual uses) - 1 space for each one thousand (1,000) square feet.
- 26.6.7j Other - 1 space for each three (3) persons accommodated (design capacity).
- 26.6.8 Dance hall, assembly or exhibition hall (without fixed seats):
One (1) parking space for each one hundred (100) square feet of floor area used thereof.
- 26.6.9 Day nursery, day care, kindergarten school:
One (1) space per ten (10) pupils/clients (design capacity).
- 26.6.10 Dwellings, single-family attached or detached.
Two (2) parking spaces for each dwelling unit.
- 26.6.11 Dwellings, multifamily:
One (1) parking space for each dwelling unit plus one-half (.5) space for each individual bedroom in all dwelling units.
- 26.6.12 Flea market:
One and one-half (1.5) spaces for each two hundred (200) square feet of floor area or market area.
- 26.6.13 Fraternity, sorority or dormitory:
One (1) parking space for each two (2) beds.
- 26.6.14 Furniture or appliance store, hardware store, wholesale establishments, machinery or equipment sales and service, clothing or shoe repair or service:
Two (2) parking spaces plus one (1) additional parking space for each five hundred (500) square feet of floor area over one thousand (1,000) square feet.
- 26.6.15 Gasoline service station:
Minimum of thirty (30) spaces.
- 26.6.16 Golf course:
Minimum of thirty (30) spaces.
- 26.6.17 Health care facility:
One (1) space for each four (4) rooms or beds, whichever is greater.
- 26.6.18 Hospital:
One (1) space for each two (2) beds.
- 26.6.19 Hotel or motel:
One (1) parking space for each sleeping room, unit, or guest accommodation plus one (1) space for each three hundred (300) square feet of commercial floor area contained therein.
- 26.6.20 Lodge, or fraternal organization:
One and one-fourth (1.25) spaces per two hundred (200) square feet.
- 26.6.21 Manufacturing, processing or repairing:
One (1) parking space for each two (2) employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than one (1) parking space for each 1,000 square

feet of floor area, whichever is greater.

- 26.6.22 Massage establishment:
One (1) space for each two hundred (200) square feet of floor area.
- 26.6.23 Mini-warehouse:
Four (4) spaces per complex plus one (1) space per five thousand (5,000) square feet of storage area.
- 26.6.24 Mortuary or funeral home:
One (1) parking space for each fifty (50) square feet of floor space in slumber rooms, parlors, or individual funeral service rooms.
- 26.6.25 Motor vehicle salesrooms and used car lots:
One (1) parking space for each five hundred (500) square feet of sales floor for indoor uses, or one (1) parking space for each one thousand (1,000) square feet of lot area for outdoor uses.
- 26.6.26 Office, general:
One (1) space for each three hundred (300) square feet of total floor area.
- 26.6.27 Office, medical:
One (1) space for each one hundred seventy-five (175) square feet of floor area.
- 26.6.28 Office-showroom or office - warehouse:
One (1) space for each one thousand (1,000) square feet of floor area for storage and warehousing, plus one (1) space for each one hundred (100) square feet of office, sales or display area.
- 26.6.29 Private club:
If free standing or located in a shopping center of 150,000 square feet or less, one (1) space for each ten (10) square feet of bar, lounge and waiting areas, plus one (1) space for each one hundred (100) square feet of remaining floor area.
- 26.6.29b If located in a shopping center of greater than 150,000 square feet, one (1) space for each one hundred (100) square feet of gross floor area.
- 26.6.30 Private country club or golf club:
One (1) parking space for each two hundred fifty (250) square feet of floor area or for every five (5) members, whichever is greater.
- 26.6.31 Recreational area or building (other than listed):
One (1) space for each two (2) persons to be normally accommodated in the establishment.
- 26.6.32 Restaurant, cafeteria, cafe or similar establishment:
One (1) parking space for every one hundred (100) square feet of floor area.
- 26.6.33 Retail store or personal service establishment, except as otherwise specified herein:
One (1) parking space for each two hundred (200) square feet of floor area.
- 26.6.34 Sanitarium, convalescent home, home for the aged or similar institutions:
One (1) parking space for each six (6) beds.
- 26.6.35 School, elementary and middle:
One (1) parking space for each five (5) seats in the auditorium or main

assembly room, or one (1) space for each classroom plus ten (10) spaces, whichever is greater.

- 26.6.36 School, secondary (grades 9 - 12):
One (1) parking space for each four (4) seats in the main auditorium, or one (1) space for each classroom plus one (1) space for each two (2) students accommodated in the institution, whichever is greater.
- 26.6.37 Shopping center:
One (1) space for each two hundred (200) square feet of floor area. The total floor area used for restaurants and cafeterias (but not including private clubs) which exceeds ten percent (10%) of the shopping center floor area, shall require additional parking to be provided in accordance with the requirements for restaurants.
- 26.6.37 Storage or warehousing:
One (1) space for each two (2) employees, or one (1) space for each one thousand (1,000) square feet of total floor area, whichever is greater.
- 26.6.38 Theater, auditorium (except school), meeting room, sports arena, stadium, gymnasium, or other places of public assembly:
One (1) parking space for each four (4) seats or bench seating spaces.
- 26.6.39 Vehicle repair garage:
Three (3) spaces per service bay, plus one (1) space per employee (maximum shift), plus one (1) space per tow truck or other service vehicle.

