

ORDINANCE NO. \_1247\_

AN ORDINANCE OF THE CITY OF LLANO, TEXAS AMENDING ORDINANCE NO. 1231; DEFINING ADDITIONAL SPECIFIC USES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Whereas the Planning and Zoning Commission and City Council of the City of Llano, have given the requisite notices by posting and publication, and have held due hearings to afford a full and fair hearing to all property owners generally, and the City Council of the City of Llano is of the opinion that the Ordinance is in compliance with the Comprehensive Plan,

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LLANO, TEXAS:

SECTION 1. AMEND ORDINANCE 1231 BY INCLUSION OF SPECIFIC USES IN A SF-1 OVERLAY DISTRICT:

Section 1. Purpose-The City Council of the City of Llano finds that the preservation of residential properties and providing additional uses to the area defined within the overlay district will promote commerce and aesthetic continuity; encourage the orderly development along highway corridors; and is compatible with adjacent Zoning Districts and land uses.

Section 2. Definitions

*Alteration:* A physical change to the exterior appearance of a building as seen from any public Right of Way. Alterations shall include the changing of roofing or siding materials; changing, eliminating , or adding doors, door frames, windows, window frames, shutters, fences, railings, porches, or balconies.

*Accounting or Bookkeeping Office:* A facility or group of offices for one or more professional accountants, bookkeepers, and support staff for conducting consultation, accounting or bookkeeping work and research, and to prepare other documents and correspondence.

*Architect's Office:* A facility or group of offices for one or more professional architects and support staff for conducting consultation, design work and research, and to prepare other documents and correspondence.

*Barber Shop or Beauty Salon:* An establishment providing to men or women services to improve their appearance, such as hair cutting, hairdressing, manicuring, facial treatment, and massage.

*Building:* A structure such as a house, garage, accessory structure or similar construction designed for shelter of any form of human activity or for personal property.

*CMU:* concrete block material commonly called cinder block. Standard CMU is finished flat and is erected with mortar between joints.

*Engineering Office:* A facility or group of offices for one or more professional engineers and support staff for conducting consultation, design work and research, and to prepare other documents and correspondence.

*Florist:* An establishment for the display and retail sale of flowers, small plants and accessories.

*Gunsmith:* A facility or group of offices where the repair, modification, design, or building of firearms is performed.

*Home occupation* means an occupation which is secondary to the primary use of a dwelling as a residence, conducted on residential premises solely by an occupant of the residence. A home occupation is one that is customarily carried on in the home, but does not include a business that:

- (1) Utilizes an advertisement, sign or display on the premises;
- (2) Employs persons other than the occupants of the residence;
- (3) Utilizes other than the ordinary household equipment;
- (4) Operates during hours other than 8:00 a.m.—6:00 p.m. for outdoor activities, and 8:00 a.m.—10:00 p.m. for indoor activities;
- (5) Involves more than six patrons on the premises at one time;
- (6) Conducts outdoor activities, unless the activities are screened from neighboring property;
- (7) Has exterior storage of material, equipment and/or supplies which are used in conjunction with such occupation;
- (8) Has offensive noises, vibrations, smoke, dust, odors, heat or glare beyond the property lines; and
- (9) Parking required is not more than four spaces, two of which are on site.

Examples of a home occupation are the teaching of music, swimming and operations carried on as telecommuting.

*Insurance Office:* A facility or group of offices for one or more professional architects and support staff for conducting consultation, design work and research, and to prepare other documents and correspondence.

*Normal Business Hours:* The period for conducting business or work defined as between the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, and 8:00 a.m. through 12:00 noon Saturday.

*Office, General, Professional:* Means a room, or group of rooms, used for the provision of executive, management or administrative services. Typical uses include administrative offices and services, including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering and business offices of public utilities, organizations and associations, but excluding medical offices.

*Ordinary Maintenance and Repair:* Replacement or repair of like kind and quality of the original structure, façade, windows or doors.

*Overlay District:* A set of zoning requirements that are described in the Ordinance text, is mapped, and is imposed in addition to, or supplements, those of the underlying District. Development within the overlay zone must conform to the requirements of both zones or the more restrictive of the two. In certain cases, additional uses or requirements may be allowed that are not in the underlying District.

