

# DEFINITIONS

## WORKING DRAFT | JAN 24, 2020

### (FOR DISCUSSION ONLY)

This is a working document that will be revised and updated throughout the City of Amarillo's Zoning Ordinance Revision Project.

This document includes all definitions from the Amarillo Municipal Codes sections listed below (as of 10-23-19). The Annotated Outline indicates these definitions will be consolidated into Article IX of the revised Zoning Ordinance, which will be completed as part of Module 3.

- 4-2-2. – Definitions. (Signs)
- 4-7-1. - Definitions. (MH/RV Parks)
- 4-9-2. - Definitions. (Airport Zoning)
- 4-10-3. - General definitions. (Zoning)
- 4-10-83. - Special definitions and explanations noted in use regulations.
- 4-10-247. - Definitions. (Landscaping)
- 4-11-6. – Definitions. (Landmarks and Historic Preservation)

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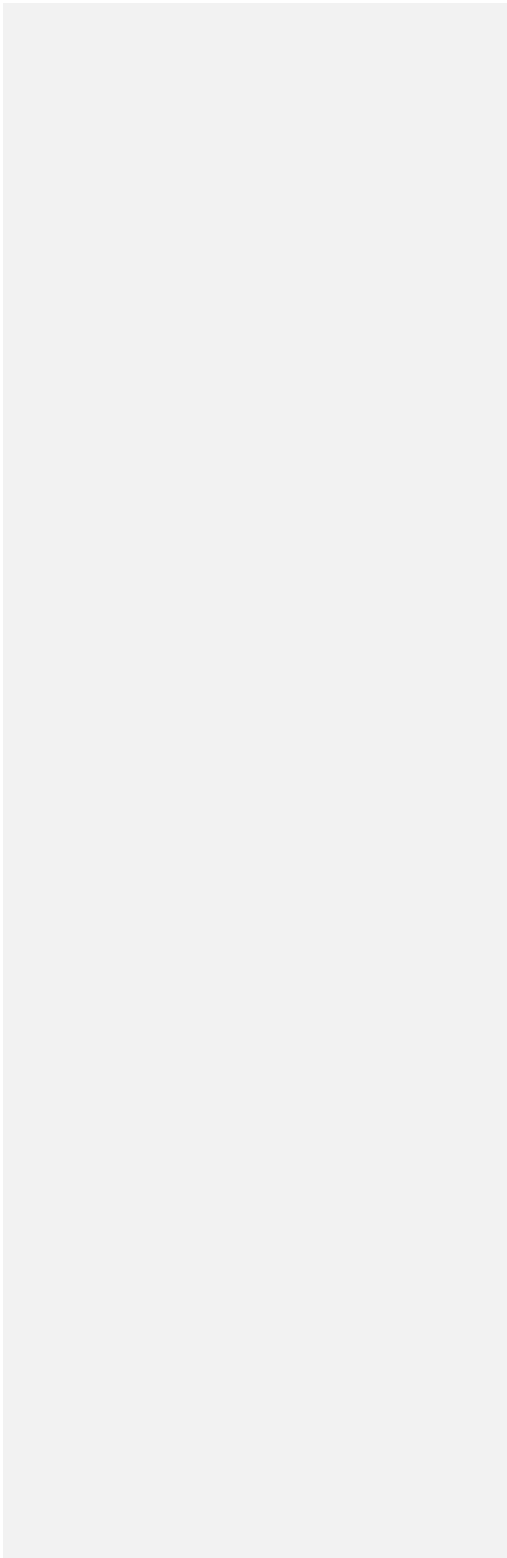
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### General Definitions (Chapter 4-10, Zoning, Sec. 4-10-3)

For the purposes of this chapter, words used in the present tense include the future; words in the singular number include the plural number and words in the plural number include the singular number; the word "shall" is mandatory and not discretionary. Certain words in this chapter not heretofore defined are defined as follows:

#### (A)

~~*Accessory Building:* A detached Building subordinate to the Main Building on the Lot which is used for a purpose customarily incidental to the Main Building.~~

~~*Accessory Use:* A use subordinate to and incidental to the primary use of the Main Building or to the primary use of the Premises.~~

*Adult Arcade:* A business which offers its customers in one (1) or more Viewing Booths motion or still pictures characterized by exposure of Specified Anatomical Areas.

*Adult Bookstore/Film Store:* A business in which a substantial portion of its stock in trade consists of books, videos, ~~DVDs, CDs,~~ tapes, cassettes, photographs, slides, magazines, and other periodicals ~~or digital media which that~~ are distinguished or characterized by an emphasis on Specific Sexual Activities or Specified Anatomical Areas, or both.

~~*(24a)—Adult Business:* Any business activity which that offers the opportunity to view Specified Sexual Activity or view, or touch, for entertainment, Specified Anatomical Areas. Such definition further includes, but is not limited to, Adult Arcade, Adult Bookstore/Film Store, Adult Cabaret, Adult Lounge, Adult Motel or Hotel, Adult Retail Store, and an Adult Theater, and Topless Establishment,~~

*Adult Cabaret:* A business ~~which that~~ offers to customers live performances characterized by exposure of Specified Anatomical Areas.

*Adult Lounge:* An Adult Cabaret ~~which that~~ serves alcoholic beverages.

*Adult Motel or Hotel:* A business ~~which that~~ offers its customers a sleeping room or sitting room for a period of time less than ten (10) hours and provides motion picture or still picture entertainment characterized by exposure of Specified Anatomical Areas.

*Adult Retail Store:* A business in which a substantial portion of the stock in trade consists of items or products other than printed matter characterized by an emphasis on Specified Sexual Activities or Specified Anatomical Areas, or both.

*Adult Theater:* A business with a capacity of more than five (5) persons ~~which-that~~ offers customers motion or still picture or live entertainment or performances characterized by exposure of Specified Anatomical Areas.

*Agricultural District:* Any Zoning District listed in Article II, Zoning Districts, Division 2, Agricultural Districts.

*Agricultural Supply Store:* An agriculture-oriented retail shop that primarily sells materials related to agricultural production and farming, such as animal and livestock feed, fertilizers, pesticides, and tools and implements.

*Air Navigation, Hazard To:* Any Obstruction or Wildlife Attractant ~~which-that~~ is determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

*Aircraft:*

~~(57) —Airport or Landing Field:~~ A landing and terminal facility for aircraft, including facilities for fueling, servicing, and maintaining such craft, ~~which must contain a minimum of one hundred sixty (160) acres and be approved by the City as an aircraft landing facility.~~

~~Airport Elevation, Airport:~~ The established elevation of the highest point on the usable Landing Area measured in feet from mean sea level which is three thousand six hundred five (3,605) feet average mean sea level.

~~Airport Hazard, Airport:~~ Any Structure or Tree which enters the airspace required for the takeoff, landing and flight of aircraft, or which interferes with visual, radar, radio or other systems for tracking, data acquisition, monitoring or control of aircraft.

~~Airport Hazard Area, Airport:~~ Any area of land or water upon which an Airport Hazard might be established if not prevented as provided in this chapter.

~~Airport Obstruction:~~ Any Structure, Tree, growth, or other object, including a mobile object, ~~which-that~~ exceeds a limiting the Height set forth in section 4-9-72 of this chapter ~~Section 4-10-70, A-O (Airport Overlay District).~~

~~Airport Zoning Board, Airport:~~ The Amarillo City Council.

~~Airport Zoning Commission, Airport:~~ The Amarillo Planning and Zoning Commission.

*Alley:* A public space or Thoroughfare for the placement of utilities which affords only secondary means of access to property abutting thereon.

Amarillo Airport: Rick Husband | Amarillo International Airport.

Commented [f1]: From Airport:  
Rick Husband Amarillo International Airport

Animal Boarding Facility: An establishment that regularly offers to the public the service of boarding dogs, cats, and/or other household for a fee. The establishment may, in addition to providing shelter, food, and water, offer incidental grooming or other services for the animals.

(25)—Amusement, Commercial (Indoors): An amusement enterprise wholly enclosed in a Building, which is treated acoustically so that noise generated by the enterprise is not audible at the Bounding Property Line and including, but not limited to, a bowling alley or billiard parlor. In industrial areas, commercial amusements shall be subject to the same sound Performance Standards as industrial uses.

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(26)—Amusement, Commercial (Outdoors): Any amusement enterprise offering entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open, including but not limited to, a golf driving range, archery range, and miniature golf course.

Animal Shelter: A facility used to house or contain animals that is owned, operated, or maintained by a duly incorporated humane society, animal welfare society, society for the prevention of cruelty to animals, or other nonprofit organization devoted to the welfare, protection, and humane treatment of animals.

Apartment: A room or suite of rooms in a Multi-family Dwelling or Apartment house arranged, designed or occupied as a place of Residence. A Dwelling Unit located in a Multiple-Family Dwelling, in a Live/Work Dwelling, or in a Mixed Use Building.

Applicant: The subdivider, Developer, or owner of any area subject to an Application for a rezoning, site plan, subdivision plat, Specific Use Permit, Building Permit, Certificate of Occupancy and Compliance, or any other approval required by this Chapter (see Article V, Procedures).

Application: Any application for landscaping and irrigation plan approval, site plan approval, Comprehensive Plan amendment, text amendment, rezoning, Specific Use Permit approval, development agreement, Certificate of Appropriateness, Certificate of Occupancy and Compliance, appeal, variance, or special exception.

(37)—Art Gallery or Museum: An institution for the collection, display and distribution of objects of art or science, and which is sponsored by a public or quasi-public agency and which facility is open to the general public. A place or establishment arranged for the display and exhibition of works of art and for their sale by one or more artists, provided

that no art supplies, equipment, or accessories are or may be sold or offered for sale other than the works of art.

Asphalt or Concrete Batching Plant:

Attached: A Building that shares a vertical wall, roof, or other structural member in common with or in contact with any other Building.

**(B)**

*Basement:* A Building Story which is partly underground, but having at least one-half of its Height above the average level of the adjoining ground. A Basement shall be counted as a Story in computing Building Height.