26.7 Off-Street Parking Requirements for Uses Not Listed

For those uses which are not matched with a parking requirement in 26.6, the following standards shall apply:

<u>General Use Category</u>	<u>Parking Space Requirements</u>
a. Educational & Institutional	One space per employee
b. Transportation, Utility & Communications Uses	One space per employee plus one space per stored vehicle
c. Accessory & Incidental Uses	One space per employee
d. Office & Professional Uses	One space per 300 square feet of gross floor area
e. Automobile & Related Uses	One space per employee plus one space per stored vehicle
f. Retail Uses	One space per 200 square feet of gross floor area
g. Service Uses	One space per 200 square feet of gross floor area
h. Wholesale Uses	Same as for "Storage or warehousing"
i. Contract Construction Uses	One space per employee
j. Commercial, Manufacturing, &	Same as for

Industrial Uses

"Manufacturing,
processing, or
repairing

26.8 Rules for Computing Number of Parking Spaces

In computing the number of parking spaces required for each of the uses in Sections 26.1 - 26.7), the following rules shall govern:

- 26.8.1 "Floor Area" shall mean the gross floor area of the specific use.
- 26.8.2 Where fractional spaces result, the parking spaces required shall be rounded to the nearest whole number.
- 26.8.3 The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature.
- 26.8.4 In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

26.9 Location of Parking Spaces

All parking spaces required herein shall be located on the same lot with the building or use served, except as follows:

- 26.9.1 Where an increase in the number of spaces is required by a change or enlargement of use or where such spaces are provided collectively or used jointly by two (2) or more buildings or establishments, the required spaces may be located not more than three hundred (300) feet from an institutional building served and not more than three hundred (300) feet from any other non-residential building served.
- 26.9.2 Not more than fifty percent (50%) of the parking spaces required for theaters, bowling alleys, cafes, or similar uses and not more than eighty percent (80%) of the parking spaces required for a church or school auditorium or similar uses may be provided and used jointly by similar uses not normally open, used or operated during the same hours as those listed; provided, however, that written agreement thereto is properly executed and filed as specified below.
- 26.9.3 In any case where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such purposes shall be properly drawn and executed by the parties concerned, approved as to form by the city and executed by the parties concerned, and shall be filed with the application for a building permit.

26.10 Use of Parking Spaces - All Districts

Required off-street parking and loading spaces shall be used only for these respective purposes and shall not be used for storage or display of boats, trailers, campers, motor vehicles or other goods, materials, products for sale.

26.11 Special Off-Street Parking Regulations

In computing the parking requirements for any development, the total parking requirements shall be the sum of the specific parking space requirements for each use included in the development. Where multiple uses are proposed for a building, the parking requirements shall be calculated on the basis of the most restrictive requirements unless specific areas of different uses are delineated by floor or building segment.

- 26.11.2 Wherever a parking lot is located across the street from or adjacent or residentially zoned property, and is designed so that headlight beams will shine into residences (whether or not such residences have been built at the time the parking lot is constructed), and irrigated earthen berm or a solid masonry wall or reinforced concrete fence of not less than three (3) nor more than four (4) feet in height above the finished grade of the off-street parking area shall be erected and maintained so as to provide a headlight screen for the residential district.
- 26.11.3 The off-street parking spaces designated for each apartment (multifamily) dwelling unit shall be located within one hundred (100) feet of the dwelling unit served by such spaces.
- 26.11.4 In all residential district, no heavy load vehicle, truck trailer, truck tractor, mobile home, motor home, camper, trailer, boat, machinery, farm equipment or machinery or any other similar equipment or machinery (called collectively "equipment") shall be parked or left standing for more than two (2) days out of any consecutive seven (7) day period within the required front yard or within the side yard of a corner lot between the side building line and side property line on the side of the lot abutting a street or public right-of-way.

In no event shall equipment, including motor vehicles, trucks, and vans be parked or left standing at any time on a surface other than a paved or gravel driveway or paved parking lot. The driveway shall be located either:

- 1) between the street or alley on the one hand, and on the other a garage or carport;
- 2) in the side yard adjacent to the mail building; or
- 3) as a circular driveway serving the main entrance of the premises;

The driveway shall be no wider than the width of the garage, carport (or 20 feet whichever is greater) or parking space which it serves. No more than fifty percent (50%) of the front yard shall be a driveway. In no event shall vehicles or equipment be parked or left standing closer than five (5) feet from the front property line.

- 26.11.5 Parking spaces in non-residential districts shall be provided with sufficient space for entering and exiting without backing onto a public street. Parking spaces on the perimeter of the parking lot and abutting a property line shall have a wheel stop barrier two (2) feet from the end of the parking space.

26.12 Design Standards For Parking Structures

- 26.12.1 In all districts, above grade parking structures shall conform to height restrictions for zoning districts in which they are located.
- 26.12.2 The distance from parking structure entry and exit points to a corner of a street intersection shall conform to standards contained in the Subdivision Ordinance.
- 26.12.3 Ramps shall not be constructed with slopes exceeding fifteen percent (15%) and single lane entrances shall not be less than twelve (12) feet wide at the street.

- 26.12.4 A minimum of one (1) car length shall be provided between an exit control gate and the inside edge of a sidewalk to minimize conflicts between exiting cars and pedestrians.
- 26.12.5 Parking structure facades shall be left fifty percent (50%) open and interior light levels shall be maintained at ten (10) foot candles to enhance security and safety. All parking structure lighting shall be designed so as not to reflect or shine on adjacent properties.
- 26.12.6 Full enclosure of any level of a parking structure may be permitted only if such structure is fully equipped with a sprinkler system and mechanically ventilated.

26.13 Off-Street Loading

- 26.13.1 All retail, commercial, and industrial structures shall provide and maintain off-street facilities for the loading and unloading of merchandise and goods within the building or on the lot adjacent to a private service drive.

At least one-half of such loading spaces shall have a minimum dimension of ten (10) feet by forty (40) feet, and the remaining spaces shall have a minimum dimension of ten (10) feet by twenty (20) feet.

Where such loading space is located adjacent to a residential district, the space shall be enclosed on three (3) sides.

