

Sec. 35-523. Tree Preservation.

* * * * *

(e) Final Tree Canopy Cover.

* * * * *

(1) Standards.

* * * * *

~~C. The city arborist may allow the applicant to defer the minimum tree canopy cover requirements to the building permit phase of the development with plans depicting final canopy cover of preserved trees and newly planted trees and the method to assure that the requirements will be met before the issuance of a building permit or with a guarantee of performance executed and filed with the City of San Antonio. The city arborist shall determine the probable maximum amount of tree mitigation required (measured in dollars) that may be attributable to the development.~~

C. When the Final Tree Canopy is required at platting the city arborist may allow the applicant to defer the minimum tree canopy cover requirements as follows:

- a) To the building permit phase of the development if inside of city limits
- b) Or, to the building phase in ETJ with plans depicting final canopy cover of preserved trees and newly planted trees and the method to assure that the requirements will be met before the issuance of a building permit (35-B123, 35-B125, 35-B107, 35-477, 35-476) (note: per section 35-523(f)(3) Table 523-1B, when using the Tree Stand Delineation option, Tree Save areas must be designated as such when the area is platted)
- c) Or, with a guarantee of performance executed and filed with the City of San Antonio.

The city arborist shall determine the probable maximum amount of tree mitigation required (measured in dollars) that may be attributable to the development.

Sec. 35-404. Public Hearings Procedures.

* * * * *

(b) **Meetings.** The planning commission, zoning commission, and historic and design review commission shall hold regularly scheduled public hearings to receive and review public input on those items required by this chapter. On those items where it has review authority, the zoning commission or planning commission shall recommend that the city council approve, approve with conditions or deny such items. If a comprehensive plan, rezoning, or other land use regulation requiring final approval of the city council, or amendment thereto, or other development approval, has been duly submitted to the zoning commission or planning commission, and said commission has continued such action at two (2) consecutive meetings, such action, at the option of the applicant, shall be deemed to be a negative recommendation. In the event that said commission fails to pass a motion at [two \(2\) consecutive meetings](#), such action shall be deemed to be a negative recommendation. The director shall thereupon submit the proposed land use regulation or amendment thereto or other development approval to the city council for its consideration.

Except as otherwise specified in [this chapter](#), ~~section 35-421~~, if an applicant wishes to postpone an item after submittal for consideration by the commission or city council, then the applicant shall provide a written request either prior to the commission or city council meeting or at the meeting as a verbal request at the dais, and pay any required withdrawal or postponement fees which shall be non-refundable.

* * * * *

Sec. 35-373. - Attached Dwellings.

* * * * *

(b) Townhouse Development.

- (1) No front yard or side yard is required.
- (2) A rear setback shall not be required when the townhouse lot abuts an alley or driveway having a minimum right-of-way width of twenty-four (24) feet which is used to provide ingress and egress to such townhouse development. On townhouses and lots that do not abut at the rear, an alley or driveway having a minimum width of twenty-four (24) feet, a twelve-foot rear setback shall be required.
- (3) ~~Six one~~ hundred (~~600-100~~) square feet of contiguous open area shall be provided on each individual lot. The ~~six one~~ hundred (~~600-100~~) square foot of open area may be used for children's play area and/or patio and may be located in front or to the rear of the townhouse. On corner lots or where side yards are present the ~~The six one~~ hundred (~~600-100~~) square foot of contiguous area may include the side yard as long as it is not separated by a fence from the remaining portion of the ~~The six one~~ hundred (~~600-100~~) square foot of space. The "contiguous open area" may consist of lawns, landscaped areas and/or walkways, but shall not include parking or driveways.
- (4) The minimum lot depth shall be eighty (80) feet.
- (5) Townhouses shall not be subject to the minimum lot size for RM districts in Table 310-1.
- (6) Except in the "TOD" district, no townhouse development shall exceed a density of more than ~~twenty (20)~~ forty (40) units per gross acre.
- (7) ~~The total dwelling units in any single townhouse structure shall not exceed ten (10) nor be less than two (2).~~The minimum lot width shall be fifteen (15) feet.
- (8) Each townhouse shall have either an attached garage, a detached garage, or there shall be a common non-commercial parking lot for the townhouse development. Parking shall not be required in an approved IDZ zoning district.