~~(5a) — Bed and Breakfast Inn: A Housing Unit with fewer than six (6) individual guest roomsAn establishment operating in a Detached One-Family Dwelling that provides where short-term lodging and meals are provided for compensation.~~

*Block:* An area enclosed by Streets and occupied by or intended for Buildings; or, if such word is used as a term of measurement, it shall mean the distance along a side of a Street lying between the nearest two (2) intersecting Streets which intersect the Street on such side.

*Board:* Zoning Board of Adjustment.

*Bounding Property Line:* A Performance Standards term interpreted as being at the far side of any Street, Alley, stream or other permanently dedicated Open Space from the noise source when such Open Space exists between the property line of the noise source and adjacent property. When no such Open Space exists, the common line between two (2) Parcels of property shall be interpreted as the Bounding Property Line.

*Building:* An enclosed sheltering Structure. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate Building.

~~Building, Accessory Building: A detached Building subordinate to the Main Building on the Lot which that is used for a purpose customarily incidental to the Main Building.~~



~~(13) —~~*Building, Farm Accessory Building:* A Structure, other than a Housing Unit, on a farm as herein defined, for the housing, protection, or storage of the usual farm equipment, animals, and crops. Examples of Farm Accessory Buildings includes barns, stables, sheds, and Private Garages.

*Building, Main:* The Building or Buildings on a Lot that are occupied by the Principal Use.

*Building, Mixed Use:* A Main Building that contains at least one Dwelling Unit and 1 or more Non-Residential Uses allowed in the Zoning District in which the Mixed Use Building is located. The Dwelling Unit(s) may be located above the ground floor or behind the non-residential Floor Area. The floor space above the ground floor may be occupied by non-residential Floor Area in addition to Dwelling Units.

*Building, Non-Residential:* A Building that does not contain Dwelling Units.

*Building Code:* The Building Code adopted with local amendments elsewhere in ~~this~~the Amarillo Municipal Code.

*Building Depth:* A measurement of the horizontal distance from the front Building wall to the rear Building wall of a single Building. This distance is typically parallel to the side Lot Lines.

*Building Ends:* Those sides of a Building having the least dimension.

*Building Line :* A line parallel or approximately parallel to the Street right-of-way line designating the minimum distance from the Street right-of-way line that a Building may be erected.

~~b. —~~*Building, Non-Residential Accessory Building:* A detached Building subordinate to the Main Building on the a Lot which that is used for a purpose customarily incidental to the Use of the Main Building. Examples of Non-Residential Accessory Buildings include Private Garages, sheds, workshops, greenhouses, and storage buildings.

*Building, Residential:* A Main Building that solely contains one or more Dwelling Units.

~~(12) — a. —~~*Building, Residential Accessory Building:* A Detached Building subordinate to the Main Residential Building on a Lot which that is used for a purpose customarily incidental to the Main Residential Building, such as Examples of Residential Accessory buildings include a Private Garage, toolhouse shed, greenhouse, home workshop, or children's playhouse, storehouse or garden shelter.

**Building Official:** The head of the ~~Code Enforcement~~[Building Safety](#) Department of the City.

**Building Permit:** An official permit issued by the City through the Building Official to allow a person to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any Structure in accordance with ~~chapter~~[Chapter](#) 4-3.

**Building Width:** [A measurement of the horizontal distance between the side Building walls of a single Building. This distance typically is parallel to the front and rear Lot Lines.](#)

**Business Service Establishments:** [Establishments offering specialized support services used in the conduct of commerce. These services may include, but are not limited to, employment services; copying and printing services; advertising and mailing services; building maintenance services; management and consulting services; protective services; equipment rental and leasing; commercial research, development, and testing; and other professional, scientific, or technical services or administrative or support services.](#)

**(C)**

**Canopy:** A roof-like Structure of a permanent nature which is attached to, supported by or projects from the wall of a Structure.

**Car Wash:**

**Carport:** [A roofed Structure that is enclosed on not more than three \(3\) sides and used solely for the parking of vehicles and not for any other purpose, including storage of any type. \(second half of sentence is from 4-10-193, Ord. No. 6904, § 1, 2-21-2006\)](#)

**Catering Service:**

**Cellar:** A Building Story with more than one-half its Height below the average level of the adjoining ground. A Cellar shall not be counted as a Story in computing Building Height.

**Certificate of Occupancy and Compliance:** An official certificate issued by the Building Official which indicates conformance with the Zoning regulations and authorizes legal use of the Premises for which it is issued.

**Chapter:** [Zoning, Chapter 4-10 of the Amarillo Municipal Code.](#)

**City Manager:** Chief administrative officer of the City.

[Civic Space:](#)

[Commercial Amusement \(Indoor\):](#)

[Commercial Amusement \(Outdoor\):](#)

[Common Open Space: Open Space within or related to a development, not a part of individually owned Lots or dedicated for general public use, but designed and intended for the common ownership, use, and enjoyment of the residents of the development.](#)

[\(24\)—Communication and Broadcast Towers: Structures supporting antennas for transmitting or receiving any portion of the radio spectrum, but excluding noncommercial antenna installations for home use of radio or television.](#)

[\(40\)—Community Center \(Public\): A Building and grounds owned and operated by a governmental body for the social or recreational uses, health, or welfare of the community served.](#)

[Community Garden: A private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family. Harvest cutting is permitted, but no other cutting, chopping, or processing is permitted.](#)

*Comprehensive Plan:* A periodically updated series of documents that unify all elements and aspects of City planning. This Plan serves as a policy guide to Zoning and Subdivision decisions reflecting the best judgment of the staff, Planning and Zoning Commission and the City Council.

*Comprehensive Zoning Ordinance, 1968:* Chapter 26 of the 1968 Amarillo Code of Ordinances and its amendments.

[Condominium:](#)

[Construction Codes: The Building, Electrical, Fire Mechanical, and Plumbing Codes as a group applicable to the development, construction, use, repair and maintenance of sites, their facilities, and Buildings.](#)

[Corner Lot: A Lot abutting upon 2 or more streets at their intersection.](#)

[Corner Store: A small retail business, Personal Service business, Art Gallery, or Eating Place located on a Corner Lot at the Street level.](#)

[\(27\)—Country Club \(Private\): An area of twenty \(20\) acres or more that contains a golf course, a clubhouse, and associated uses available only to private specific membership.](#)

Crematory: A facility containing properly installed, certified apparatus intended for use in the act of cremation.

~~Cul-de-sac: A Dead-end Street providing a turnaround area for vehicles.~~

Cul-de-sac: Same as Street, Cul-de-sac.

Cultural Facility: Establishments such as museums, art galleries, botanical and zoological gardens, and other facilities of an historic, educational, or cultural nature.

**(D)**

~~(29) Day Camp: A facility arranged and conducted for the organized recreation and instruction including outdoor activities on a daytime basis.~~

Day-Night Average Sound Level (DNL): The 24-hour average sound level, in decibels, for the period from midnight to midnight, obtained after the addition of 10 decibels to sound levels for the periods between midnight and 7 a.m., and between 10 p.m., and midnight, local time. The symbol for DNL is  $L_{dn}$ .

Density: A measure of residential land use intensity. Most commonly expressed in number of Dwelling Units per acre. In this Chapter, Density is expressed as the number of Dwelling Units per Lot or the number of Dwelling Units per acre.

Department: Same as Planning and Development Services Department.

Detached: A Building that does not have a wall, roof, or other structural member in common with or in contact with any other Building.

Developer:

Development: Any man-made change to improved or unimproved real estate including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations. Development includes the carrying out of any building activity, the making of any material change in the use or appearance of any Structure or land, or the subdivision of land.

Director of Aviation: The City of Amarillo Director of Aviation for the Rick Husband Amarillo International Airport.

Director of Environmental Health: The head of the City Environmental Health Department.

Director: Same as *Planning and Development Services Department Director*.

District: Same as *Zoning District*.

Downtown: *Downtown Amarillo, which has the boundaries specified in Article II, Zoning Districts, Division 7, Overlay Districts, Sec. 4-10-71, Downtown Urban Design Overlay District.*

Drinking Place: An establishment licensed by the Texas Alcoholic Beverage Commission that is primarily engaged in preparing and/or serving alcoholic beverages for immediate on-site consumption. This definition includes, but is not limited to, bars, taverns, and nightclubs. These establishments may also provide limited food services.

Duplex: Same as *Dwelling, Two-Family*.

Dwelling: A Building or portion thereof designed exclusively for residential occupancy, including One-Family, Two-Family, and Multiple-Family, but not including hotels or motels.

Dwelling, Fourplex: A Detached Multiple-Family Dwelling located on one Lot that contains four (4) Dwelling Units.

Dwelling, Live/Work: A principally residential Building that includes an office, studio, or other commercial use, as specified in Sec. 4-10-101, and a single Dwelling Unit occupied by the Building owner. Compare: (1) Home Occupations. A Live/Work Dwelling allows a broader range of commercial Uses and more non-residential Floor Area than a Home Occupation. In addition, a Live/Work Dwelling may be designed as a Townhouse or with a storefront or other commercial design configuration at the ground level, while a Home Occupation occurs in a Building that is designed as a residence. (2) Mixed Use Buildings. A Mixed Use Building allows multiple non-residential Uses and Dwelling Units in the same Building, while a Live/Work Dwelling is generally limited to a single Dwelling Unit and a single business.

(4) —Dwelling, Multiple-Family-Housing Unit (Apartment): AnyA Building, or portion thereof, arranged, intended, or designed for which is designed, built, rented, leased or let to be occupied as three (3) or more Housing Dwelling Units, or Apartments or which is occupied as a home or place of Residence by three (3) or more Families living in independent Housing Units. Triplex Dwellings, Fourplex Dwellings, and Small Apartment Dwellings are types of Multiple-Family Dwellings.

Commented [TB2]: Want to better understand the new defined uses that would be allowed in each district.