Loading spaces shall be provided in accordance with the following schedule:

FOR ALL RETAIL, COMMERCIAL AND INDUSTRIAL USES

Square Feet of Gross Floor Area in Structure	Minimum Required Spaces or Berths
0 to 10,000	None
10,000 to 50,000	1
50,000 to 100,000	2
100,000 to 200,000	3
Each additional 100,000	1 additional

FOR ALL HOTELS, OFFICE BUILDINGS, RESTAURANTS, SIMILAR ESTABLISHMENT

Square Feet of Gross Floor Area in Structure	Minimum Required Spaces or Berths
0 to 50,000	None
50,000 to 150,000	1
150,000 to 300,000	2
300,000 to 500,000	3
500,000 to 1,000,000	4
Each additional 500,000	1 additional

- 26.13.2 Kindergartens, day schools, and similar child training and care establishments shall provide loading and unloading space on a private drive, off-street, to accommodate one (1) motor vehicle for each ten (10) students or children cared for by the establishment.
- 26.13.3 Loading docks for any establishment which customarily receives goods between the hours of 9:00 p.m. and 8:00 a.m., and is adjacent to a residential use or district, shall be designed and constructed so as to fully enclose the loading operation in order to reduce the effects of the noise of the operation on adjacent residences.

26.13.4 Where adjacent to residential uses or district, off-street loading areas shall be screened from view of the residential use or district.

26.14 Stacking Requirements for Drive-Through Facilities

26.14.1 A stacking space shall be an area on a site measuring eight (8) feet by twenty (20) feet with direct forward access to a service window or station of a drive-through facility which does not constitute space for any other circulation driveway, parking space, or maneuvering area.

26.14.2 For financial institutions with drive-through facilities, each teller window or station, human or mechanical, shall be provided with a minimum of five (5) stacking spaces (from the right-of-way line).

26.14.3 For each service window of a drive-through restaurant, a minimum of seven (7) stacking spaces (from the right-of-way line) shall be provided.

26.14.4 For kiosks, a minimum of two (2) stacking spaces (from the right-of-way) for each service window shall be provided.

34.1 General Rules of Construction:

The following rules of construction shall apply to the interpretation of words used in this ordinance:

34.1.1 words used in the present tense include the future tense;

34.1.2 words used in the singular number include the plural number;

34.1.3 words in the plural number include the singular number;

34.1.4 the words "building" and "structure" are synonymous;

34.1.5 the words "lot", "plot" and "tract" are synonymous; and

34.1.6 the word "shall" is mandatory and not discretionary.

34.2 Special Definitions

Except to the extent a particular provision specifies otherwise, the following definitions shall apply throughout this ordinance:

34.2.1 Abutting Property - Property abutting upon a street shall also be understood as abutting property on the other side of the street.

34.2.2 Accessory Use or Building - A use or building subordinate to and detached from the main building and used for purposes customarily incidental to the primary use of the premises.

34.2.3 Adjacent - Shall mean "next to" or "closest to" but shall not necessarily mean "touching".

34.2.4 Alley - A public space or thoroughfare which affords only secondary means of access to property abutting thereon.

34.2.5 Antenna/Microwave Reflector - An apparatus constructed of solid, mesh, or perforated materials of any configuration that is used to receive and/or transmit microwave signals from a terrestrial or orbitally located transmitter or transmitter relay. This definition is meant to include but is not limited to what are commonly referred to as satellites which receive only earth stations.

34.2.6 Antenna, Radio or Television - The arrangement of wires or metal rods used in sending and/or receiving of electromagnetic waves.

34.2.7 Apartment - A room or suite of rooms in a multifamily dwelling or apartment house designed or occupied as a place of residence by a single family, individual or group of individuals.

34.2.8 Apartment House - Any building or portion thereof, which is designed, built, rented, leased or let to be occupied as a home or place of residence by three (3) or more families living in independent dwelling units.

34.2.9 Area of the Lot or Building Site - The area shall be the net area of the lot or site and shall not include portions of streets and alleys.

34.2.10 Basement - A building story which is partly underground, but having a least one-half of its height above the average level of the adjoining ground. A basement shall not be counted as a story in computing building height.

34.2.12 Block - An area enclosed by streets and occupied by or intended for buildings; where this word is used a term of measurement, it shall mean the distance along

a side of a street between the nearest two (2) streets which intersect said street on said side.

- 34.2.13 Board of Adjustment - The Zoning Board of Adjustment of the City of Troup.
- 34.2.14 Buildable Width - The width of the building site left to be built upon after the required side yards are provided.
- 34.2.15 Building - Any structure built for the support, shelter and enclosure of persons, animals, chattels or movable property of any kind. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate building.
- 34.2.16 Building, Detached - A building surrounded by yard or open space on the same building lot.
- 34.2.17 Building Ends - Those sides of a building having the least dimension as compared to the front or rear of a building. As used in the building space regulations for multiple-family dwelling, the term "building end" shall mean the narrowest side of a building regardless of whether it front upon a street, faces the rear of the lot or adjoins the side lot line or another building.
- 34.2.18 Building, Front Of - The side of a building most nearly parallel with and adjacent to the front of the lot on which it is situated.
- 34.2.19 Building Inspector - The Building Official or person charged with the enforcement of the zoning and building codes of the city.
- 34.2.20 Reserved.
- 34.2.21 Building Line - A line parallel or approximately parallel to the street line at a specified distance there from constituting the minimum distance from the street line that a building may be erected.
- 34.2.22 Building Lot - A single tract of land located within a single block which (at time of filing for a building permit) is designed by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control. It shall front upon a street or approved place. Therefore, a "building lot" may not coincide with a lot of record. A "building lot" may be subsequently subdivided into two (2) or more "building lots", and a number of "building lots" may be cumulated into one "building lot", subject to the provisions of this ordinance.
- 34.2.23 Building, Main or Primary - A building in which is conducted the principal use of the lot on which it is situated.
- 34.2.24 Building Official - The Building Inspector.
- 34.2.25 Canopy - Any structure of a permanent fixed nature attached to or independent of the main structure, built and designed for the purpose of shielding from the elements, persons or chattels or a roof-like structure of a permanent nature which is supported by or projects from the wall of a structure.
- 34.2.26 Cellar - A building story with more than one-half (1/2) its height below the average level of the adjoining ground. A cellar shall not be counted as a story in computing building height.
- 34.2.27 Certificate of Occupancy and Compliance - An official certificate issued by the city through the enforcing official indicating conformance with or approved conditional waiver from the zoning regulations and authorizing legal use of the premises for which it is issued.