(9) A townhouse shall have a maximum of three (3) floors in any zoning district and shall have a maximum of four (4) floors where in an approved IDZ zoning district, or the Downtown (D) zoning district.

(10) Section 35-343(m) Urban Design does not apply to townhomes.

* * * * *

Sec. 35-516. - Setback and Frontage Regulations.

* * * * *

- (g) **Garages and Carports.** There shall be a minimum of twenty (20) feet between the back of a sidewalk or the property line and any garage entry accessed from a street right-of-way. The garage setback requirement for garages accessed from an alley shall be in accordance with section 35-370. Carports may be erected behind the minimum front setback required in the applicable zoning district, so long as twenty (20) feet of total parking area depth is maintained within the lot. The minimum twenty (20) feet between back of sidewalk or property line and any garage access does not apply to townhouses.

* * * * *

Sec. 35-A101. - Definitions and Rules of Interpretation.

* * * * *

- (b) **Definitions.** Words with specific defined meanings are as follows:

Dwelling, multi-family. A dwelling or group of dwellings on one (1) lot containing separate living units for five (5) or more families, but which may have joint services or facilities.

Dwelling, single-family attached (townhouse). ~~A building that has one family dwelling units erected in a row as a single building on adjoining lots, each being separated from the adjoining unit or units by a firewall (constructed in accordance with city codes and ordinances), along the dividing lot line, and each such building being separated from any other building by space on all sides. Each unit maintains a separate lot.~~ A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.

Dwelling, single-family detached. A one-family dwelling that is not attached to any other dwelling by any means and is surrounded by open space or yards.

* * * * *

Sec. 35-614. – Demolition.

* * * * *

(a) **Applicability.** The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(1) **Historic Landmark.** No certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of ~~demonstrates clear and convincing evidence supporting an~~ unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance as provided is subsection (c)~~(3)~~ in order to receive a historic and design review commission recommendation for a certificate for demolition.

(2) **Entire Historic District.** If the applicant wishes to demolish an entire designated historic district, the applicant must provide sufficient evidence to support a finding by the commission ~~he has to provide clear and convincing evidence~~ of economic hardship on the applicant if the application for a certificate is to be approved.

(3) **Property Located in Historic District and Contributing to District Although Not Designated a Landmark.** No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant provides sufficient evidence to support a finding by the commission ~~of demonstrates clear and convincing evidence supporting an~~ unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided is subsection (c)~~(3)~~ in order to receive a certificate for demolition of the property.

(b) Unreasonable Economic Hardship.

(1)**Generally.** The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2) **Burden of Proof.** The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made, the owner must provide sufficient evidence to support a finding by the commission ~~prove by a preponderance of the evidence~~ that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

(3) **Criteria.** The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

- i. The past and current use of the structures and property;
- ii. The name and legal status (e.g., partnership, corporation) of the owners;
- iii. The original purchase price of the structures and property;
- iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;
- v. The amount of real estate taxes on the structures and property for the previous two (2) years;
- vi. The date of purchase or other acquisition of the structures and property;

- vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
- viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
- ix. Any listing of the structures and property for sale or rent, price asked and offers received;
- x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
- xi. Any replacement construction plans for proposed improvements on the site;
- xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, an irrevocable a trust for completion of improvements, or a letter of commitment from a financial institution; and
- xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
- xiv. Any property tax exemptions claimed in the past five (5) years.

* * * * *

(c) Loss of Significance. When an applicant fails to prove unreasonable economic hardship the applicant may provide to the historic and design review commission additional information which may show a loss of significance in regards to the subject of the application in order to receive historic and design review commission recommendation of approval of the demolition.

If, based on the evidence presented, the historic and design review commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has provided sufficient evidence to support a finding by the commission ~~established by a preponderance of the evidence~~ that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the historic and design review commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.

The historic and design review commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

For property located within a historic district, the historic and design review commission shall be guided in its decision by balancing the contribution of the property to the character of the historic district with the special merit of the proposed replacement project.

