

SECTION 4: DISTRICTS

4.A Description.

To promote orderly growth and provide for compatible uses within areas and between areas, Stephenville regulates development through a variety of Districts. These districts shall regulate the heights and square footage of structures, the size of lots, the dedication of yards and other open spaces, and the general density of population within given areas. These Districts shall govern the location and uses of buildings, structures, and land for residences, industry, trade and other purposes. These districts are:

RE	Residential Estate District (43,560 ft ²)
R-HA	Single Family Residential District (21,780 ft ²)
R-1	Single Family Residential District (7,500 ft ²)
R-1.5	Single Family Residential District (6,000 ft ²)
R-2	One and Two Family Residential District
R-3	Multiple Family Residential District
MH	Manufactured Housing District
B-1	Neighborhood Business District
B-2	Secondary and Highway Business District
B-3	Central Business District
B-4	Private Club District
B-5	Restaurant – Alcoholic Beverage Service
I	Industrial District
AG	Agricultural District
PD	Planned Development District

4.B Boundaries.

The boundaries of these districts are illustrated on the “Zoning District Map.” The District map and all notations, references, and other information shown on or attached to the map are a part of this ordinance. The District map has the same force and effect as it would if it were printed as a part of this printed ordinance. The map is identified as and bears the title “Zoning District Map – Stephenville, Texas,” and will be kept in the Municipal building of the city.

4.C Zoning of Annexed Territory.

All territory annexed to the city shall be unzoned until reviewed by the Planning & Zoning Commission and zoned by the City Council to a classification in conformance with the Comprehensive Plan. All territory annexed into the city must be zoned within six months of the date of annexation. No building permit will be issued for unzoned property.

4.D Exempt Uses and Prohibited Uses.

- (A) From the effective date of this ordinance, no land shall be used nor any building erected or converted to any use or physical configuration, other than as provided in the regulations established for the District in which it is located, other than as may be provided as exceptions or exemptions.
- (B) The following structures and uses are exempt from District regulations:
 - (1) Poles, wires, cables, conduits, vaults, laterals, pipes, mains, valves or other similar equipment for distribution to consumers of public utility and communication services, but not including substations and towers located on or above the surface of the ground which are permitted only specific districts;
 - (2) Railroad tracks, signals, bridges, and similar facilities and equipment located on a railroad right-of-way.
 - (3) City owned property and municipal facilities

4.E Zoning of Vacated City Right of Way.

Whenever any street, alley or other public way is lawfully vacated by the Stephenville City Council, the zoning district adjoining each side of the street, alley or public way will be automatically extended to the center of the vacated area. All land included in the vacated area will immediately be subject to the applicable regulations of the extended districts.