- 34.2.28 Contiguous - Shall mean "touching" or "in contact".
- 34.2.29 Court - An open, unoccupied space, bounded on more than two (2) sides by the walls of a building. An inner court is a court entirely surrounded by the exterior walls of a building. An outer court is a court having one (1) side open to a street, alley, yard or other permanent space.
- 34.2.30 Coverage - The percent of a lot or tract covered by the roof or first floor of a building.
- 34.2.31 Depth of Lot - The mean horizontal distance between the front and rear lot lines.
- 34.2.32 Depth of Rear Yard - The mean horizontal distance between the rear line of a building other than an accessory building and the rear lot line except as modified in the text of any section in this ordinance.
- 34.2.33 District - A section of the city for which the regulations governing the area, height or use of the land and buildings are uniform.
- 34.2.34 Duplex - A building designed for occupancy by two families living independently of each other within separate units which have a common wall and are under one roof.
- 34.2.35 Dwelling Unit - A building or portion thereof designed exclusively for residential occupancy, including one (1) family, two (2) family, and multiple family dwellings, except for buildings designed and used as hotels, boarding houses, rooming houses, and motels.
- 34.2.36 Family - An individual or group of two or more persons related by blood, marriage, adoption or guardianship including foster children, exchange students, and servants together with not more than two (2) additional persons not related by blood, marriage or adoption to the previously identified individual or group, living together as a single housekeeping unit in a dwelling unit or a Family Home for the Disabled as defined by the Community Homes for Disabled Persons Location Act, Article 1011n of V.A.C.S., as it presently exists or may be amended in the future, but not including household care or rehabilitation care facilities.
- 34.2.37 Flood Plain - An area of land subject to inundation by a 100-year frequency flood, as shown on the flood plain map of the City of Troup. The term "flood plain" is interchangeable with the term "flood hazard area".
- 34.2.38 Floor Area - The total square feet of floor space within the outside dimensions of a building including each floor level, but excluding cellars, carports, garages or porches.
- 34.2.39 Floor Area Ratio - The ratio of total building floor area to lot area.
- 34.2.40 Reserved.
- 34.2.41 Front Yard - See Yard, front (Section 34.2.104a).
- 34.2.42 Garage Sale - The sale of items normally accumulated by a household subject to compliance with each of the following conditions:
- a) No more than four (4) garage sales shall be allowed for the same location in any twelve (12) month period. The duration of the garage sale shall not exceed three (3) consecutive days.
- 34.2.43 Gross Floor Area - The gross floor area of a building shall be measured by taking outside dimensions of the building at each floor level.
- 34.2.44 Heavy Load Vehicle (HLV) - A self-propelled vehicle having a Manufacturer's Recommended Gross Vehicle Weight (GVW) of greater than 11,000 pounds,

such as large recreational vehicles, tractor-trailers, buses, vans, and other similar vehicles. The term "truck" shall be construed to mean "heavy load vehicle" unless specifically stated otherwise.

- 34.2.45 Height - The vertical distance of a building measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher, to (1) the highest point of the roof's surface if a flat surface, (2) to the deck line of mansard roofs, or (3) to the mean height level between eaves and edge for hip and gable roofs and, in any event, excluding chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding ten (10) feet. If the street grade has not been officially established, the average front yard grade shall be used for a base level.
- 34.2.46 Industrialized Housing - A residential structure designed for use and occupancy by one (1) or more families, constructed in one (1) or more modular components built at a location other than the permanent residential site, designed to be used as a permanent residential structure when the modules or modular components are transported to the permanent residential site and are erected or installed on a permanent foundation system. The term shall not mean or apply to (a) housing constructed of sectional or penalized systems not utilizing modular components; or (b) any ready-built home which is constructed so that the entire living area is contained in a single unit or section at a temporary location for the purpose of selling it and moving it to another location.
- 34.2.47 Landscape Screen - Plant material of the evergreen variety, a minimum of six (6) feet in height at the time of installation and planted on four (4) foot centers. All such landscape screens shall be permanently maintained. Adequate facilities shall be provided for permanent watering at the time of installation.
- 34.2.48 Light Load Vehicles (LLV) - A self-propelled vehicle having a Manufacturer's Recommended Gross Vehicle Weight not greater than 11,000 pounds, and having no more than two (2) axles, such as pick-up trucks, vans, recreational vehicles, campers and other similar vehicles, but not including automobiles and motorcycles.
- 34.2.49 Living Unit - The room or rooms occupied by a family and which includes cooking facilities.
- 34.2.50 Reserved.
- 34.2.51 Lot - An undivided tract or parcel of land under one (1) ownership having frontage upon a public street or officially approved place, either occupied or to be occupied by a building or building group, together with accessory buildings, and used together with such yards and other open spaces as are required by this ordinance, which parcel of land is designated as a separate and distinct tract and is identified by a tract or lot number or symbol in a duly approved subdivision plat of record.
- 34.2.52 Lot, Corner - A lot abutting upon two (2) or more streets at their intersection or upon two (2) parts of the same street forming an interior angle of less than 135 degrees. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the Building Inspector.
- 34.2.53 Lot Coverage - The percentage of the total area of a lot occupied by the base (first story of floor) of a building located on the lot or the area determined as the maximum cross-sectional area of the building.
- 34.2.54 Reserved for future use.
- 34.2.55 Lot Line, Front - That boundary of a building lot which is the line of an existing or dedicated street. Upon corner lots either street line may be selected as the front

lot line providing a front and rear yard are provided adjacent and opposite, respectively, to the front lot line.