* * * * *

Sec. 35-506. - Transportation and Street Design.

* * * * *

(q) Sidewalk Standards.

* * * * *

(2) **Sidewalk Exemptions.** Sidewalks shall not be required in the following situations:

A. When the director of ~~planning and~~ development services, in consultation with the director of ~~public works~~ transportation and capital improvements, determines that the sidewalks will interfere with or disrupt existing drainage systems.

B. When the director of ~~planning and~~ development services, in consultation with the director of ~~public works~~ transportation and capital improvements, determines that public construction which would require sidewalk replacement will take place on the street within three (3) years.

C. On local type A streets in single- or two-family residential subdivisions with a density less than 1.0 residential units per acre.

D. On streets in residential subdivisions where no adjacent lots are platted, if approved by the director of ~~planning and~~ development services, such as streets adjacent to walls or drainage ways.

E. Where the director of ~~planning and~~ development services determines that preservation of trees warrants the elimination, reduction in width, or modification to the sidewalk and curb requirements in accordance with the tree preservation standards.

F. In developed blocks, where the area is residentially zoned for single-family detached dwellings, and where both of the following conditions exist:

a. Seventy (70) percent or more of the improved lots fronting the street in any one (1) block face do not have sidewalks; and

b. A connecting sidewalk does not exist on both sides of the subject property for which construction permits are being sought.

* * * * *

Sec. 35-506. - Transportation and Street Design.

* * * * *

**Table 506-3
Conventional Street Design Standards**

<i>Street Type</i>	<i>Marginal Access</i>	<i>Alley</i>	<i>Access to Conservation Subdivision</i>	<i>Local Type A</i>	<i>Local Type B</i>	<i>Collector</i>	<i>Secondary Arterial¹</i>	<i>Primary Arterial²</i>
R.O.W. (min.) ^{1, 2, 10}	36'	24'	34'	50'	60'	70—90'	86—110'	120' ¹¹
Pavement Width	26'	18—24'	24' ⁷	28'	40'	44—55'	48—81'	48—81'
Design Speed (mph)	30	20	30	30	30—35	40—45	45	45
Grade (max.) ³ ICL	12%	12%	12%	12%	12%	7%	5%	5%
Grade (max.) ³ ETJ	10%	10%	10%	10%	10%	7%	5%	5%
Grade (min.) ⁴	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
Centerline Radius (min.)	100'	50'	100'	100'	100'	400'	700'	1,200'
Curb	NR	NR	NR	Yes	Yes	Yes	Yes	Yes
Median	NR	NR	NR	NR	NR	NR	16' min.	16' min.
Sidewalk Width (see subsection (q)(5)) ⁵	NR	NR	4/6 ⁸ one side only	4' ⁸	4 ⁸ /6 ⁹ ¹²	4 ⁸ /6 ⁹	4 ⁸ /6 ⁹	4 ⁸ /6 ⁹
Bicycle Facilities ^{5, 6}	NR	NR	NR	NR	NR	Yes ⁵	Yes ⁵	Yes ⁵
Streetscape Planting	NR	NR	NR	NR	NR	Yes	Yes	Yes
Planting Strips	NR	NR	NR	NR	3' Min. ¹²	3' Min.	3' Min	3' Min.

Notes and Rules of Interpretation:

NR designates the item is "not required."

ICL designates inside city limits.

ETJ designates within the extraterritorial jurisdiction Table 506-3 is required for conventional option subdivisions (see section 35-202) or subdivisions not subject to Table 506-4, below, except for access to conservation subdivision (section 35-203).

¹For secondary arterial type B streets the minimum width of right-of-way shall be 70 feet and at intersections with other major arterials on the major thoroughfare plan 86 feet to 110 feet as determined by the director of development services.

²For primary arterial type B streets the minimum width of right-of-way shall be 70 feet and at intersections with other major arterials illustrated on the major thoroughfare plan the right-of way shall be 86 feet to 120 feet subject to the findings of the TIA as determined by the director of planning and development services.

³Refer to 35-506(d)(3) for grades exceeding maximum values specified in the table.

