

SECTION 3
ZONING DISTRICTS ESTABLISHED

3-100 The City is hereby divided into thirteen (13) zoning districts, the use, height and area regulations as set out herein shall be uniform in each district. The thirteen (13) districts established shall be known as:

**ABBREVIATED
DESIGNATION**

ZONING DISTRICT NAME

A	Agricultural District
UE	Urban Estate
SF-1	Single-Family Dwelling District-1
SF-2	Single-Family Dwelling District-2
SF-3	Single-Family Dwelling District-3
MH	Manufactured Home District
MF-1	Multiple-Family Dwelling District-1
MF-2	Multiple-Family Dwelling District-2
LR	Local Retail District
GB	General Business District
LI	Light Industrial District
HI	Heavy Industrial District
PD	Planned Development District
FP Prefix	When prefixed to any District designation as it appears on the Zoning District Map specified as a Sub-District subject to provisions of 7-600 through 7-608.

ZONING DISTRICT DESCRIPTIONS:

Zoning is used in Bruceville-Eddy to achieve compatible land use arrangements. Complementary land use transitions are often capable of achieving a good land use “fit” between different uses and zoning districts. Summarized below are Bruceville-Eddy’s Zoning Districts, with a brief explanation of the principal uses allowed in each.

A **AGRICULTURAL DISTRICT:** Allows detached single-family residences and related accessory structures on a minimum one-acre tract. Typical zone upon annexation.

UE **URBAN ESTATE DISTRICT:** Permits detached single-family residential uses

and related accessory structures on lots 22,500 square feet or larger in size.

- SF-1 SINGLE-FAMILY DWELLING DISTRICT-1:** Permits detached single-family residences and related accessory structures on a minimum 9,000 square foot lot.
- SF-2 SINGLE-FAMILY DWELLING DISTRICT-2:** Allows detached single-family residences and related accessory structures on a minimum 6,000 square foot lot.
- SF-3 SINGLE-FAMILY DWELLING DISTRICT-3:** Allows detached single-family residences and related accessory structures on a minimum 5,000 square foot lot.
- MH MANUFACTURED HOME DISTRICT:** Permits manufactured homes in a manufactured home subdivision, a manufactured home park and single-family residences on individual lots.
- MF-1 MULTIPLE-FAMILY DWELLING DISTRICT-1:** Permits typical garden apartment development of 1 to 3 stories, allowing approximately 20 units per acre.
- MF-2 MULTIPLE-FAMILY DWELLING DISTRICT-2:** Allows conventional and high density high rise apartment development over 3 stories, as well as boarding house, hotel or motel, and nursing home.
- LR LOCAL RETAIL DISTRICT:** Permits limited retail services, usually for a small neighborhood area, with uses such as a convenience store, bank, barber or beauty shop, small cleaners, florist, as well as any residential use, except apartments.
- GB GENERAL BUSINESS DISTRICT:** This district allows all retail and most commercial land uses including auto dealerships with complete servicing facilities, building material sales, light manufacturing, and heavy machinery sales and storage. Also, residential uses are allowed, except apartments.
- LI LIGHT INDUSTRIAL DISTRICT:** Permits light industrial uses as defined by performance standards in the zoning ordinance. Single-family, duplex, and apartment uses are not allowed.

HI **HEAVY INDUSTRIAL DISTRICT:** Permits heavy industrial uses as defined by performance standards in the zoning ordinance. Single-family, duplex, and apartment uses are not allowed.

PD **PLANNED DEVELOPMENT DISTRICT:** Flexible zoning district mechanism, designed to respond to unique development proposal, special design considerations and land use transitions by allowing evaluation of land use relationship to surrounding area through site plan approval.

CUP **CONDITIONAL USE PERMIT:** Specified opportunity in Zoning Ordinance for land use approval, within particular zoning district, subject to evaluation of land use relationship to surrounding area and site plan approval. If approved, the base zoning of the property does not change.

(Ordinance 2003-01, sec. 3, adopted 3/4/03; Ordinance 2003-9-4, sec. 3, adopted 9/4/03)