- 34.2.56 Lot Line, Rear - That boundary of a building lot which is most distant from or is most nearly parallel to the front lot line.
- 34.2.57 Lot Line, Side - That boundary of a building lot which is not a front lot line or a rear lot line.
- 34.2.58 Lot Lines - The line bounding a lot as defined herein.
- 34.2.59 Lot of Record - A lot which is part of a subdivision, a plat of which has been recorded in the office of the county clerk of Smith County; or a parcel of land the deed for which is recorded in the office of the county clerk of Smith County prior to the adoption of this ordinance.
- 34.2.60 Reserved.
- 34.2.61 Lot or Building Site - Land occupied or to be occupied by a building and its accessory building, and including such open spaces as are required under this ordinance, and having its principal frontage upon a public street or officially approved place.
- 34.2.62 Lot Width - The width of a lot at the front building lines.
- 34.2.63 Main Building - The building or buildings on a lot which are occupied by the primary use.
- 34.2.64 Manufactured Home (HUD Code) Park - Any tract of land, under single ownership, of not less than one-half (1/2) acres and not more than ten (10) acres, approved for occupancy by manufactured housing and accessory structures related thereto and designed and operated in accordance with standards herein set forth or as set forth in any other ordinance of the City of Troup relating to the location, use, construction, operation or maintenance of manufactured housing.
- 34.2.65 Manufactured Home (HUD Code) Subdivision - A tract of land of not less than two (2) acres to be used as a location primarily for owner-occupied HUD Code manufactured homes and which has been final platted of record in its entirety in accordance with the City of Troup Subdivision Regulations and in accordance with the Section 25 of this ordinance.
- 34.2.66 Manufactured Modular Homes - "Modular Home" means a structure or building module as defined by statute and under the jurisdiction and control of the Texas Department of Labor and Standards, installed and used as a residence by a consumer, transportable in one (1) or more sections on a temporary chassis or other conveyance device, and designed to be used on a permanent foundation system. The term includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. The term does not include a mobile home as defined by statute; nor does it include building modules incorporating concrete or masonry as the primary structural component.
- 34.2.67 Manufacturing Processes - Uses restricted from other zoning districts but permitted in the M-1 and M-2 districts under this definition are manufacturing and industrial uses which do not emit dust, smoke, odor gas, fumes, or present a possible hazard beyond the bounding property lines of the lot or tract upon which the use or uses are located, and which do not generate noise or vibration at the boundary of the lot or tract which is generally perceptible in frequency or pressure above the ambient level of noise or vibration in the adjacent area.
- 34.2.68 Mobile Home Park - See Manufactured Home (HUD Code) Park.
- 34.2.69 Mobile Home Subdivision - See Manufactured Home (HUD Code) Subdivision.

- 34.2.70 Reserved.
- 34.2.71 Non-Conforming Building or Use - A building, structure or use of land lawfully occupied at the time of the effective date of this ordinance or amendments thereto, and which does not conform to the use regulations of the district in which it is located.
- 34.2.72 Occupancy - The use or intended use of the land or buildings by proprietors or tenants.
- 34.2.73 Off-Street Parking Incidental to Main Use - Off-street parking spaces provided in accordance with the requirements specified by this ordinance and located on the lot or tract occupied by the main use or within two hundred (200) feet of such lot or tract and located within the same zoning district as the main use or in an adjacent parking district.
- 34.2.74 Off-Street Parking Space - An area for the temporary storage of an automobile which shall be permanently reserved for such purpose and which shall not be within or on any public street, alley or other right-of-way. (See Section 26 for detailed descriptions and regulations.)
- 34.2.75 Open Space - Area included in any side, rear or front yard or any unoccupied space on the lot that is open and unobstructed to the sky except for the ordinary projections of cornices, eaves, porches and plant material. Also see "Usable Open Space" (Section 34.2.101).
- 34.2.76 Open Storage - The storage of any equipment, machinery, commodities, raw, semi-finished materials, and building materials, not accessory to a residential use, which is visible from any point on the building lot line when viewed from ground level to six (6) feet above ground level, for more than twenty-four (24) hours.
- 34.2.77 Parking Space - An all-weather surfaced area used for parking a vehicle, not on a public street or alley, together with an all-weather surfaced driveway connecting the area with a street, permitting free ingress and egress without encroachment on the street.
- 34.2.78 Planning and Zoning Commission - The duly appointed Planning and Zoning Commission of the City of Troup.
- 34.2.79 Plat - A plan of a subdivision of land creating building lots or tracts and showing all essential dimensions and other information essential to comply with the subdivision standards of the City of Troup and subject to approval by the Planning and Zoning Commission.
- 34.2.80 Reserved.
- 34.2.81 Radio, Television and Microwave Towers - Structures supporting antenna for transmitting or receiving any portion of the radio spectrum but excluding non-commercial antenna installations for home use of radio or television.
- 34.2.82 Residence - Same as dwelling; when used with district, an area of residential regulations.
- 34.2.83 Residential District - Any zoning district included in this ordinance in which residential use constitutes the primary permitted use classification, including the SF-E, SF-1, SF-2, MF, MH-1 and MH-2 district classification.
- 34.2.84 Room - A building or portion of a building which is arranged, occupied, or intended to be occupied as living or sleeping quarters, but not including toilet or cooking facilities.

