

COMPREHENSIVE ZONING ORDINANCE OF GRAPEVINE, TEXAS

INTEREST, PURPOSE AND METHODS

Section 1. Preamble

This ordinance shall be known and may be cited and referred to as the 1982 Comprehensive Zoning Ordinance of the City of Grapevine, Texas as Amended in 1984.

Section 2. Purpose

The zoning regulations as herein established and the districts as herein established have been made in accordance with a comprehensive plan heretofore adopted and approved for the purpose of promoting health, safety, morals and the general welfare of the city. They have been designed to lessen congestion in the streets, to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. The zoning regulations have been made with reasonable consideration, among other things, for the character of the district and its special suitability for the particular use, and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the city.

Section 3. Districts and Boundaries Thereof

The City of Grapevine is hereby divided into the following zoning districts, which districts are shown and described on the Zoning Map of the City of Grapevine, which Map is incorporated herein by reference.

R-20 SINGLE-FAMILY RESIDENTIAL DISTRICTS

A zone designed to accommodate single-family development on lots that are a minimum of 20,000 square feet in area.

R-12.5 SINGLE-FAMILY RESIDENTIAL DISTRICTS

A zone designed to accommodate single-family residences on lots that are a minimum of 12,500 square feet in area.

R-7.5 SINGLE-FAMILY RESIDENTIAL DISTRICTS

A zone designed to accommodate single-family development on lots that are a minimum of 7,500 square feet in area.

R-5.0 ZERO LOT LINE DISTRICTS

A zone designed to accommodate single-family development at a density of not more than eight (8) dwelling units per gross acre on lots that are not less than 5,000 square feet in area and on which the residence may be located as close as one foot to one lot line.

R-3.5 DUPLEX RESIDENTIAL DISTRICTS

A zone designed to accommodate development with residential buildings containing two (2) dwelling units in each building, at a density of not more than eight (8) dwelling units per gross acre.

R-3.75 FOURPLEX RESIDENTIAL DISTRICT

A zone designed to accommodate development with residential buildings containing four (4) dwelling units in each building at a density of not more than ten (10) dwelling units per acre.

R-TH TOWNHOUSE RESIDENTIAL DISTRICT

A zone designed to accommodate development with townhouses at a density of not more than nine (9) dwellings per gross acre.

R-MH MOBILE HOME DISTRICT

A zone designed to accommodate development with planned mobile home parks at a density of not more than five (5) dwelling units per gross acre.

R-MODH MODULAR HOME DISTRICT

A zone designed to provide adequate space and site diversification for single-family detached modular home subdivisions. This district recognizes modular homes as a specific form of housing and provides appropriate standards generally consistent with the R-7.5 Single-Family Residential District.

RMF-1 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

A zone designed to accommodate multiple-family residential development at a density of not more than twelve (12) dwelling units per gross acre.

RMF-2 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

A zone designed to accommodate multiple family residential development at a density of not more than twenty (20) dwelling units per gross acre.

LB LIMITED BUSINESS

A zone designed for sites not larger than one acre in size to accommodate neighborhood convenience retail shopping facilities and professional and business offices that are primarily engaged in providing services to residents of the immediate neighborhood.

CN NEIGHBORHOOD COMMERCIAL DISTRICT

A zone designed to provide locations for the local neighborhood shopping and personal service needs of the surrounding area.

CC COMMUNITY COMMERCIAL DEVELOPMENT DISTRICT

A zone designed to accommodate general retail shopping facilities including community and regional shopping centers.

CBD CENTRAL BUSINESS DISTRICT

A zone designed to accommodate the types of business and commercial uses that have historically been located in the Grapevine central business area.

HC HIGHWAY COMMERCIAL DISTRICT

A zone designed to accommodate business and commercial uses that depend upon high visibility, convenient sites on arterial highways in order to attract customers.

PO PROFESSIONAL OFFICE DISTRICT

A zone designed to accommodate low intensity business or professional offices that are designed and sited to be compatible with nearby residential uses and which primarily provide services to residents of the community.

HCO HOTEL CORPORATE OFFICE DISTRICT

A zone designed to accommodate the development of hotels, motels, restaurants, and other uses that are incidental to the function of providing lodging, food, and services to transients and to encourage the location of planned office complexes and corporate headquarter facilities in Grapevine on tracts of not less than three (3)

acres in size.

LI LIGHT INDUSTRIAL DISTRICT

A zone designed to accommodate industrial development in accordance with performance standards designed to ensure that such uses will have little or no impact on the area around them.