Commented [KC3R2]: Does the addition of the cross-reference to Sec. 4-10-101 help? This is where we specifically list the permitted uses in Live/Work Dwellings.

(1) — Dwelling, One-Family Housing Unit, Detached: A Housing Unit residential Building designed and constructed for Occupancy by only one (1) Family and located on a separate building Tract or Platted Lot, and having no physical connection to a Building located on any other Lot or Tract. Detached single-family houses and Townhouses are types of One-Family Dwellings.

Dwelling, Small Apartment: A Multiple-Family Dwelling that contains 5 or more Dwelling Units and is characterized by its low height and small bulk.

(2) — One-Family Housing Unit, Attached Dwelling, (Townhouse): A One-Family Housing Unit which is joined to another One-Family Housing Unit at one (1) or more sides and is located on an individually Platted Lot. A One-Family Dwelling that is Attached to another Building.

Dwelling, Triplex: A Detached Multiple-Family Dwelling located on one Lot that contains three (3) Dwelling Units.

(3) — Dwelling, Two-Family Housing Unit: A single Structure containing two (2) connected Housing Units. A residential Building located on one Lot that contains two (2) Dwelling Units, either side-by-side or stacked. Also referred to as a Duplex.

*Dwelling Unit: Same as Housing Unit.*

Dwelling Unit, Accessory:

## (E)

*Easement: A right held by the City or its franchised utility companies to be used for access, drainage or the placement of utilities such as water, sewer, telephone lines, electrical lines or gas lines.*

(73) — Eating Place Restaurant: Any eating or drinking establishment where the preparation and serving of food is the primary business of such establishment. The term "primary Business" means that the gross receipts from the sale of food are equal to or exceed fifty (50) percent of the entire gross receipts of such establishment.

An establishment primarily engaged in providing food and non-alcoholic beverage services. This definition includes full-service restaurants, limited-service restaurants, cafeterias, buffets, coffee shops, ice cream shops, and snack bars. These establishments may also provide incidental sale of alcoholic beverages.

Electrical Code: The Electrical Code adopted with local amendments elsewhere in ~~this~~the Amarillo Municipal Code.

~~(19)~~—Electrical Substation: An electrical facility consisting of transformers and associated equipment having a primary purpose of reducing the transmission voltage of a bulk electrical power source greater than thirty-three thousand (33,000) volts (33 KV) for distribution to specific areas within the City. ~~Where applicable, an electrical substation shall meet the requirements set forth in section 4-10-294 of this chapter.~~

Event Venue: A commercial facility rented to individuals, groups, or organizations, and used to host private gatherings that area not open to the general public, such as, but not limited to, weddings, receptions, meetings, and conferences. An Event Venue may be comprised of a permanent structure(s), temporary structure(s), uncovered outdoor gathering area(s), or any combination thereof. An Event Venue may include kitchen facilities for the preparation or catering of food. This definition does not include Eating Places, Drinking Places, civic clubs, community centers, religious facilities, or publicly-owned facilities.

Extraterritorial Jurisdiction (ETJ):

(F)

Façade:

Family: Any number of individuals living together as a single housekeeping unit, in which not more than four (4) individuals are unrelated by blood, marriage or adoption, or any number of individuals with disabilities residing in community homes for the disabled and meet the Texas licensing requirements as mandated in the Texas Human Resources Code Ann., Chapter 123.

~~(76)~~—Farm, Ranch, Garden or Orchard: An area of five (5) acres or more ~~which~~that is used for growing of usual farm products, vegetables, fruits, trees, and grain; and for the raising thereon of the usual farm poultry and farm animals such as horses, cattle and sheep, ~~and including~~This definition includes the necessary Accessory Uses for raising, treating, and storing products raised on the Premises, ~~but not including~~This definition does not include:

- the commercial feeding of offal and garbage to swine and other animals, ~~or and~~ not including

- any type of agriculture or husbandry specifically prohibited by ordinance or law,  
or
- and not including commercial riding stables.

**Farm Stand:**

(18) — Temporary Field or Construction Office: A Temporary Structure or shelter, subject to removal by order of the Building Official, used in connection with a Development or building project for housing on the site of temporary administrative and supervisory functions and for sheltering employees and equipment.

Fire Code: The Fire Code adopted with local amendments elsewhere in this the Amarillo Municipal Code.

(82) — Flea Market: A collection or group of outdoor stalls, booths, tables, or other similar arrangement, used by individual vendors, for the display and sale of various items of new or used personal property.

*Floor Area:* The total square feet of floor space within the outside dimensions of a Building including each floor level, but excluding Cellars, Carports, ~~or and~~ Garages.

Fourplex: Same as Dwelling, Fourplex.

*Frontage, Lot:* The length of Street Frontage between property lines.

*Frontage, Street:* The length of all property on one (1) side of a Street lying between two (2) intersecting Streets measured along the Right-of-way line, or if the Street is a Dead-end, then the length of all property abutting on one (1) side between an intersecting Street and the end of the Dead-end Street.

**(G)**

*Garage, Private:* An Accessory Building housing vehicles owned and used by occupants of the Main Building; if occupied by vehicles of others, it is a storage space.

*Grade:* Average finished ground elevation of the Lot at the base of the existing or proposed Structure.

Greenhouse or Plant Nursery, Retail:

Greenhouse or Plant Nursery, Wholesale:



(5) —Group Living Quarters: A housing facility that provides residence to five (5) or more individuals unrelated by blood, marriage, or adoption. Group living quarters include such land uses as boarding or rooming house, dormitory, convent or monastery (without a Church on-site), a nursing home, hospice, or residence for the aged, residential facilities for Fraternities, Sororities or Membership Associations, and any other residential facility where the number of occupants per housing unit exceeds the Amarillo zoning ordinance definition of Family in this article.

**(H)**

(91a) —Hazardous Waste Collection, Processing, or Disposal: An indoor facility or operation to collect, process, or dispose of Hazardous Waste materials. In order to be considered as a Planned Development, the proposed site must be located on property zoned LC or HC District at the time of submission of an application for Planned Development review.

*Height:* The vertical distance of a Building or Structure measured from the average established Grade at the Street Line or from the average natural Front Yard ground level, whichever is higher, to (1) the highest point of the roof's surface if a flat surface, (2) to the deck line of mansard roofs or (3) to the mean Height level between eaves and ridge for hip and gable roofs and, in any event, excluding chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding ten (10) feet in Height. If the Street Grade has not been officially established, the average Front Yard Grade shall be used for a base level.

(58) —Helicopter Base/Heliport: A landing and terminal facility for rotary wing aircraft, including facilities for fueling, servicing, and maintaining such craft and subject to approval by the City.

(59) —Heliport/Helistop: A landing facility pad for small and medium rotary wing aircraft not exceeding a gross maximum takeoff weight of twelve thousand five hundred (12,500) pounds subject to regularly scheduled use; but not including fueling or servicing facilities for such craft and subject to approval by the City.

(60) —Helistop, Small: A landing pad for occasional and infrequent use by small rotary wing aircraft not exceeding a gross maximum takeoff weight of six thousand (6,000) pounds and not for regularly scheduled stops and subject to approval by the City.

Historic District: An area (excluding public right-of-way) which that has a definable geographic boundary and consists of a minimum of seven (7) acres, having historical,

Commented [KC4]: Revised for consistency with terminology used in FAA Advisory Circular 150/5390-2c, Heliport Design.

cultural, or archaeological significance, and which may have within its boundaries other Objects, Sites, and Structures, including a~~Accessory Buildings, fences and other appurtenances, that, while not of such historical, cultural, architectural or archaeological significance, to be designated a Landmark, nevertheless contributes to the overall visual setting of or character of the Landmark(s) located within the District.~~

(14) — Home Occupation: An Home Occupation~~Accessory Use is an occupation carried on in the home by a member of the occupant(s) Family of a Dwelling Unit in which goods are produced or traded, or services are rendered, as an economic enterprise., without the employment of additional persons and without offering any commodity for sale to the general public on the Premises, and without the keeping of stock for trade, and without the storage of supplies and equipment, and with only the use of a nameplate to identify the occupation. The occupation must not create unreasonable noise or other unreasonable conditions to abutting residential property, such as emission of odors, increased traffic, parking or generation of light or smoke.~~

(78) — Horse Lot (Commercial): An area used exclusively for quartering horses (the term "horses" shall include all equine animals) for the purposes of boarding or rental to the public and containing a stable which provides at least one hundred (100) square feet for each horse quartered.

(79) — Horse Lot (Private): An enclosed area unobstructed by any cross fences used exclusively for quartering horses (the term "horses" shall include all equine animals) and containing at least ten thousand (10,000) square feet for the first one (1) to four (4) horses and two thousand (2,000) square feet for each horse thereafter with a limit of eight (8) horses per acre; provided, however, the area requirement, as set out above, shall not apply to a horse lot (private) located in A, HC, I-1 or I-2 Zoning Districts. Any area used for the keeping of horses under this chapter shall be fenced and shall exclude any area required as minimum Front Yard specified in the Zoning Ordinance of the City.

(49) — Hospital: A medical facility or institution for~~that diagnoses, treatitreatsng, and caring for persons; or for~~that provides medical and surgical treatment to persons, including acute medical care, chronic medical care on a prolonged or permanent basis, mental health center~~care,~~ and resident or outpatient treatment to alcoholic, narcotic, or psychiatric patients.

(6) — Hotel or Motel: A Building or group of Buildings designed and occupied as a temporary habitation for individuals. To be classified as a Hotel or Motel, an

establishment shall contain a minimum of six (6) 25 individual guest-rooms or units and shall furnish customary Hotel services such as linen, maid service, telephone, use and upkeep of furniture.

(7) —Hotel or Motel with Associated Entertainment Uses: A Hotel or Motel as defined in paragraph (a)(6) and including that includes a Drinking Place, dance hall, Nightclub, tavern, lounge, and/or private club as associated uses on the same Premises.