- 34.2.85 Screening Device - See "Landscape Screen".
- 34.2.86 Setback - The minimum horizontal distance between the front wall of any projection of the building, excluding steps and unenclosed porch and the side street.
- 34.2.87 Sign - A presentation or representative by letters, figures, designs, devices, pictures, emblems, insignia, numbers, lines or colors displayed so as to be visible to the public for the purpose of making anything known or attracting attention. This definition shall not include temporary merchandise signs within store windows.
- 34.2.88 Site Plan - A detailed line drawing, to scale, showing scale used, north arrow, date and title of project, clearly describing the project and showing the following information:
- a) Property lines, location and widths of all streets, alleys and easements.
 - b) Proper dimensions on all fundamental features such as lots, buildings, parking spaces and landscaped areas.
 - c) The location of setback lines, driveway openings and sidewalks.
 - d) All proposed buildings, free-standing sign locations, parking areas and open spaces.
 - e) All required landscaping, together with a description of type of material to be used.
 - f) A cross section of any required or proposed screening.
 - g) Total square footage of the development lot; total square footage of proposed structures; total footage of landscaped areas; total percentage of coverage; density of floor area ratio where applicable; height of all structures; number of parking spaces; square footage and design features of all signs; and solid waste collection facilities.
 - h) Name, address and telephone number of the proponent.
- 34.2.89 Story -The height between the successive floors of a building from the top floor to the roof. The standard height for a story is eleven (11) feet, six (6) inches.
- 34.2.90 Street - Any thoroughfare or public driveway, other than an alley, more than thirty (30) feet in width, which has been dedicated or deeded to the public or public use.
- 34.2.91 Street Line - A dividing line between a lot, tract or parcel of land and a contiguous street; the right-of-way.
- 34.2.92 Street, Local or Residential - A street designed to serve properties abutting and in the immediate vicinity of the street, having a minimum right-of-way width of fifty (50) feet in single family residential districts and seventy-five (75) feet in all other districts.
- 34.2.93 Street, Major - A street designed to serve the entire community or substantial portions of the community, as well as traffic of non-local origin and destination, having a minimum right-of-way width of one hundred (100) feet.
- 34.2.94 Street, Secondary or Collector - A street designed to serve an area roughly one quarter (1/4) mile distant from each side of the street, having minimum right-of-way width of seventy-five (75) feet.

- 34.2.95 Structural Alterations - Any change in the supporting member of a building, such as a bearing wall, column, beams or girders.
- 34.2.96 Structure - (Same as Building.)
- 34.2.97 Swimming Pool (Private) - A swimming pool constructed for the exclusive use of the residents of a single family, two-family or apartment dwelling and located within the required side or rear yards; however, a pool shall not be located closer than eight (8) feet to any property line.
- 34.2.98 Tennis Court (Private) - A surface designed and constructed for playing the game of tennis along with all fencing, nets and related appurtenances but excluding lighting for night play in residential areas except as may be otherwise provided or restricted by the Specific Use Permit.
- 34.2.99 Thoroughfare - (Same as Street.)
- 34.2.100 Two Family Dwelling - A building designed for occupancy by two families living independently of each other within separate units which have a common wall and are under one roof.
- 34.2.101 Usable Open Space - An open area which is designed and intended to be used for outdoor living and/or recreation. An area of common usable open space shall have a slope not exceeding ten percent (10%), shall have no dimension of less than ten (10) feet, and may include landscaping, walks, water features and decorative objects. Usable open space shall not include rooftops, accessory buildings, parking areas, driveways, turn-around areas, or right-of-way or easement for streets or alleys.
- 34.2.102 Variance - An adjustment in the application of the specific regulations of the Zoning Ordinance to a particular parcel of property which, because of special conditions or circumstances peculiar to the particular parcel, is necessary to prevent the property from being deprived of rights and privileges enjoyed by other parcels in the same vicinity and zoning district.
- 34.2.103 Wholesale -The sale of goods, merchandise, services and/or commodities for resale by the purchaser and does not offer retail sales to the general public.
- 34.2.104 Yard - An open space, other than a court, on the lot in which a building is situated and which is not obstructed from a point forty (40) inches above the general ground level of the graded lot to the sky, except as provided for roof overhang and similar special architectural features and plant material.
- 34.2.104a Yard, Front - An open, unoccupied space on a lot facing a street extending across the front of a lot between the side lot lines and from the main building to the front lot or street line with the minimum horizontal distance between the street line and the main building line as specified for the district in which it is located.
- 34.2.104b Yard, Rear - An open, unoccupied space, except for accessory buildings as herein permitted extending across the rear of a lot from one (1) side lot line to the other side lot line.
- 34.2.104c Yard, Side - An open, unoccupied space or spaces on one (1) side or two (2) sides of a main building and on the same lot with the building, situated between the building and a side line of the lot and extending through from the front yard to the rear yard. Any lot line not the rear line or front line shall be deemed a side line.
- 34.2.105 Zoning District Map - The official certified map upon which the boundaries of the various zoning districts are drawn.

SECTION 34.3 EXTERIOR CONSTRUCTION AND DESIGN REQUIREMENTS

SECTION 34.3.1 PURPOSE

The City Council of the City of Troup finds that it is necessary to regulate the exterior finish and appearance of buildings that are erected within the City in order to insure the consistency in quality, compatibility, and character of buildings within comparable zoning districts. The regulation of exterior materials and building construction assures consistent provision of both a high level of structural durability relative to impacts from natural and manmade forces over time and a safe environment for those occupants, equipment, and goods within the structure. The provision of a quality exterior finish compliments the building construction by reducing maintenance needs, providing a surface more resistant to damage, assisting in maintaining structure and property value over a longer period, contributing substantially to the compatibility and character of its neighborhood or surroundings.

SECTION 34.3.2 DEFINITIONS

For the purpose of this Ordinance, the following definitions shall apply:

Masonry Construction.