*Palm Reading:* An establishment where persons practice the art of palmistry or chiromancy.

*Residential:* A structure or building that is used for single family dwelling only. Residential also includes ancillary uses such as garages or accessory buildings that are incidental to the primary use.

*Soil Testing Laboratory:* A facility or group of offices that include a designated area for the analysis of soil to determine the content, composition, and other characteristics of the soil.

### Section 3. Area Defined

The SF-1 Overlay District is an area designated as a part of the City of Llano Zoning Regulations and Official Zoning Map by reference.

### Section 4. Specific Uses

In the SF-1 Overlay District the following Permitted Specific Uses shall be allowed, in addition to Specific Uses defined in Section 8B, City of Llano Zoning Regulations, Ordinance 735, and Ordinance 1231:

Home Occupation	Accountant or Bookkeeping Office	Architect's Office
Engineering Office	Insurance Office	Office, General, Professional
Barber Shop or Beauty Salon	Florist	Gunsmith
Palm Reading	Soil Testing Laboratory	

All other conditions for approval are outlined in Section 20, City of Llano Zoning Regulations, Ordinance 735, and Ordinance 1231.

### Section 5. Design Standards

The purpose of the design standards is to maintain the residential character of the corridor while allowing additional options and requirements under a Specific Use Permit. Normal maintenance and repair is allowed without restriction in the SF-1 Overlay District.

*Exterior Finishes:* All exterior finishes shall be masonry, wood or composite lap siding, or stucco. Alterations and additions shall be constructed with like material and quality as the existing structure. Standard CMU is not allowed as an exterior finish.

*Roof:* All roofs shall be constructed with a minimum 1 to 12 roof pitch. Allowed roofing materials include metal, asphalt shingles or composite shingles. Eaves shall be a minimum of eight inches.

*Landscaping:* Landscaping shall be maintained according to the City of Llano Property Maintenance Code. All parking areas shall be screened from Highway 16 by a minimum of 30" high plant screening excepting allowed drive way entrances or exits.

*Signs:* All signs shall conform to City of Llano Sign Ordinance No. 935.

### Section 6. Operation

All Specific Uses of Home Occupation, Accountant or Bookkeeping Office, Architect's Office, Engineering Office, Insurance Office, Office - General, Professional, Barber Shop or Beauty Salon, Florist, Gunsmith Palm Reading, Soil Testing Laboratory shall be allowed to operate only during normal business hours except in the case of emergencies. Use of the building or structure for special events, holiday parties or open houses after normal business hours shall be allowed.

Section 7. Conditions

The Planning Commission and City Council may impose additional conditions when granting specific Use Permits per Section 20, City of Llano Zoning Regulations, Ordinance No. 735, and Ordinance 1231.

SECTION 2. CONFLICT / SEVERABILITY

All ordinances of the City of Llano, Texas found to be in conflict with the provisions of this ordinance or the Zoning Regulations are hereby repealed. Should any sentence, paragraph, subdivision, clause or phrase be found unconstitutional, illegal, invalid the same shall not affect the validity of this ordinance as a whole, or any part of provision thereof other than the part decided to be invalid, illegal or unconstitutional, and the same shall not effect the validity of the Ordinance as a whole.

SECTION 3. PENALTY

Any person, firm or corporation violating any of the provisions or terms of this ordinance or the Zoning Ordinance, as amended, shall be subject to the same penalty as provided for the Zoning Regulations of the City of Llano, Texas, and upon conviction shall be subject to a fine not to exceed Two thousand dollars (\$2,000.00) for each offence, and each and every day such a violation is continued shall be deemed to constitute a separate offence.

SECTION 4. ENACTMENT

This Ordinance shall take effect immediately from and after its passage and the publication of the caption as the law in such cases provide.

PASSED AND APPROVED, this 17<sup>th</sup> day of June, 2013.