⁴0.4% Optional with concrete curb and gutter.

⁵Bicycle path and sidewalks can be combined. See subsection 35-506(d)(4).

⁶When designated on bicycle master plan as approved by city council.

⁷Entry portion without parking.

⁸In residential areas sidewalks shall be located to provide improved safety, to improve walkway intersection alignment and to reduce sidewalk conflicts with utility poles and mail boxes.

⁹Sidewalks shall be four (4) foot in width with a planting strip or six (6) foot in width without a planting strip.

¹⁰R.O.W. width and construction design of state maintained streets and certain inner-city streets and certain primary arterials (approved by city council ordinance) pertaining to R.O.W. dedication and design standards within the CRAG area boundary shall take precedence over the standard UDC street R.O.W. and design provisions outlined in Table 506-3 above.

¹¹120 feet is the maximum right-of-way width but may be varied in accordance with the adopted major thoroughfare plan.

¹²Sidewalks shall be six (6) foot in width, with or without a planting strip, along street type Local B where the residential lots do not front the street.

* * * * *

Sec. 35-506. - Transportation and Street Design.

* * * * *

(p) Pavement Standards.

* * * * *

(5) **Roadbed Soil.** A soil investigation must be performed for the design of pavement structures by a geotechnical engineer licensed in the State of Texas in accordance with the City's Design Guidance manual. The number of borings and locations shall be sufficient to accurately determine the stratum along the route. Any existing soil information that is available either from the city or from private sources will be evaluated and, if determined to be applicable and valid, will be allowed in place of new soil tests.

Roadbed soil having a plasticity index (P.I.) greater than twenty (20) shall be treated with lime to reduce the P.I. below twenty (20). Application rate of lime shall be determined based on laboratory testing. In no case shall the lime be less than fifteen (15) pounds/S.Y. for six (6) inches of lime treated subgrade. Lime treated subgrade will be included as a "structural layer" within the pavement design calculations. Proposals for stabilization alternatives in place of the use of lime will be considered upon submittal of an engineering report verifying adequate stabilization of the highly plastic soil.

Where the roadbed is in a rock excavation a "structural layer" within the pavement design calculations can be used that is equivalent to a structural layer for lime stabilized subgrade. If a roadbed structural layer is used in the pavement calculation for rock subgrade an engineering report will be provided to public works addressing the consistency of the subgrade prior to base placement.

* * * * *

Section 35-526 – Parking and Loading Standards

* * * * *

(b) Table of Off-Street Parking Requirements

* * * * *

(8) Bicycle Parking Spaces. Bicycle spaces shall, at a minimum, equal ten (10) percent of the number of the minimum required vehicle spaces required for a given use, but no more than twenty four (24) shall be required. Bicycle parking may be short or long term in nature, and shall not create any obstruction to public walkways, bus stops and/ or entrances and exits to buildings.

* * * * *

Section 35-526 – Parking and Loading Standards

* * * * *

**TABLE 526-3b
Parking in Nonresidential Use Districts**

	<i>Permitted Use</i>	<i>Minimum Vehicle Spaces</i>	<i>Maximum Vehicle Spaces</i>
RETAIL	GROCERY STORE – retail (limited to maximum 3000 sq. ft. total in "C-1")	1 per 300 sf GFA	1 per 200 <u>150</u> sf GFA

* * * * *

Sec. 35-310.10. - "C-1," "C-2," "C-2P," and "C-3" Commercial Districts.

(e) Noise Restricted Districts.

(1) The district regulations within the "C-2NR" district are the same as in the "C-2" districts, except that no external sound systems or outside live music shall be allowed.

(2) The district regulations within the "C-3NR" district are the same as in the "C-3" districts, except that no external sound systems or outside live music shall be allowed.

Sec. 35-403. - Notice Provisions.

(d) Minor Application and Zoning Site Plan Amendments Not Requiring Renotification.