This term shall be construed to mean that form of construction composed of brick, stone, decorative concrete block or tile, or other similar building units or materials (or combination of these materials) laid up unit by unit and set in mortar, and shall exclude wall area devoted to doors and windows. As applicable to meeting the minimum requirements for the exterior construction of buildings within each zoning district, this term shall include the following materials:

Hard fired brick.

Shall be kiln fired clay or slate material and can include concrete brick if it is to the same American Society for Testing and Materials (ASTM) standard for construction as typical hard fired clay brick. The material shall be Severe Weather grade. Unfired or under-fired clay, sand or shale brick are not allowed.

Stone.

Includes naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all-weather stone that is customarily used in exterior construction material. Cast or manufactured stone product, provided that such product yields a highly textured, stone-like appearance.

Decorative concrete block.

Shall be highly textured finish such as split-faced, indented, hammered, fluted, ribbed, or similar architectural finish. Coloration shall be integral to the masonry material and shall not be painted on.

Concrete pre-cast or tilt wall panel.

Shall be of an architectural finish that is equal to or exceeds the appearance and texture of face brick or stone. Coloration shall be integral to the masonry material and shall not be painted on.

Stucco.

An exterior plaster made from a mixture of cement, sand, lime and water spread over metal screening or chicken wire or lath.

Exterior Insulated Finish System.

A synthetic stucco cladding system that typically consists of the main components:

- a) Panels of expanded polystyrene foam insulation installed with adhesive or mechanically fastened to the substrate, usually plywood or oriented strand board;
- b) A base coat over the foam insulation panels,

- c) A glass fiber reinforcing mesh laid over the polystyrene insulation panels and fully imbedded in the base coat; and
- d) A finishing coat over the base coat and the reinforcing mesh.

Exterior Wall Surface.

All areas of a structure's wall sections located above the finish floor elevation of the foundation, exclusive of doors and windows.

SECTION 34.3.3 MINIMUM EXTERIOR CONSTRUCTION STANDARDS

The standards and criteria contained within this subsection are deemed to be minimum standards and shall apply to all new building construction occurring within any zoning district in the City of Troup as follows:

A. *Single-Family and Two-Family Residential.*

1. The first floor exterior wall surface of all new single-family and two-family dwellings shall be of 100% masonry construction. When located along the front or back elevation of a structure, areas of exterior walls located directly beneath covered porches or patios that have a minimum dimension of four feet in depth and eight feet in width shall not be counted as exterior wall surface when calculating the masonry requirement for the first floor.
2. A minimum of 75% of the exterior wall surfaces above the first floor shall be of masonry construction. Architectural trim features such as dormers or gables shall not be counted as exterior wall surface when calculating the masonry requirement above the first floor and may be located on any wall surface.

B. *Multiple-Family Dwellings.*

All exterior wall surfaces of all new multiple-family dwellings shall be of 100% masonry construction. Covered breezeways and areas of exterior walls located directly beneath covered porches, patios and balconies that have a minimum dimension of four feet in depth and eight feet in width shall not be counted as exterior wall surface when calculating the masonry requirement.

C. *Non-Residential Structures.*

All exterior wall surfaces of all new non-residential structures shall be of 100% masonry construction. When located along the front or back elevation of a structure, areas of exterior walls located directly beneath covered porches or patios that have a minimum dimension of four feet in depth and eight feet in width shall not be counted as exterior wall surface when calculating the masonry requirement.

D. *Applicability.*

The Minimum Exterior Construction Standards established in this Section shall not apply to the following class or kind of buildings:

1. Public or governmental facilities;
2. Public or private schools
3. Facilities located within Manufacturing Areas that were developed or are managed by the Troup Economic Development Corporation. The Troup Economic Development Corporation receives funds from sales tax revenues governed by the City Council of the City of Troup. These Manufacturing Areas shall abide by deed restrictions governing exterior construction standards as agreed to by the Troup City Council.
4. Detached accessory buildings having not more than four hundred (400) square feet of floor area when located on the same lot as a single-family or two family dwelling. Accessory Dwelling Units as defined by the Zoning Ordinance are not considered detached accessory buildings in the application of this Subsection.
5. Temporary construction and material storage buildings utilized during construction of permanent improvements on a parcel of land, within subdivision or other similar circumstance such as a public works project. The temporary structure shall be completely removed upon the expiration of its building permit or upon completion of the permanent improvement, whichever occurs first.

6. Barns and farm accessory buildings if such buildings are used solely for agricultural purposes.
7. Historic Landmarks designated by the City Council
8. Remodeling, renovating or expansion of existing single-family or two-family dwellings when matching materials (or materials that simulate the appearance of the existing exterior) are utilized.

E. *Alternative Exterior Materials.*

The City Council may approve an alternative exterior construction material(s) only upon a determination that the proposed materials are sufficiently durable, and fire and weather resistant to achieve the stated purpose of these requirements; and

1. The proposed building materials and arrangement of the materials provide consistency of appearance with existing structures on the property or within the neighborhood in which it is located, or
2. The proposed building material(s) create an appearance that associates a time, a place, an event, or an activity with the development in a thematic manner.

All requests to utilize an alternative exterior construction material(s) shall be in writing and shall address the durability of the proposed material(s) along with an explanation of its use as it relates to Subsection 1 or 2 above.

Such requests shall be accompanied by a site plan and a facade plan in the case of an individual structure or group of structures developed as a single non-residential project. In the case of a residential development involving the utilization of an alternative exterior construction material(s) on a neighborhood wide basis, a concept plan or approved plat and typical facade treatments shall accompany the request. The City may require the submission of an actual sample(s) of the proposed alternative exterior construction material(s).

A request to utilize an alternative exterior construction material(s) shall be submitted to the Building Official. The City Council shall consider the request within thirty (30) days of submittal. The approval of an alternative exterior construction material(s) shall be on a case-by-case basis and is solely at the discretion of the City Council.