  
Mikel Virdell, Mayor

ATTEST

  
Toni Milam, City Secretary

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	USE CHART														
2	CITY OF LLANO, TEXAS														
3	ZONING ORDINANCE														
4	DISTRICT														
5		A Agricultural	SF-1 Single-family-1	SF-1 Single-Family Overlay District	SF-2 Single-family-2	SF-3 Single-family-3	SF-4 Single-family-4	GR General Residential	OM Office Medical	R Retail	NBD North Business District	CBD Central Business	C Commercial	I Industrial	
6	1. Primary Residential Uses														
7	Accessory dwelling unit	*	S	S		S	S	S	S				S		
8	Caretaker/guard residence	*	*											*	*
9	Community home	*	*	*		*	*	*	*	*				*	*
10	Detached private garage	*	*	*		*	*	*	;	;				*	*
11	Detached single-family dwelling	*	*	*		*	*	*	;	;			S		*
12	Garage apartment	*	*	*		*	*	*	;	;			S		*
13	Home occupations	*	*	*	S	*	*	*	;	;			S		*
14	Industrialized housing	*	*	*		*	*	*	;	;			S		*
15	Manufactured housing, less than five years old					S	*								
16	Manufactured housing, greater than five years old							S							
17	Manufactured home park	*						*							
18	Multiple-family dwelling	*						*	*						
19	Recreational vehicle park	*						*	*					S	
20	Retirement home and/or nursing home	*				S	S	S	*	*				*	*
21	Single-family dwelling with retail use	*							S	S	*	S	S	S	
22	Single-, two- or multifamily use above first floor level								*	*	*	*	*	*	
23	Two-family dwelling	*				*	*	*	*	*					
24	2. Educational, Institutional, Public and Special Uses														
25	Airport	*	*												
26	Athletic stadium or field, public	*	*	S		S	S	S	S	*	*			*	*
27	Athletic stadium or field, private	*	S											S	S
28	Child care or day care center	*	S	S		S	S	S	S	*	*			*	*
29	Church, including church related activities (i.e., day care, recreational building)	*	*	*		*	*	*	*	*	*	*	*	*	*
30	City, county, state and governmental offices	*	*	*		*	*	*	*	*	*	*	*	*	*
31	College, university or private boarding school	*	*											*	*
32	Community center, private	*	S	S		S	S	S	S	*	*	*	*	*	*
33	Farm, ranch, garden or orchard	*	*	*		*	*	*	*	*	*	*	*	*	*
34	Halfway house	*							S	*				*	*
35	Heliport and helistop	*	*						S	*				*	*
36	Hospital	*	*						S	*				*	*
37	Hospital for insane, liquor or narcotic related patients	*	S						S	S				*	*
38	Landing fields, private	*	S											*	*
39	Library, public	*	*	*		*	*	*	*	*	*	*	*	*	*
40	Metal accessory building, in excess of 200 square feet	*	*	*		*	*	*	*	*	*	*	*	*	*
41	Metal building, primary or main	*												*	*
42	Municipal uses operated by the city	*	*	*		*	*	*	*	*	*	*	*	*	*
43	Museum or art gallery, private	*							*	*	*	*	*	*	*
44	Parochial or private school	*	*	*		*	*	*	*	*	*	*	*	*	*
45	Private park	*	*	*		*	*	*	*	*	*	*	*	*	*
46	Private utilities	*	*	*		*	*	*	*	*	*	*	*	*	*
47	Public park or playground	*	*	*		*	*	*	*	*	*	*	*	*	*
48	Radio, television, or communications facilities (commercial)**	*	*	S		S	S	S	S	S	S	S	S	S	*
49	Religious or philanthropic institutions not listed	*	S	S		S	S	S	S	S	*	*	*	*	*
50	School, public	*	*	*		*	*	*	*	*	*	*	*	*	*
51	School, business or trade	*	*	*		*	*	*	*	*	*	*	*	*	*
52	3. Office and Professional Uses														
53	Accountant or bookkeeping office	*		S	S	S	S	S		*	*	*	*	*	*
54	Armed services recruiting center	*							*	*	*	*	*	*	*