C-W COMMERCIAL-WAREHOUSE DISTRICT

A zone designed to accommodate warehousing and related businesses, such as motor freight terminals, that will generate significant volumes of truck traffic.

PLANNED DEVELOPMENT DISTRICTS

PRD-6 PLANNED RESIDENTIAL LOW DENSITY DISTRICT

A zone designed to accommodate development with a variety of types of residences in accordance with a master development plan and in which residential uses predominate and the residential density is not more than six (6) dwelling units per gross acre.

PRD-12 PLANNED RESIDENTIAL MEDIUM DENSITY DISTRICT

A zone designed to accommodate development with a variety of types of residences in accordance with a master development plan and in which residential uses predominate and the residential density is not more than twelve (12) dwelling units per gross acre.

PCD PLANNED COMMERCE DEVELOPMENT DISTRICT

A zone designed to accommodate mixed uses in which the predominant uses are retail business and commercial development in accordance with a master development plan.

PID PLANNED INDUSTRIAL DEVELOPMENT DISTRICT

A zone designed to accommodate industrial development in accordance with a master development plan.

SPECIAL DISTRICTS

GU GOVERNMENTAL USE DISTRICT

This district is intended to apply to those lands where national, state or local governmental activities are conducted and where title to such lands are held by a governmental body.

FP FLOOD PLAIN DISTRICT

An overlay district referenced to the floodway and flood boundary maps as prepared by the Federal Emergency Management Agency dated November 17, 1982.

AH AIRPORT HEIGHT DISTRICT

An overlay district designed to provide additional special height limitations on structures in the vicinity of the Dallas-Fort Worth Regional Airport.

AN-A

AN-B

AN-C

AN-D

AIRPORT NOISE DISTRICT

Overlay districts designed to provide additional regulations for property in the vicinity of Dallas-Fort Worth Regional Airport that will ensure compliance with the land use compatibility guidelines and noise insulation requirements of the A,B,C, and D Land Use Guidance Zones.

In classifying the area within the corporate limits of the City of Grapevine in the various districts set out above, the following criteria shall be considered:

1. The land use recommendations and policies contained in the Master Plan of the City of Grapevine.
2. The existing development on the site and the density and intensity of use in such development.

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Section 4. Official Zoning Map (Revised)

Official Zoning Map. The City is hereby divided into the districts listed in Section 3 of this ordinance as shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this ordinance.

The official Zoning Map shall be identified by the signature of the mayor attested by the city clerk, and bearing the seal of the city under the following words: "This is to certify that this is the Official Zoning Map referred to in Section 4 of Ordinance Number 82-73 of the City of Grapevine, Texas," together with the date of the adoption of this ordinance.

If, in accordance with the provisions of this ordinance, changes are made in district boundaries or other matter portrayed on the official Zoning Map promptly after the amendment has been approved by the city council. No amendments to this ordinance which involves matter portrayed on the Official Zoning Map shall become effective until after such change and entry has been made on said map.

No changes of any nature shall be made in the official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this ordinance.

Regardless of the existence of purported copies of the Official Zoning map which may from time to time be made or published, the Official Zoning map which shall be located in the office of the city clerk shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the city.

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Section 5. Rules for Interpretation of District Boundaries

- A. Where uncertainty exists as to the boundaries of zoning districts as shown on the Official Zoning Map, the following shall apply:
1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow center lines.
 2. Boundaries indicated as approximately following platted lot lines shall be construed as following lot lines.
 3. Boundaries indicated as following city limit lines shall be construed as following such city limits.
 4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
 5. Boundaries indicated as following shorelines of bodies of water shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the center lines of streams, rivers,

canals, lakes or other bodies of water shall be construed to follow such center lines.

6. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
7. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by subsections 1 through 6 above, the board of adjustment shall interpret the district boundaries.
8. Where a district boundary line divides a lot which was in single ownership at the time of passage of this ordinance, the board of adjustment may permit, as a special exception, the extension of the regulations for either portion of the lot not to exceed fifty (50) feet beyond the district line into the remaining portion of the lot.

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Section 6. General Provisions

A. TERRITORIAL APPLICATION

These regulations and restrictions in this ordinance shall apply to all buildings, structures, land and uses within the corporate limits of the City of Grapevine.

B. GENERAL APPLICATION

After the effective date of this ordinance, all buildings and structures erected, remodeled, altered and relocated and any use of land, buildings or structures established shall comply with the applicable provisions of this ordinance. Existing buildings, structures and uses of land not complying with the provisions of this ordinance may continue subject to the provisions of the nonconformity's section of this ordinance.