Hotel, Boutique: A building or group of attached or detached buildings containing less than 25 lodging units intended primarily for rental or lease to transients by the day, week, or month. A Boutique Hotel may provide additional services such as daily maid service, restaurants, meeting rooms, and/or recreation facilities.

Housing Unit: A Building or portion of a Building which-that is arranged, occupied, or intended to be executed-used as living quarters for one Family and includes facilities for food preparation and sleeping.

HUD-Code Manufactured Home Manufactured Home: A sStructure, that:

- was constructed on or after June 15, 1976;
- is built on a permanent chassis;
- is designed to be used as a dwelling with or without a permanent foundation when the Structure is connected to the required utilities;
- is transportable in one (1) or more sections;
- which, in the traveling mode, is at least eight (8) body feet or more in width, or at least forty (40) body feet or more in length, or, when erected on site, is at least three hundred twenty (320) or more square feet; in area and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and
- includes the plumbing, heating, air-conditioning, and electrical systems of the home; and
- The term does not include is not a Recreational Vehicle.

## **(I)**

(8d) —Industrialized Housing: A residential structure Building that is:

- a. —Designed for the occupancy of one (1) or more Ffamilies;

- ~~b.~~—Constructed in one (1) or more modules or constructed using one (1) or more modular components built at a location other than the permanent site; and
- ~~c.~~—Designed to be used as a permanent residential structure **Building** when the module or the modular component is transported to the permanent site and erected or installed on a permanent foundation system.

Industrialized housing includes the structure's **Building's** plumbing, heating, air conditioning, and electrical systems. Industrialized **H**ousing does not include:

- ~~a.~~ A residential structure that exceeds three (3) stories in height or forty-nine (49) feet as measured from the finished grade elevation at the building entrance to the peak of the roof;
- ~~b.~~—Housing constructed of a sectional or panelized system that does not use a modular component; or
- ~~c.~~—A ready-built home constructed in a manner in which the entire living area is contained in a single unit or section at a temporary location for the purpose of selling and moving the home to another location.

Commented [KC5]: H.B. 1385 (eff. 9-1-2019) eliminated this sentence from the definition of Industrialized Housing.

**(J)**

~~(92) — *Junk or Salvage Yard*: Any land or Building where metals, plumbing materials, appliances, vehicles, vehicle parts, rags or paper, machinery or similar items or material are kept, salvaged, stored, dismantled and/or offered for sale as whole units, as salvaged parts or as processed materials.~~

**(K)**

~~(75) — *Kennel*: Any place where five (5) or more dogs, cats or any combination thereof, over the age of four (4) months, are raised, trained, boarded, harbored or kept. An establishment licensed to operate a facility housing dogs or other household pets and where breeding, boarding, or selling of animals is conducted as a business. This definition specifically excludes ~~v~~veterinary clinics, offices, and animal hospitals, and governmental animal shelters are specifically excluded.~~

*Kennel (Private)*: Any Accessory Building designed or arranged for the care of dogs, cats, or other animals belonging to the owner of the Main Building, kept for purposes of show, hunting, or as pets.

(L)

~~(83)~~—*Laboratory, Manufacturing:* Operations involving the compounding of products such as perfumes, pharmaceutical and the development and assembly of instruments and similar items.

~~(94)~~—*Landfill (Nonputrescible Material):* A designated Tract of land upon which material and man-made inert solid material is disposed of in accordance with the standards established by the Texas Board of Health. The material which may be disposed of shall be limited to soil, rock, dirt, sand, gravel, concrete, brush, lumber and construction or demolition wastes. Any other nonputrescible material not listed above must be approved by the City Director of Public Works prior to dumping. No putrescible solid waste shall be disposed of in the landfill. The landfill site must be approved by the City Director of Public Works.

~~(95)~~— *Landfill, Sanitary Landfill:* A designated area of land upon which solid waste and other material are disposed of in accordance with standards established by the Texas Board of Health. Sanitary landfill site must be approved by the City Director of Public Works.

*Landing Area:* The surface area of the an Airport used for the landing and taking off of a Aircraft.

*Landing Field:* Same as Airstrip.

*Landmark:* An Object, Site, or Structure of importance whose Demolition or destruction would constitute an irreplaceable loss to the quality and character of the nation, state, or City.

*Ldn:* See Yearly Day-Night Average Sound Level.

*Legal Height:* The maximum Height of a Building permitted by any Airport Zoning Ordinance or other ordinance restricting the Height of Structures.

~~(84)~~—*Light Fabrication and Assembly Processes:* Including the manufacture of clothing, jewelry, trimming decorations, and any similar item that does not involving the generation of generate noise, odor, vibration, dust, or other hazards.

~~(66)~~—*Limited Self-Service Gasoline or Fuel Service Station:* An establishment for the retail sale of petroleum products only (not including automobile accessories, service or repair) on a customer self-service basis and limited to that has no more than a maximum of three (3)4 individual dispensing outlets at any separate station or on any Lot or Tract.

(77) —Livestock Auction: Barns, pens, and sheds for the temporary holding and sale of livestock.

*Living Unit:* Same as *Housing Unit*.

(20) —Local Utility Line: The facilities provided by a municipality or a franchised utility company for the distribution or collection of gas, water, surface drainage water, sewage, electric power, or telephone service.

*Lot:* Land occupied or to be occupied by a Building and its Accessory Building, and including such Open Spaces as are required under this Chapter and having its principal Frontage upon a public Street or officially approved place.

*Lot Area:* The area of the Lot shall be the length of the Lot multiplied by the times-width of the Lot, and shall not include portions of Streets and-or Alleys.

*Lot Coverage:* The percent of Lot Area which is covered by a roof, floor or other Structure and is not open to the sky. Roof eaves to the extent of two (2) feet and ordinary projections including but not limited to fireplaces, windows and door treatments that extend from the exterior walls of the Building not exceeding twelve (12) inches shall not be counted in computing coverage.

*Lot Depth:* The mean distance between the front and rear Lot Lines. (See Appendix Illustration 2.)

*Lot Lines:* The lines bounding a Lot.

*Lot of Record:* A Lot which is part of a Subdivision, the Plat of which has been duly recorded in the office of the County Clerk of Potter or Randall Counties.

*Lot Width:* The width of a Lot at the front Building Line. (See Appendix Illustration 1.)

## (M)

Main Building: The Building or Buildings on a Lot which are occupied by the primary use.

Manufactured Home: Same as HUD-Code Manufactured Home. Also referred to as Manufactured Housing. This definition does not include Mobile Homes.

(8a) —Manufactured Home (Type A): A Structure constructed on or after June 15, 1976, according to the rules of the U. S. Department of Housing and Urban Development (HUD), transportable in one (1) or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site,

**Commented [KC6]:** Now this is “Building, Main” to keep it close to other Building definitions.

**Commented [KC7]:** Texas Occupations Code, Chapter 1201, Section 1201.004, prohibits cities from defining the terms “mobile home,” HUD-code manufactured home,” and “manufactured housing” any differently than how they’re defined in Section 1201.003.

The statutory definition of “manufactured home or manufactured housing” is “a HUD-code manufactured home or a mobile home.”

The City currently prohibits Mobile Homes in the City, which is authorized by Sec. 1201.008.

is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems. Manufactured Homes shall be Skirted. This definition does not include a Recreational Vehicle. A Manufactured Home that was manufactured more than six (6) years prior to the year of installation.

(8b) — Manufactured Home (Type B): A Manufactured Home meeting the definition of "Manufactured Home (Type A)" in (8a) above which ~~that~~ was manufactured six (6) years or less prior to the year of installation and shall meet the site requirements set forth in Section 4-10-87 for Manufactured Home (Type B).

(8c) — Manufactured Home (Type C): A new Manufactured Home meeting the definition of "Manufactured Home (Type A)" in (8a) above which shall meet the site requirements set forth in Section 4-10-87 for Manufactured Home (Type C). For the purposes of this section, a ~~A~~ new Manufactured Home is defined as having never been occupied for any reason including as a sales office, temporary Residence, or for commercial use; having never been involved in an accident; having never received weather-related damage that at any time has affected its structural integrity; and having no visible signs of damage.

Manufactured Home Park: A unified development of ~~three (3) or more~~ at least four (4) Manufactured Home spaces arranged on a tract of land under private ownership.

(10) — Manufactured Home Subdivision: A unified Development of Manufactured Home sites or Platted Lots which ~~that~~ have been divided for the purpose of individual ownership, and which ~~that~~ is governed by the provisions of the Subdivision regulations of the City.

Market Garden: An establishment where food or ornamental crops are grown on the ground, on a rooftop, or inside a building, to be sold or donated.

Mechanical Code: The Mechanical Code adopted with local amendments elsewhere in ~~this~~ the Amarillo Municipal Code.

Mixed Use District: Any Zoning District listed in Article II, Zoning Districts, Division 5, Mixed Use Districts.

Mobile Food Unit: A vehicle mounted, self or otherwise propelled, designed as a food establishment to be readily moveable ~~that is~~ and equipped ~~with for~~ on-site food preparation ~~equipment~~. This includes vehicles in which food is prepared on site. Said vehicles must meet all applicable regulations for fixed food establishments. Mobile Food

Commented [KC8]: Texas LGC Chapter 214 (Sec. 214.906) prohibits local governments from regulating a site as a Manufactured Home Community if it has fewer than 4 spaces.

The City's terminology is different ("Park" vs. "Community") but the definitions are fundamentally the same...

Commented [KC9]: From Sec. 8-5-1 (Env Health)

Unit includes *Mobile Food Trucks*, *Mobile Ice-Cream/Frozen Dessert Vehicle* and *Non-Motorized Food Vending Carts*. Mobile Food Units do not include restaurant delivery and catering vehicles.

*Mobile Food Truck*: A mobile kitchen that serves food or beverages from an enclosed, self-contained, motorized vehicle.