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
			A Agricultural	SF-1 Single-family-1	SF-1 Single-Family Overlay District	SF-2 Single-family-2	SF-3 Single-family-3	SF-4 Single-family-4	GR General Residential	OM Office Medical	R Retail	NBD North Business District	CBD Central Business	C Commer cial	I Industrial
55															
56	Architect's office	*		S	S	S	S	S		*	*	*	*	*	*
57	Attorney Office				S										
58	Bank, savings and loan mortgage and and credit unions	*								*	*	*	*	*	*
59	Chamber of commerce									*	*	*	*	*	*
60	Check cashing service and loan agency									*	*	*	*	*	*
61	Dental Office				S										
62	Engineering office	*		S	S	S	S	S		*	*	*	*	*	*
63	Insurance office			S	S	S	S	S		*	*	*	*	*	*
64	Long distance communication service									*	*	*	*	*	*
65	Medical clinic or office	*			S					*	*	*	*	*	*
66	Medical laboratory	*								*	*	*	*	*	*
67	Minor medical emergency clinic									*	*	*	*	*	*
68	Office, general, professional	*		S	S	S	S	S	S	*	*	*	*	*	*
69	Radio broadcasting, without tower	*								*	*	*	*	*	*
70	Real estate sales office	*								*	*	*	*	*	*
71	Surveyor office									*	*	*	*	*	*
72	4. Retail and Related Uses														
73	Art and craft supply store	*								*	*	*	*	*	*
74	Bakery or bake shop, retail	*								*	*	*	*	*	*
75	Barbershop or beauty salon	*			S	S	S	S		*	*	*	*	*	*
76	Bicycle, lawnmower sales/repair, enclosed									*	*	*	*	*	*
77	Bookstore	*								*	*	*	*	*	*
78	Boot and shoe sales and repair	*								*	*	*	*	*	*
79	Building materials and hardware, inside	*								*	*	*	*	*	*
80	Building materials and hardware, outside	*								*	*	*	*	*	*
81	Ceramics store	*								*	*	*	*	*	*
82	Clothing or apparel store, new	*								*	*	*	*	*	*
83	Computer sales	*								*	*	*	*	*	*
84	Convenience store with gas pumps										S	*	*	*	*
85	Convenience store without gas pumps									*	*	*	*	*	*
86	Dance studio or gymnastics	*								*	*	*	*	*	*
87	Department and dry goods store, retail	*								*	*	*	*	*	*
88	Donut shop	*								*	*	*	*	*	*
89	Driving school									*	*	*	*	*	*
90	Dry cleaning or shoe pickup/drop off	*								*	*	*	*	*	*
91	Dry cleaning, small shop	*								*	*	*	*	*	*
92	Fabric store	*								*	*	*	*	*	*
93	Feedstore	*								*	*	*	*	*	*
94	Florist	*		S	S	S	S	S		*	*	*	*	*	*
95	Furnishings	*								*	*	*	*	*	*
96	Gift shop	*								*	*	*	*	*	*
97	Grocery store or food market	*								*	*	*	*	*	*
98	Gunsmith				S					*	*	*	*	*	*
99	Hobby or toy store	*								*	*	*	*	*	*
100	Ice cream or frozen yogurt sales	*								*	*	*	*	*	*
101	Key shop or locksmith									*	*	*	*	*	*
102	Kiosk	*								*	*	*	*	*	*
103	Laundromat, self-service	*								*	*	*	*	*	*
104	Manufactured housing sales	*								*	*	*	*	*	*
105	Meat market, retail	*								*	*	*	*	*	*
106	Medical aids and equipment									*	*	*	*	*	*
107	Musical instrument sales and repair									*	*	*	*	*	*
108	Novelty or jewelry shop	*								*	*	*	*	*	*
109	Nursery, retail	*		S	S	S	S	S		*	S	S	S	*	*
110	Outside display	*								*	*	*	*	*	*
111	Optical store	*								*	*	*	*	*	*