SECTION 35 BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY

35.1 General Requirements

No permanent structure may be constructed or otherwise located within the city limits prior to issuance of a Building Permit by the Building Inspector. No permanent structure constructed or otherwise located within the city limits may be occupied prior to issuance of a Certificate of Occupancy by the Building Inspector. No change in the existing conforming use of a permanent structure, or of land to a use of a different classification under this ordinance, and no change in the legally conforming use of a permanent structure or of land may take place prior to issuance of a Certificate of Occupancy by the Building Inspector.

35.2 Procedure for New or Altered Buildings

Plans for any permanent structure to be constructed or otherwise located within the city limits

must be approved by the Building Inspector who, upon approval, shall issue a Building Permit. A complete application for a Building Permit shall contain details of foundation and structure sufficient to determine compliance with applicable provisions of the Building Code. Upon submission of a complete application, the Building Inspector shall issue a Building Permit. After issuance of a Building Permit and prior to issuance of a Certificate of Occupancy, the Building Inspector shall conduct a foundation, plumbing, electrical and framing inspection. After such inspection, the Building Inspector shall issue a Certificate of Occupancy if the plans and the results of the inspection comply with the provisions of all applicable ordinances and regulations.

35.3 Procedure for Vacant Land or a Change in Use

Written application for a Certificate of Occupancy for the use of vacant land, or for a change in the use of land or a building, or for a change in a non-conforming use, as herein provided, shall be made to said Building Inspector. If the proposed use is in conformity with the provisions of this ordinance, the Certificate of Occupancy therefore shall be issued with ten (10) days after the application for same has been made.

35.4 Contents of Certificate of Occupancy

Every Certificate of Occupancy shall state that the building or the proposed use of a building or land complies with all provisions of the building and fire laws and ordinances. A record of all Certificates of Occupancy shall be kept on file in the Office of the Building Inspector or his agent and copies shall be furnished on request to any person having proprietary or tenancy interest in the building or land affected.

35.5 Temporary Certificate

Pending the issuance of a regular certificate, a temporary Certificate of Occupancy may be issued by the Building Inspector for a period not exceeding six (6) months during the completion of alterations or during partial occupancy of a building pending its completion. Issuance of a temporary certificate shall not be construed to alter the respective rights, duties, or obligations of the owner or of the City relating to the use occupancy of the premises or any other matter covered by this ordinance.

35.6 Certificates for Non-Conforming Uses

A Certificate of Occupancy shall be required for all lawful non-conforming uses of land or buildings created by adoption of this ordinance. Application for such Certificate of Occupancy for a non-conforming use shall be filed with the Building Inspector by the owner or lessee of the building or land occupied by such non-conforming use within one (1) year of the effective date of this ordinance. It shall be the duty of the Building Inspector to issue a Certificate of Occupancy for a lawful non-conforming use, but failure to apply for such Certificate of Occupancy for a non-conforming use shall be evidence that said non-conforming use was either illegal or did not lawfully exist at the effective date of this ordinance.

APPLICATION FOR BUILDING PERMIT

IN CITY OF TROUP, TEXAS

Fill out and return to City Hall. If approved a Building Permit will be issued within 10 working days after application has been received.

Name of Owner: _____ Date: -- _____

Street: _____ Block: _____ Lot: _____

<u>CLASS OF BUILDING</u>	<u>CLASS OF ROOF</u>	<u>TYPE OF CONSTRUCTION</u>
___ One Family Dwelling	___ Comp. Shingle	___ Frame ___ Concrete
___ Two Family Dwelling	___ Wood Shingle	___ Brick ___ Iron Clad
___ Apartment	___ Built up Roof	___ Stucco ___ Hollow Tile
___ No. Apartments	___ Roofing Paper	___ Brick Ven.
___ Local Retail	___ Metal	
___ Commercial	___ Tile	
___ Central Business		THICKNESS OF WALLS IN THE FIRE
___ Wholesale		LIMITS _____
___ Warehouse	No. Flues to Ground	<u>TYPE OF ELECTRIC WIRING</u>
___ Industrial	No. Bracket Flues	___ Knob & Tube
___ Light Manufacturing	No. Chimneys	___ Conduit
___ Heavy Manufacturing	<u>FOUNDATION</u>	___ Romex
___ Repair to Building	___ Stone	<u>PLUMBING CONNECTIONS</u>
___ Addition to Building	___ Brick	___ Baths
___ Private Garage	___ Concrete	___ Sinks
___ Outhouse	___ Wood	___ Commodes
	___ Piers	___ Lavatories

NUMBER OF ROOMS: _____ KIND OF HEAT TO BE USED: _____

ESTIMATED TIME FOR COMPLETION, (IN DAYS): _____ COST: _____

NAME OF CONTRACTORS: _____

IMPORTANT

ALL APPLICATIONS FOR BUILDING PERMITS MUST BE ACCOMPANIED BY A PLAN SHOWING THE ACTUAL DIMENSIONS OF LOT, THE SIZE AND LOCATIONS OF BUILDING LOCATED ON THE LOT AT THE PRESENT TIME AND THE SIZE AND LOCATION OF BUILDING TO BE ERECTED; ALSO, GIVE DISTANCE OF ALL BUILDINGS FROM ALL PROPERTY LINES AND FROM OTHER BUILDINGS. THE PLAN MUST BE ATTACHED TO THIS APPLICATION.

DO NOT USE THIS SPACE

I hereby certify that the information on and attached to this application is true and correct.

Date received: _____

Inspector's estimate: _____

Signature of applicant

Approved: _____

Mailing Address

Rejected: _____

Reason for rejection: _____

City State Zip

Signature of CODE
OFFICER/BUILDING INSPECTOR