*Mobile Home*: A Structure, that:

- was constructed before June 15, 1976;
- is built on a permanent chassis;
- is designed for use as a Dwelling with or without a permanent foundation when the Structure is connected to the required utilities;
- is transportable in one (1) or more sections;
- ~~which, in the traveling mode, is at least eight (8) body feet or more in width, or at least forty (40) body feet or more in length, or, when erected on site, is at least three hundred twenty (320) or more square feet; and in area and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and~~
- includes the plumbing, heating, air-conditioning, and electrical systems. **The term does not include a Recreational Vehicle.**

*Mobile Ice Cream/Frozen Dessert Vehicle*: A motorized vehicle or truck that normally contains a commercial freezer in which all products for sale are prepackaged and frozen.

**Commented [KC10]:** Texas Occupations Code, Chapter 1201, Section 1201.004, prohibits cities from defining the terms “mobile home,” “HUD-code manufactured home,” and “manufactured housing” any differently than how they’re defined in Section 1201.003.

The statutory definition does not include the sentence re: RVs.



(N)

Neighborhood Planning Unit: A planning concept where the core principle is to centralize a school and park within a neighborhood. Low and moderate density residential uses surround this civic space, with higher density housing and neighborhood retail and service uses along the neighborhood edges.



(86) —New Building Materials Sales and/or Storage (Unscreened): The sale and/or storage of Building materials where a minimum of sixty (60) percent 60% of the Building materials are new products which have not previously been used in the construction of, or as a part of, any Structure.

Noise Level Reduction (NLR): The reduction of outside noise transmitted inside a Structure achieved through the incorporation of noise attenuation into the design and construction of the Structure.

*Nonconforming Use:* A Building, Structure or use of land lawfully occupied at the time of the effective date of the chapter or amendments thereto, and which does not conform to the use regulations of the District in which it is situated. (See section 4-10-24)

Non-Motorized Vending Cart: A non-motorized vehicle that is normally propelled by the operator, contains products for sale that are prepackaged and/or frozen, and operates independent of any fixed food establishment.

Non-Residential Building: A Building that does not contain any Dwelling Units.

Standard Industrial North American Industry Classification (SIC) Code System (NAICS) Code: The group definition of the most current Standard Industrial North American Industry Classification Manual System prepared by the Statistical Policy Division for the United States Office of Management and Budget. This manual shall be used as a guideline for the classification of principal uses when reference is made in section 4-10-82 to the designated SIC Code. Such manual shall be kept in the Planning Department for reference purposes. The NAICS Manual may be viewed and download online at <https://www.census.gov/eos/www/naics/>. An interactive version of the NAICS is available at <https://www.naics.com/search/>.

(O)

Object: A material thing of functional, aesthetic, cultural, historical, archaeological or scientific value that may be, by nature or design, movable, yet be related to a specific setting or environment.

Tree: Any Object of a Natural Growth: A tree, shrub, groundcover, or other vegetation.

Occupancy: The apparent use of land as defined by this chapter or by generally accepted definitions.

(23d) Off-Premise Alcoholic Beverage Sales: Sales of alcoholic beverages in lawful containers for off-premise consumption.

Off-Premises Sale: An outdoor retail event that does not occur on the same Lot as the sponsoring retail business.

Off-Street Parking: An enclosed or unenclosed area, not on a public Street or Alley, established for or used for the parking of a motor vehicle.

Office & Business District: Any Zoning District listed in Article II, Zoning Districts, Division 4, Office & Business Districts.

(23a) On-Premise Primary Use Sales and Service: Sales of alcoholic beverages, and establishments holding permits under the Texas Alcoholic Beverage Code, as a primary use for consumption on the premises where sold or served. The term "primary use" being defined as having alcohol sales that are in excess of fifty (50) percent 50% of the gross sales receipts of the establishment.

~~(23b)—On-Premise Incidental Use Sales and Service by Restaurant: Sales of alcoholic beverages, and service of alcoholic beverages in restaurants holding permits under the Texas Alcoholic Beverage Code, as an incidental use for consumption on the premises where sold or served. The term "incidental use" being defined as having alcohol sales that are no more than fifty (50) percent50% of the gross sales receipts of the establishment.~~

~~(23c)—On-Premise Incidental Use Sales and Service by Non-Restaurant: Sales of alcoholic beverages, and service of alcoholic beverages in establishments other than restaurants holding permits under the Texas Alcoholic Beverage Code, as an incidental use for consumption on the premises where sold or served. The term "incidental use" being defined as having alcohol sales that are no more than fifty (50) percent50% of the gross sales receipts of the establishment.~~

*Open Space:* Area included in any Side, Rear or Front Yard or any unoccupied space on the Lot that is open and unobstructed to the sky except for the ordinary projections of cornices, eaves, porches and plant material.

*Orchard:* Same as *Farm, Ranch, or Orchard*.

*Outdoor Retail Display:* ~~It also does not include the~~The incidental outdoor display of commodities for retail sale where the use is permitted by section 4-10-82 in a GR General Retail District. Where either this designation of an open storage activity or another designation might apply, the more restrictive shall govern.

*Outdoor Promotional Event:* An occurrence outside of a permanent Building or Structure designed to draw attention to a particular business or group of businesses and located on the same site as the promoting business(es). Examples include, but are not limited to, sidewalk sales, open houses, and grand openings.

~~(87)—Outdoor Storage (Screened): The storage of any equipment or commodity outside of a Building for more than 24 hours. , either as a primary use of land or as an Accessory Use, in an outdoor area which is enclosed by a fence, wall or other visual barrier which complies with the specifications of section 4-10-268. Where either this designation of an open storage activity or another designation might apply, the more restrictive shall govern.~~

~~(88)—Outdoor Storage (Unscreened): Storage outdoors not set forth in section 4-10-82, Uses of Land and Building, where the open storage use is designated as being allowed. This definition is not intended to regulate~~does not include:

- the storage of vehicles or equipment for the principal activity of an auto storage, auto auction, new or used auto sales (outdoor lot);
- new or used heavy machinery sales with associated storage and repair;
- motorcycle or scooter sales and repair;
- tool and light vehicle rental and sales;
- petroleum products, storage and wholesale;
- milk depot dairy or ice cream plant;
- maintenance and repair service for Buildings; Mobile Home/Manufactured Home sales or rental;
- bus station or terminal;
- hauling or storage company or similar transportation use;
- new building material sales and storage;
- contractors' storage or equipment yard;
- wholesale office, storage, and sales facility;
- parking lots for personal, commercial, or government vehicles;
- Outdoor Retail Display; or
- any establishment having facilities for processing iron, steel, or nonferrous scrap and whose principal product is scrap iron and steel or nonferrous scrap for sale for remelting purposes, which and that is located in the A, GR, LC, CB, HC, I-1 and/or PD Zoning Districts.

Overlay District: Any Zoning District listed in Article II, Zoning Districts, Division 7, Overlay Districts. Overlay Districts establish additional standards that supplement the base Zoning District or Planned District regulations.

**(P)**

*Parcel:* Same as Lot.

*Performance Standards:* The standards specified for the operating characteristics of industrial uses related to noise, smoke, particulate matter, odorous matter, fire and explosion hazard, toxic and noxious matter, glare, vibration and storage.

*Permanent Common Open Space:* Common Open Space that is preserved as Open Space in perpetuity, subject to the parameters of a recorded legal instrument.

*Person:* An individual, firm, partnership, corporation, company, Association, joint stock association, or body politic and includes a trustee, receiver, assignee, administrator, executor, guardian, or other representative.

Personal Service Establishment: A business that provides personal services directly to customers at the site of the business, or that receives goods from or returns goods to the customer that have been treated or processed at another location. Personal Service Establishment includes, but is not limited to: travel agencies; dry-cleaning and laundry drop-off and pick-up stations; tailors; hair stylists and cosmetologists; tanning or tanning salons; branch offices of financial institutions; photocopying services; postal substations; package delivery drop-off and pick-up stations; shoe repair shops; photography studios; interior design studios; and art, music, dance, and martial arts schools.

Pet Care Service: An establishment primarily engaged in providing services for household pets, such as grooming, daycare, and training. This definition excludes Veterinary Services and Kennels.

Planned District: Any Zoning District listed in Article II, Zoning Districts, Division 6, Planned Districts. Development in Planned Districts is subject to a Comprehensive Site Plan approved as part of a rezoning application.

Planning Department: Same as Planning and Development Services Department.

Planning Director: Same as Planning and Development Services Department Director.

Planning and Development Services Department: The City of Amarillo Planning and Development Services Department.

Planning and Development Services Department Director: The director of the City of Amarillo Planning and Development Services Department.

Planning and Zoning Commission: The agency appointed by the City Council as an advisory body to it and which is authorized to recommend changes in the Zoning.

Platted Lot: Same as Lot.

~~(32)~~ Playfield or Stadium (Public): An athletic field or Stadium owned or operated by a public agency for the general public, including a baseball field, golf course, football field or Stadium.

Plot Plan: Graphic representation, drawn to scale, in a horizontal plane, delineating the outlines of the land included in the Plot Plan and all proposed use locations, accurately dimensioned, and indicating the relationship of each use.

Plumbing Code: The Plumbing Code adopted with local amendments elsewhere in this the Amarillo Municipal Code.

Portable Storage Container: Any container designed for the temporary storage of personal or business property and that is delivered and removed by truck.

Property Line:

(21)—Public Building, Shop or Yard of Local, State or Federal Agency: Facilities such as maintenance yards or shops required by branches of local, State or federal government for service to an area such as Highway Department yard, City service center, or experiment station.

(22)—Public Building, Office of Local, State or Federal Agency: Office facilities required by branches of local, State, or federal government.

**(R)**

Ranch: Same as Farm, Ranch, or Orchard.