(4) Zoning Intensity. For purpose of notification the following table of intensity of zoning shall be used. The intensity ranges shall constitute all districts on the following table that lie between the existing zoning district of the subject property and the requested zoning district for the subject property. Consideration of such a recommendation shall not require renotification. Upon request of the property owner, imposition of a "NR", "NA" or "R" suffix on a request for a rezoning to the "C-2" or "C-3" districts shall not require renotification. An applicant may not amend a rezoning request to multi-family without renotification. Flex districts (UD, RD, FR MI-1 and MI-2), overlay districts and special districts shall require renotification.

Table 403-2

Intensity Ranges

- "RP"
- "RE"
- "R-20"
- "R-6"
- "R-5"
- "R-4"
- "R-3"
- "RM-6"
- "RM-5"
- "RM-4"
- "MF-18"
- "MF-25"
- "MF-33"
- "MF-40"
- "MF-50"
- "MF-65"

"NC"
"O-1"
"C-1"
"O-1.5"
"C-2NA," "C-2P", "C-2NR"
"C-2"
"O-2"
"C-3NA"
"C-3R", "C-3NR"
"C-3"
"D"
"L"
"I-1"
"I-2"

* * * * *

Sec. 35-B121. – Subdivision Plat Applications.

* * * * *

(b) **Format.** Plats shall be drawn in ink on Mylar on sheets eighteen (18) inches wide and twenty-four (24) inches long, with a margin of two and one-half (2½) inches on the left side of the sheet, and appropriate margins on the other three (3) sides. Plats shall be drawn at a standard engineering scale of 1 inch equals 10, 20, 30, 40, 50, 60 or 100 feet, dependent upon the size of the platted parcel(s) and availability of sheet space. When choosing drawing scale, the ultimate goal is ease of readability and clarity of reproduction. City staff may require a change of drawing scale as deemed necessary for adequate legibility. ~~Plats shall be drawn at a scale of one hundred (100) feet to one (1) inch unless the director of development services approves a smaller scale. Plats that include one half (½) acre or less in area shall be drawn at a scale of fifty (50) feet to one (1) inch.~~ The plat boundary line shall be a solid continuous line type with a heavy pen weight to distinguish said boundary line from all other lines. Where more than one (1) sheet is necessary to accommodate the entire area to be subdivided, an index sheet showing the entire subdivision at an appropriate scale shall be attached to the plat.

* * * * *

Sec. 35-483. Subdivision Variances.

* * * * *

(f) **Subsequent Applications.** The following time limitations shall be imposed so that no application for a variance shall be received or filed with the planning commission.

- If within the previous twelve (12) months an application for a variance or exception was received, considered and denied on the same lot, lots or blocks of land.
- If within the previous six-month period an application for a variance or exception was withdrawn from consideration by the applicant or his representative before the planning commission.

The aforementioned time limitations may be waived if new substantial evidence is presented to the Planning Commission ~~board of adjustment~~ and only after receiving five (5) affirmative votes shall the time limitation be waived. If granted, a new application shall be filed in the office of the director of ~~planning and~~ development services following the procedures outlined in section 35-403, notice provisions.

* * * * *

Sec. 35-484. Development Plat Variances.

* * * * *

(f) **Subsequent Applications.** The following time limitations shall be imposed so that no application for a variance shall be received or filed with the planning commission.

- If within the previous twelve (12) months an application for a variance or exception was received, considered and denied on the same lot, lots or blocks of land.

- If within the previous six-month period an application for a variance or exception was withdrawn from consideration by the applicant or his representative before the planning commission.

The aforementioned time limitations may be waived if new substantial evidence is presented to the planning commission and only after receiving five (5) ~~nine (9)~~ affirmative votes shall the time limitation be waived. If granted, a new application shall be filed in the office of the director of ~~planning and~~ development services following the procedures outlined in section 35-403, notice provisions.

(g) **Scope of Approval.** Where a variance is granted by the planning commission and no building permit is granted within six (6) months after the date granted ~~of the hearing thereon~~, the variance becomes null and void and of no force or effect. The planning commission may extend this time period for successive six-month periods, for a total time period not exceeding two (2) years, if the applicant files a request for an extension prior to the expiration thereof.

* * * * *

Sec. 35-504. Stormwater Management.

* * * * *

(e) Site Design and Grading.