C. GENERAL PROHIBITION

No building or structure; no use of any building, structure or land; and no lot of record or zoning lot, now or hereafter existing, shall hereafter be established, altered, moved, divided or maintained, in any manner except as authorized by the provisions of this ordinance.

D. PRIVATE AGREEMENTS

This ordinance is not intended to abrogate, annul or otherwise interfere with any easement, covenant or private agreement; provided, however, that where the regulations of this ordinance are more restrictive or impose higher standards or requirements than such easements, covenants or other private agreements, the regulations of this ordinance shall govern.

E. OTHER LAWS AND REGULATIONS

The provisions of this ordinance shall be considered the minimum requirements for the promotion of the public health, safety, comfort, morals and general welfare. Where the provisions of this ordinance impose greater restrictions than those of any statute, other ordinance or regulation, the provisions of this ordinance shall be controlling. Where the provisions of any statute, other ordinance or regulation imposed greater restrictions than this ordinance, the provisions of such statute, other ordinance or regulation shall be controlling.

F. APPLICABILITY-EXISTING VARIANCES AND SPECIAL PERMITS, AND LICENSED MANUFACTURED HOME PARKS

Variations granted prior to the date of this Ordinance shall remain valid provided the use authorized by such variance has been established. Any building, structure, or use for which a specific use permit has been granted pursuant to Ordinance No. 70-10 or for which a Site Plan District has been approved pursuant to Ordinance No. 82-73 shall be deemed to be a lawful, permitted use and shall have the same status as that of a special or conditional use authorized pursuant to this Ordinance; provided, however, no such building, structure, or use shall be altered, changed or expanded unless a conditional or special use permit therefore has been granted pursuant to this ordinance. Buildings, structures or uses allowed by variations or special permits which cannot be issued under this ordinance may continue subject to the provisions of Section 43 of this ordinance relating to non-conforming uses. Any manufactured home park for which a license has been issued for a manufactured home park pursuant to Ordinance 70-10 and Chapter 24 of the code of ordinance and is zoned R-MH Manufactured Home District shall be deemed to be a lawful, permitted use and shall have the same status as that of a manufactured home park developed under the R-MH Manufactured Home District of this ordinance, provided, however, no manufactured home park may be expanded unless a conditional use permit therefore has been granted pursuant to this ordinance.

G. APPLICABILITY-BUILDING PERMITS ISSUED PRIOR TO EFFECTIVE DATE

This ordinance shall not invalidate any unexpired building permits properly issued

prior to the effective date of this ordinance pursuant to which construction has commenced, provided, however, that if any building, structure or use constructed or established pursuant to such building permit does not comply with the provisions of this ordinance, such building, structure or use shall be subject to the provisions of Section 43 of this ordinance relating to non conforming uses.

H. APPLICABILITY-PENDING APPLICATIONS

From and after the effective date of this ordinance, the provisions of this ordinance shall apply to all pending applications upon which no final decision has been made, subject, however, to the provisions of Section 69 relating to vested rights determinations.

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Section 7. Newly Annexed Territory

All territory to the City of Grapevine after the date of passage of this ordinance shall be automatically classified for R-20 Single family district purposes until permanently zoned by the governing body of the City of Grapevine. The city planning and zoning commission shall, as soon as practicable, after annexation of any territory to the City of Grapevine, institute proceedings on its own motion to give the newly annexed territory a permanent zoning and the procedure to be followed shall be the same as is provided by law for the adoption of original zoning regulations.

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Section 8. Zoning Designation of Vacated Streets and Alleys

A. Whenever any street, alley or other public way is vacated by official action of the city council, the zoning district adjoining each side of such street, alley, or public way shall be automatically extended to the center of such vacated street, alley or public way and all areas included in the vacated street, alley or public way shall then and thenceforth be subject to all regulations of the extended district.

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Section 9. Railroad Rights-of-Way and Tracks

Railroad rights-of-way and tracks shall be permitted within any zoning district established and created by this ordinance except that passenger stations, railroad yards, switching tracks and loading facilities shall be located only in a district authorized and permitted by this ordinance.

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Section 10. Water Areas

The water surface and the land under the water surface of all rivers, waterways, ponds, lakes and other water areas in the City of Grapevine not otherwise zoned are hereby placed in the same zoning district as the land on which such water areas abut, as shown on the Official Zoning Map. Where the zoning districts shown on the Official Zoning Map are different or opposite sides of a water area, then the zoning district boundary shall be at the center line or midpoint of the water area.

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