(93a)—Receiving Center for Recyclable Items: An enclosed facility not exceeding three hundred twenty (320) square feet in Floor Area designed to receive recyclable items for transport to a Recycling Collection Facility, and which also complies with the following requirements:

a. All operations of the receiving center such as collection, weighing, and storage shall be contained within the facility by manned attendant during business hours or automated within a fully enclosed Structure.

b. No Outdoor Storage is allowed.

c. Centers utilizing trailers or other mobile equipment must provide solid brick veneer fencing of the undercarriage when it can be viewed from a street. Exterior lighting shall be provided to illuminate both sides of the required fencing.

d. All signage shall be attached to the facility and total Sign area shall not exceed eighty (80) square feet.

e. Daily maintenance of the site and facility to remove trash and debris and spraying for pest control and odor on a weekly basis is required.

f. The location of the facility shall be limited to a paved Lot containing a permanent Structure(s) and shall meet all Yard Setback requirements for a Main Building. Placement of the facility on such a Lot must be located:

1. At the side of an existing Structure(s) which does not have Street frontage;

2. A site not allowing compliance with subsection f.1 above may be located between the side of an existing Structure(s) and a Street;

3. Should neither condition in subsection f.1 or f.2 exist, the facility may then be located between the front of an existing Structure(s) and a Street.

g. Any noise produced by its operation shall not exceed seventy-eight (78) db at ten (10) feet from the facility.

h. When placed on an existing parking lot, it shall not create a deficit in minimum off-street parking spaces.

Recreational Vehicle: A vehicular, portable Structure built on a single chassis, that is self-propelled or permanently towable by a light duty truck and is designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use. Such Structure shall be four hundred (400) feet or less in area when measured at the largest horizontal projections. This definition includes campers, motor homes, fifth wheels and travel trailers, but does not include a Mobile Home.

A vehicle or vehicular structure not certified as a Manufactured Home that is designed primarily for recreational use and not as a primary residence or for permanent occupancy, and is either:

- Built and certified in accordance with either NFPA 1192 or ANSI A119.5, or
- Any vehicle that is self-propelled.

Recreational Vehicle Park: A unified development under private ownership designed primarily for transient service on which Recreational Vehicles are parked, situated or used for the purpose of supplying to the public a temporary parking space for such vehicles meeting all the requirements of this Chapter.

(93) Recycling Collection Facility: A facility designed to collect, sort, and package, by manual or mechanical processes, recyclable items for transport to a reprocessing plant. The facility must be operated indoors with no outdoor storage or collection bins, except when located in an I-2 District. The term "recyclable item" shall mean a waste product which can be reprocessed and used again as raw material in the manufacturing of same or similar products and is not attached or combined with products containing other materials. The term "mechanical processes" shall mean sorting and packaging by

Commented [KC11]: This is the new HUD definition. Changed "designed **only** for recreational use" to "designed **primarily** for..." for consistency with the City's current definition. Also changed "which" to "that" in 2<sup>nd</sup> bullet.

Commented [KC12]: This was moved from Chapter 4-7, but for some reason Word tracked it as new text rather than moved text.

machinery in which the composition of the item remains constant but the shape of the product is altered.

Repair Services: Establishments primarily engaged in the provision of repair services to individuals and households, rather than businesses, but excluding automotive and equipment repair use types. Typical uses include appliance repair shops, shoe repair, watch or jewelry repair shops, or repair of musical instruments.

*Residence:* Same as *Housing Unit*; also when used with District, an area of Residential regulations.

*Residential Zoning District:* R-1, R-2, R-3, MD, MF-1, MF-2, MH, or residential PD Zoning District. Any Zoning District listed in Article II, Zoning Districts, Division 3, Residential Districts.

Residential Child Care Facility:

Residentially-Developed: A Lot that contains one or more habitable Dwelling Units.

Residentially-Zoned: Same as Residential Zoning District.

Resource: A source or collection of Objects, Sites, Structures, or areas that exemplify the cultural, social, economic, political, archaeological, or architectural history of the nation, state, or City.

Retail Trade Establishment: Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Characteristics of Retail Trade Establishments are: (1) the establishment is usually a place of business and is engaged in activity to attract the general public to buy; (2) the establishment buys and receives as well as sells merchandise; (3) the establishment may process some of the products, but such processing is incidental or subordinate to the selling activities; and (4) Retail Trade Establishments sell to customers for their own personal or household use.

Rowhouse: Same as Dwelling, Townhouse.

Runway: An areas on the adopted Height Hazard Maps dated June 25, 1990, shown for taxiing, landing, and taking off of aAircraft along their length.

Runway, Instrument: A Runways that is shown on the adopted Height Hazard Map dated June 25, 1990, of at least three thousand two hundred (3,200) feet in length and for



which there is an existing or planned instrument landing procedure published by a defense agency of the federal government or by the Federal Aviation Administration.

Runway, Non-Precision Instrument: A Runways that has shown on the adopted Height Hazard Map dated June 25, 1990, and having an instrument approach procedure utilizing air navigation facilities with only horizontal guidance or area-type navigation equipment, for which straight-in non-precision instrument approach procedures have been planned or approved.

Runway, Precision Instrument: A Runways that has shown on the adopted Height Hazard Map dated June 25, 1990, and having an existing or planned instrument approach procedure utilizing an Instrument Landing System (ILS), Microwave Landing System (MLS) or a Precision Approach Radar (PAR).

Runway, Primary: A Runways that is shown on the adopted Height Hazard Map dated June 25, 1990, of at least three thousand two hundred (3,200) feet in length and on which a majority of the approaches to and departures from the associated Airport occur.

Runway Centerline: A line extending through the midpoint of each end of a Runway.

Rural: A sparsely developed area where the land is primarily used for farming, forestry, resource extraction, very low-density residential uses, or open space uses.

**(S)**

*Schedule of Uses:* Section 4-10-82-80 of this eChapter which refers to the uUse of land and Buildings permitted in specified Zoning Districts.

(53) — School, Business: A business organized to operate for a profit and offering instruction and training in a service or art such as secretarial school, barber college, beauty school or commercial art school, accounting, administrative services, cosmetology, or art, but not including manual Commercial Trade Schools.

(54) — School, Commercial Trade: A business organized to operate for a profit and offering instruction and training in a trade such as welding, brick laying, machinery operation, and similar trades.

(55) — School, Private Elementary or Secondary: A school having a curriculum generally equivalent to public elementary or secondary schools, but not including trade or Commercial Trade Schools.

(56) — School, Public or Denominational: A school under the sponsorship of a public or religious agency having a curriculum generally equivalent to public elementary or secondary schools, but not including trade or eCommercial Trade sSchools.

Seasonal Sale: A Temporary Use where produce, agricultural products, and/or products associated with a traditionally accepted civic, patriotic, or religious holiday are sold.

(85) — MiniSelf-Storage WarehouseFacility: A unified Development of leasable self storage units built on the site, each unit not to exceed three hundred (300) square feet in Floor Area. No outside storage, no storage of explosives, flammable materials or materials emitting noxious odors shall be allowed. A Building or group of Buildings divided into separate units that are leased to individuals, organizations, or businesses for self-service storage of personal property.

*Setback: Same as Yard.*

(56a) — Shelter: An organization providing temporary (three (3) days or less) boarding or lodging or both on its premises primarily to indigent, needy, homeless, or transient persons.

(16a) — Shooting Ranges (Indoor): An enclosed area enclosed atin which a handgun, rifle, or other firearm is discharged at a target, designed to prevent a projectile fired from a firearm at a target from going beyond the boundaries of the area, by use of a backstop or other barrier that is designed to completely stop the projectile or prevent a potentially dangerous ricochet.

Shooting Range (Outdoor): An area outside of a Building in which a handgun, rifle, or other firearm is discharged at a target.

Sidewalk: The Portland cement concrete, asphaltic concrete, or other permanent hard-surfaced material approved by the City Engineer that is located in the Street Right-of-Way and intended for pedestrian use.

Commented [KC13]: from Chapter 4-6 (Subdivision regs)

*Sign: An outdoor advertising device that is a Structure or that is attached to or painted on a Building or that is leaned against a Structure or display on Premises.*

*Sign, Advertising (Billboard): Billboard or other sign having space that is of the type typically available for lease, rent, or hire, separate and apart from any business activity on the premises where the sign is located and/or that directs persons to any location not on the premises.*

*Sign, Agricultural:* A permanent on-site Sign identifying the farm or ranch on which it is placed and advertising the produce, crops, animals or poultry raised or quartered thereon and/or displaying the occupant of the Premises' own ideological expression.

*Sign, Animated:* A Sign employing visible moving parts or the changing of colors.

*Sign, Apartment, Manufactured Home Park or Manufactured Home Subdivision:* A permanent on-site Sign for the identification of an apartment Building, Manufactured Home Park or Manufactured Home Subdivision on which the Sign is placed and/or displaying the occupant of the Premises' own ideological expression.

*Sign, Attached (Wall Sign) :* A Sign which is affixed to or supported by or painted on an exterior wall of any Building. Such Sign shall project not more than six (6) inches from the Building wall or parts thereof.

*Sign, Back-to-Back:* A Structure with two (2) parallel and directly opposite Signs with their faces oriented in opposite directions and spaced not more than ten (10) feet apart.

*Sign, Construction:* A temporary on-site Sign identifying the property owner, architect, contractor, Engineer, landscape architect, decorator or mortgagee engaged in the design, construction or improvement of the Premises on which the Sign is located.

*Sign, Detached (Freestanding Sign):* A Sign which is supported by Structures, supports or foundations in or upon the ground and independent of support from any Building.

*Sign, Development:* A temporary on-site Sign related to the promotion of new Developments and located on the Premises of the Development.

*Sign, Electronic:* A sign that utilizes a screen for the display of an electronically generated image or message via either internal illumination of the screen or external projection onto the screen, such as but not limited to Light Emitting Diodes (LED) or other digital or electronic technology, that allows intermittent change of the message or display by electronic signal.

*Sign, Existing:* A legally existing Sign, including a Nonconforming Sign, that has been completely erected or is under construction on the date that this section becomes effective.

*Sign, General Business:* A permanent on-site Sign designated as an Accessory Use for the main Structure specifically for the location where placed which advertises only commodities or services offered on the Premises where such Signs are located and/or displaying the occupant of the Premises' own ideological expression.