* * * * *

(1) All land disturbing or land filling activities or soil storage shall be undertaken in a manner designed to minimize surface runoff, erosion and sedimentation, and to safeguard life, limb, property and the public welfare in accordance with the NPDES construction site regulation ordinance, Ordinance No. 94002, as amended, and the document entitled "Complying with the Edwards Aquifer Rules; Technical Guidance on Best Management Practices, " by Michael E. Barrett, Ph.D., P.E. Center for Research in Water Resources, Bureau of Engineering Research, University of Texas at Austin, (RG-348, June 1999), which documents are hereby incorporated by this reference.

(2) Erosion and sedimentation controls in accordance with the specifications established by the director of ~~public works~~ [transportation and capital improvements](#) in compliance with the ~~National~~ [Texas](#) Pollution Discharge Elimination System ([TPDES](#)) (~~NPDES~~) permitting requirements for the city are required.

(3) Projects shall not be considered complete until restoration has been made in accordance with [TPDES](#) ~~NPDES~~ requirements.

* * * * *

Sec. 35-506. Transportation and Street Design.

* * * * *

(a) Applicability.

* * * * *

(3) **Variance.** A variance to the requirements of this section may be granted by the planning commission if the commission finds that there are special circumstances or conditions, unique to the land involved, such that strict application of these requirements would be unreasonable and the granting of the variance would not be detrimental to the public health, safety, or welfare. No variance shall be granted that reduces the number of traffic lanes or waives the construction of any traffic lane required by the major thoroughfare plan. Application for a variance shall be submitted in writing to the development services director accompanied by the variance fee specified in Appendix "C" to this chapter and an eight and one-half by eleven ($8\frac{1}{2} \times 11$) inch site plan indicating the location of the variance request and the location of existing sidewalks and curbs within a ~~one~~ two thousand-foot radius.

* * * * *

Sec. 35-311. Use Regulations.

TABLE 311-1 RESIDENTIAL USE MATRIX																			
PERMITTED USE	RP	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	MF-18	MF-25	MF-33	MF-40	MF-50 & MF-65	ERZ D	LBCS FUNCTION
Recreation Facility, Neighborhood		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	6340
School - Private (Includes Church Schools, Private Schools K-12, College or University)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	6100
School - Public Includes All ISD Schools K-12, Open Enrollment Charter Schools, Public College or University	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	6100
School- University Or College (Private)	S						P	6130											
Storage (moving pods) (see 35-A101)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Sec. 35-311. Use Regulations.

TABLE 311-2 NONRESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1 & O-1.5	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
School	School - Private University Or College		S			S	P	P	P			P	6130
School	School - Public University Or College	P	P	P	P	P	P	P	P			P	6130
School	School - Montessori				S	P	P	P				P	6100
School	School - Nursery (Public And Private)		P	P	P	P	P	P				P	6110
School	School - Private Pre-Kindergarten Through 12th Grade and College or University	P	P	P	P	P	P	P				P	9900
School	School - Public Pre-Kindergarten Through 12th Grade	P	P	P	P	P	P	P				P	9900
School	Vocational Trade (No Outside Storage & Training Area Permitted)						P	P				S	6140
School	Vocational Trade (Outside Storage & Training Area Permitted)								P	P	P	S	6140

Sec. 35-A101. Definitions and Rules of Interpretation.

* * * * *

(b) **Definitions.** Words with specific defined meanings are as follows:

* * * * *

School, business or commercial trade. A profit or not for profit entity providing instruction and training in a office, clerical, managerial, sales, information technology, administrative skills or trades such as beauty school, barber college, beautician school.

School, public or private college or university. A building or structure, including accessory buildings, grounds, or areas, operated by a college or university that is accredited by the Southern Association of Colleges and Schools.

School, public. A building or structure, including accessory buildings, grounds, or areas, owned and operated by school or university which is part of a school district or system organized pursuant to Article VII of the Texas Constitution, including any public school organized under V.T.C.A. Education Code Titles 2, and any "General academic teaching institution" or "institution of higher education" as defined in V.T.C.A. Education Code § 61.003, and which are used for teaching, research, or the preservation of knowledge.