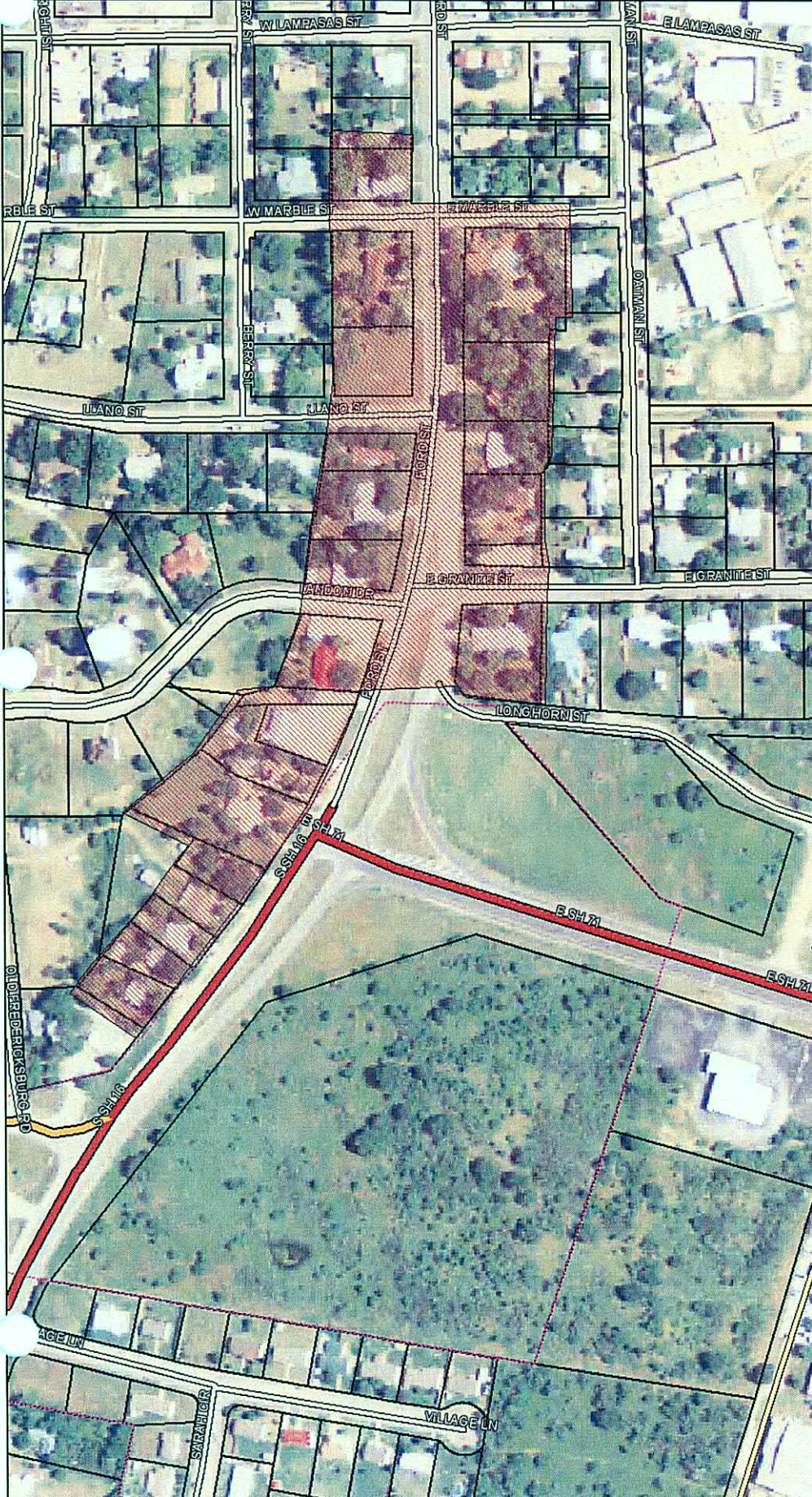








# SF-1 Overlay District



- City Street Labels
  - City Street Labels
- City Streets
  - City Streets
  - Private Drives
- Local Road Labels
  - Local Road Labels
- Local Roads
  - State Hwy
  - FM or RR Road
  - County Road
  - Other City Streets
  - Private Drives
- Extra-territorial Jurisdiction
  - Extra-territorial Jurisdiction
- City Limits
  - City Limits
- Rivers
  - Rivers
- LCAD Tax Parcels
  - Parcels

Data displayed were gathered by the City of Llano for municipal purposes. No guarantee is made regarding suitability for any other use or purpose.