*Sign, Illegal:* A Sign that was erected in violation of any regulation applicable at the time of the erection of such Sign. Any Sign which does not comply with the provisions of Chapter 4-10, Zoning Ordinance or Chapter 4-2, Advertising Ordinance of the City, or other applicable ordinances,

or which is not deemed a Nonconforming Sign by the Building Official or his designee, shall be considered an Illegal Sign.

*Sign, Illuminated:* Any Sign illuminated in any manner by an artificial light source.

*Sign, Institutional:* A permanent on-site Sign for the identity of a school, church, hospital or similar public or quasi-public institution and/or displaying the occupant of the Premises' own ideological expression.

*Sign, Nameplate:* A permanent on-site Sign indicating only the name, address and/or occupation of the occupant of the Premises and/or displaying the occupant of the Premises' own ideological expression and which is not illuminated by intermittent or flashing lights.

*Sign, New:* A Sign that is erected in accordance with this section, for which construction does not begin until after the effective date of this section.

*Sign, Nonconforming:* A lawfully Existing Advertising Sign that met all code requirements at the time it was constructed except for Advertising Signs allowed by section 4-10-228.

*Sign, Off-premise:* Same as Advertising Sign and Billboard.

*Sign, On-premise:* Same as General Business Sign.

*Sign, Political:* A Sign that contains primarily a political message and that is located on private real property with the consent of the owner. This does not include a Sign, including a billboard, that contains primarily a political message on a temporary basis, but is generally available for rent or purchase to carry commercial advertising or other messages that are not primarily political.

*Sign, Real Estate:* A temporary on-site Sign pertaining to the sale or rental of property on which the Sign is placed.

*Sign, Recreational Vehicle Park:* A permanent on-site Sign for the identification of a Recreational Vehicle Park on which it is placed and/or displaying the occupant of the Premises' own ideological expression.

*Sign Structure:* The supports, uprights, braces and framework, including Structural Trim of a Sign.

*Sign, Temporary:* Any Sign, including banners, pennants, valances or any other advertising display of paper, cloth, canvas, vinyl, light fabrics, cardboard, wallboard or other lightweight materials of a nondurable character, with or without frames, intended to be displayed for a limited period of time, which announces any event or performance, or promotes or advertises any person, place or thing for any purpose, but not including a Temporary Accessory Sign.

*Sign, Temporary Accessory:* Sign which shall be displayed for no longer than thirty (30) calendar days after the completion and consummation of the purpose or objective for which such Sign is displayed.

*Sign, V-type:* A Structure comprised of two (2) Signs in the shape of the letter "V" when viewed from above and with their faces oriented in opposite directions.

*Sign, Wall:* Same as Attached Sign.

*Site:- The location of a significant event, a prehistoric or historic occupation or activity, or an Object or Structure, whether standing, ruined, or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing Object or Structure.*

*Skirt, Skirting:* Skirting shall be installed around the exterior perimeter of a Manufactured Home to enclose the under floor area from the bottom of the unit to the ground. Skirting shall be of materials approved for exterior exposure and shall be installed and fastened to withstand damage from winds and exposure to the elements. The Skirting material shall be a material intended for use as a finished exterior surface and shall be painted if required for protection of the material.

Panel type Skirting material shall be securely attached to wood stud or metal stud frame Structures that are anchored to the ground and to the bottom of the Manufactured Home at not more than six (6) feet on center with approved anchors. Wood stud frames, and panel materials made of wood products that are within six (6) inches of the ground shall be preservative treated for ground contact in accordance with the Building Code. Wood or metal stud frames shall consist of a bottom plate, a top plate, and studs at no more than twenty-four (24) inches on center. Panel materials shall be attached to stud frames with fasteners appropriate for and compatible with the material used, and the fasteners shall be approved for exterior exposure both in accordance with the Building Code.

Fasteners in panel materials shall be spaced around the perimeter of each panel at not more than six (6) inches on center and in the field of the panel at not more than twelve (12) inches on center. Panel materials shall also be installed in accordance with the manufacturer's instructions.

If used in place of panel Skirting materials, perimeter footings shall be of concrete, and perimeter stem walls above the ground shall be of either concrete or masonry, both in accordance with the foundation details for a pier and beam Structure as adopted in the Building Code. Perimeter footings and stem walls shall fully enclose the underside of the Manufactured Home. Any Skirting method shall provide for under floor access and ventilation as required by the Building Code.

*Special Event: An educational, recreational, cultural, or social occurrence designed to attract more than ten (10) attendees or participants. Examples include, but are not limited to, festivals, fairs, carnivals, 5K run/walks, parades, art shows, and concerts.*

*Specialty Trade Contractor:*

*Specific Use Permit:*

*Specified Anatomical Areas:* Less than completely and opaquely covered human genitals, pubic region, buttock; human genitals in a discernibly erect state, even if completely and opaquely covered; or any combination of the aforementioned.

*Specified Sexual Activities:* Depiction of male genitals in a state of sexual stimulation or arousal; female genitals; acts of masturbation, sexual intercourse, oral copulation, sodomy, bestiality; touching of human genitals, pubic region, buttock, anus; or any combination of the aforementioned.

~~*(80) — Stable (Private): Any Structure located within a Horse Lot (private) which that is used for the sheltering, quartering, and feeding of a Animals.*~~

~~*Standard Industrial Classification (SIC) Code: The group definition of the most current Standard Industrial Classification Manual prepared by the Statistical Policy Division for the United States Office of Management and Budget. This manual shall be used as a guideline for the classification of principal uses when reference is made in section 4-10-82 to the designated SIC Code. Such manual shall be kept in the Planning Department for reference purposes.*~~

*Storm Water Management Criteria Manual:*

*Story:* The Height between the successive floors of a Building or from the top floor to the roof. The standard Height for a Story is ~~eleven (11)~~ feet, ~~six (6)~~ inches.

*Street:* Any Thoroughfare or public Driveway, other than an Alley, and more than thirty (30) feet in width, which has been accepted for public use.

**Commented [KC14]:** This is different than the definition in the Subdivision Regs.

*Street, Collector:*

*Street, Cul-de-sac:* A Dead-end Street providing a turnaround area for vehicles.

*Street, Dead-end:*

*Street, Local:*

*Street, Major Arterial:* A principal traffic artery, more or less continuous across the City, that connects remote parts of the City or areas adjacent thereto and acts as a principal connecting Street with State and federal highways.

*Street, Minor Arterial:*

*Street Line:* A dividing line between a Lot, Tract or Parcel of land and a contiguous Street, the Right-of-way line.

*Structural Alterations:* Any change in the supporting member of a Building, such as a bearing wall, column, beams or girders.

*Structural Trim:* The mountings, battens, cappings, palings, nailing strips, latticing, cutouts, or letters, platforms and walkways, which are attached to the Sign Structure.

*Structure:* Any composition of physical parts for the creation of a whole ~~which that~~ is affixed either directly or indirectly to the ground.

*Structure, Temporary:* A Structure without any footing or foundation, and that is removed when the Temporary Use for which the structure was erected has ceased.

*Suburban:* The low- to medium-intensity development patterns that surround the urban areas of the city. Suburban areas are often residential in character with single-family detached houses as the primary use of land. Increasingly, the suburbs contain employment and service centers as well as residential areas.

*SUP: A Specific Use Permit.*

*Surface Display Area/Display Face:* That area made available on either side of the Sign Structure, the purpose of which is for the displaying of the advertising message.

~~(17) —Swimming Pool (Private): A swimming pool constructed for the exclusive private use of the residents of a ~~o~~One-~~f~~Family, ~~†~~Two-~~f~~Family, or ~~‡~~Multiple-~~f~~Family Housing Unit, and fenced in accordance with the regulations of the City.~~

(T)

*Thoroughfare:* Same as *Street*.

*Tiny Home:* A Detached Dwelling that is 400 square feet or less in Floor Area, excluding lofts. A “loft” is a floor level located more than 30 inches above the main floor, open to the main floor on one or more sides with a ceiling height of less than 6 feet 8 inches, and used as a living or sleeping space.

*Tiny Home Court:* A Development that contains 3 or more Tiny Homes located on a single Lot.

*Tiny Home on Wheels (THOW):* A THOW is a Recreational Vehicle that:

- is 400 square feet or less in area;
- includes basic functional areas that support normal daily routines, such as a bathroom, a kitchen, and a sleeping area;
- is mounted on a wheeled trailer chassis; and
- is titled, licensed, and insured to tow legally under the Texas Department of Motor Vehicles regulations.

~~(24b) —Topless Establishments: Any business activity ~~which~~that offers the opportunity (whether as a single activity or in conjunction with any other business activity) to view male or female naked breasts or breasts that are partially clothed in a manner that leaves uncovered or visible through less than opaque clothing any portion of the breast below the areola, and where the genital areas and anus are covered by a g-string or other opaque covering.~~

~~(91) —Topsoil, Earth, or Stone Storage (Temporary): The temporaryOutdoor Sstorage of topsoil, earth, masonry, or stone is an allowed use, provided that a permit shall first be obtained from the City Director of Public Works. Such permit shall provide for location, duration, fencing and leveling of material and maintenance of the site and shall require immediate removal for violation of any of the provisions of the permit.~~



Townhouse: Same as Dwelling, Townhouse.

**Tract:** Same as Lot.

Triplex: Same as Dwelling, Triplex.

## **(U)**

Urban: Of, relating to, characteristic of, or constituting a city. Urban areas are generally characterized by moderate and higher density residential development, commercial development, and industrial development, as well as the availability of public services required for that development, specifically water and sewer, an extensive road network, public transit, safety and emergency response, and other similar services.

Urban Agriculture:

Urban Farm: An establishment where food or ornamental crops are grown or processed to be sold or donated that includes, but is not limited to, outdoor growing operations, indoor growing operations, vertical farms, aquaponics, aquaculture, hydroponics, and rooftop farms.

Use: The purpose or activity for which the land, or Building thereon, is designed, arranged, or intended; or for which it is occupied or maintained.

Use, Accessory Use: A Use subordinate to and incidental to the primary Use of the Main Building or to the Principal Use of the Premises.

Use, Permitted: A Use permitted by-right without the need for special administrative review and approval.

Use, Principal: The main Use of land or Buildings, as distinguished from a subordinate or Accessory Use. The Principal Use may be either a Permitted Use or a Specific Use. Also referred to as Primary Use.

Use, Specific: A Use designated as a Specific Use in Sec. 4-10-75, - Schedule of use, and that requires discretionary review by the Amarillo City Council.

Use, Temporary: A Use of land limited in both duration and the number of annual occurrences, excluding uses and events customarily associated with the Principal Use (e.g., weddings at a church, sporting events at a stadium).

(V)

*Variance:* An adjustment in the application of the specific regulations of the Zoning Ordinance to a particular Parcel of property which, because of special conditions or circumstances peculiar to the particular Parcel, is necessary to prevent the property from being deprived of rights and privileges enjoyed by other Parcels in the same vicinity and Zoning District. (See sections 4-10-37 and 4-10-39(c)and (d)).

*Veterinary Services:* Establishments of licensed veterinary practitioners primarily engaged in the practice of veterinary medicine, dentistry, or surgery for animals.

*Viewing Booth:* An enclosure or partial enclosure which contains any electrical or mechanical device, which displays or projects any film, videotape or photographic reproduction into the viewing area of motion or still pictures characterized by exposure of Specified Anatomical Areas, and which enclosure or partial enclosure is authorized for occupancy by Uniform Building Code standards by no more than five (5) persons.

(W)

*Wildlife Attractant:* Any human-made Structure, land use practice, or human-made or natural geographic feature that can attract or sustain hazardous wildlife within an Airport's landing or departure airspace or air operations area. Wildlife Attractants can include, but are not limited to, architectural features, landscaping, waste disposal sites, wastewater treatment facilities, agriculture or aquaculture operations, surface mining, and wetlands. Hazardous wildlife is any species of animal (vertebrate or invertebrate), including feral animals and domesticated animals not under control of its owner, that are associated with Aircraft strike problems, are capable of causing structural damage to Airport facilities, or act as attractants to other wildlife that pose an aircraft strike hazard.

Commented [KC15]: **NOTE:**  
From FAA AC 150//5200-33B

(Y)

*Yard:* An Open Space other than a Court on the Lot in which a Building is situated and which is not obstructed from a point forty (40) inches above the general ground level of the graded Lot to the sky, except as provided for roof overhang and similar special architectural features and plant material.

*Yard, Front:* An open, unoccupied space on a Lot facing a Street extending across the front of a Lot between the side Lot Lines and from the Main Building to the front or Street Line with the minimum horizontal distance between the Street Line and the Main

Building line as specified for the District in which it is located. (See Appendix Illustrations 3 and 5.)

*Yard, Rear:* An open, unoccupied space, except for Accessory Buildings as herein permitted, extending across the rear of a lot from one (1) side Lot Line to the other side Lot Line and having a depth between the Building and the rear lot line as specified in the District in which the Lot is situated. (See Appendix Illustration 3.)

*Yard, Side:* An open, unoccupied space or spaces on one (1) side or two (2) sides of a Main Building and on the same Lot with the Building, situated between the Building and a side line of the Lot and extending through from the Front Yard to the Rear Yard. Any Lot Line, not the rear line or a front line, shall be deemed a side line. (See Appendix Illustrations 3 and 4.)

[Yard Sale: The sale of miscellaneous used household items from a residential parcel.](#)

[Yearly Day-Night Average Sound Level \(L<sub>dn</sub>YDNL\): The twenty-four-hour average sound level in decibels, for the period from midnight to midnight, obtained after the addition of ten \(10\) decibels to sound levels for the periods between midnight and 7:00 a.m. and between 10:00 p.m. and midnight \(local time\) as averaged over a span of one \(1\) year. A mathematical definition of L<sub>dn</sub> can be found in Federal Aviation Regulation Part 150 on file in the planning department of the City. The 365-day average, in decibels, Day-Night Average Sound Level. The symbol for YDNL is also L<sub>dn</sub>.](#)

## (Z)

*Zoning District:* An area of the City for which the regulations governing the area, Height or use of the land and Buildings are uniform.

*Zoning District Map:* The official certified map upon which the boundaries of the various Zoning Districts are drawn and which is an integral part of this chapter.

(Code 1960, § 26-29; Ord. No. 5862, § 1, 6-12-90; Ord. No. 6214, § 1, 2-6-96; Ord. No. 6268, § 1(A), 12-24-96; Ord. No. 6350, § 1, 6-23-98; Ord. No. 6514, § 4, 2-6-2001; Ord. No. 6568, § 1, 11-27-2001; Ord. No. 6600, § 3, 6-11-2002; Ord. No. 6699, § 1, 11-25-2003; Ord. No. 6904, § 1, 2-21-2006; Ord. No. 7099, § 3, 5-20-2008; Ord. No. 7658, § 2, 3-14-2017)

## Use Definitions (Chapter 4-10, Zoning, Sec. 4-10-83)

(a) The following definitions and explanatory notes supplement, restrict and define the meaning and intent of the use regulations as set forth in the Schedule of Uses in the preceding section:

~~(1) — *One-Family Housing Unit, Detached*: A Housing Unit designed and constructed for Occupancy by only one (1) Family and located on a separate building Tract or Platted Lot and having no physical connection to a Building located on any other Lot or Tract.~~

~~(2) — *One-Family Housing Unit, Attached (Townhouse)*: A One-Family Housing Unit which is joined to another One-Family Housing Unit at one (1) or more sides and is located on an individually Platted Lot.~~

~~(3) — *Two-Family Housing Unit*: A single Structure containing two (2) connected Housing Units.~~

~~(4) — *Multiple-Family Housing Unit (Apartment)*: Any Building or portion thereof, which is designed, built, rented, leased or let to be occupied as three (3) or more Housing Units or Apartments or which is occupied as a home or place of Residence by three (3) or more Families living in independent Housing Units.~~

~~(5) — *Group Living Quarters*: A housing facility that provides residence to five (5) or more individuals unrelated by blood, marriage, or adoption. Group living quarters include such land uses as boarding or rooming house, dormitory, convent or monastery (without a Church on-site), a nursing home, hospice, or residence for the aged, residential facilities for Fraternities, Sororities or Membership Associations, and any other residential facility where the number of occupants per housing unit exceeds the Amarillo zoning ordinance definition of Family.~~

~~(5a) — *Bed and Breakfast Inn*: A Housing Unit with fewer than six (6) individual guest rooms where short-term lodging and meals are provided for compensation.~~

~~(6) — *Hotel or Motel*: A Building or group of Buildings designed and occupied as a temporary habitation for individuals. To be classified as a Hotel or Motel, an establishment shall contain a minimum of six (6) individual guest rooms or units and shall furnish customary Hotel services such as linen, maid service, telephone, use and upkeep of furniture.~~

~~(7) — *Hotel or Motel with Associated Uses*: A Hotel or Motel as defined in paragraph (a)(6) and including a dance hall, nightclub, tavern, lounge and/or private club as associated uses on the same Premises.~~

Commented [KC16]: Consolidate with General Definitions, or move to Use Regulations, as applicable.

~~(8) — *Mobile Home*: A Structure that was constructed before June 15, 1976, transportable in one (1) or more sections, which, in the traveling mode, is eight (8) body feet or more in width, forty (40) body feet or more in length, or when erected on site is three hundred twenty (320) or more square feet in area and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes plumbing, heating, air conditioning, and electrical systems. Mobile Homes shall be skirted. This definition does not include a Recreational Vehicle.~~

~~(8a) — *Manufactured Home (Type A)*: A Structure constructed on or after June 15, 1976, according to the rules of the U. S. Department of Housing and Urban Development (HUD), transportable in one (1) or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems. Manufactured Homes shall be Skirted. This definition does not include a Recreational Vehicle.~~

~~(8b) — *Manufactured Home (Type B)*: A Manufactured Home meeting the definition of "Manufactured Home (Type A)" in (8a) above which was manufactured six (6) years or less prior to the year of installation and shall meet the site requirements set forth in Section 4-10-87 for Manufactured Home (Type B).~~

~~(8c) — *Manufactured Home (Type C)*: A new Manufactured Home meeting the definition of "Manufactured Home (Type A)" in (8a) above which shall meet the site requirements set forth in Section 4-10-87 for Manufactured Home (Type C). For the purposes of this section, a new Manufactured Home is defined as having never been occupied for any reason including as a sales office, temporary Residence or for commercial use, having never been involved in an accident, having never received weather related damage that at any time has affected its structural integrity, and having no visible signs of damage.~~

~~(8d) — *Industrialized Housing*: A residential structure that is:~~

~~a. — Designed for the occupancy of one (1) or more families;~~

~~b. — Constructed in one (1) or more modules or constructed using one (1) or more modular components built at a location other than the permanent site; and~~

~~c.— Designed to be used as a permanent residential structure when the module or the modular component is transported to the permanent site and erected or installed on a permanent foundation system.~~

~~Industrialized housing includes the structure's plumbing, heating, air conditioning, and electrical systems. Industrialized housing does not include:~~

~~a.— A residential structure that exceeds three (3) stories in height or forty-nine (49) feet as measured from the finished grade elevation at the building entrance to the peak of the roof;~~

~~b.— Housing constructed of a sectional or panelized system that does not use a modular component; or~~

~~c.— A ready-built home constructed in a manner in which the entire living area is contained in a single unit or section at a temporary location for the purpose of selling and moving the home to another location.~~

~~(9) — *Manufactured Home Park*: A unified development of three (3) or more Manufactured Home spaces arranged on a Tract of land under private ownership.~~

~~(10) — *Manufactured Home Subdivision*: A unified Development of Manufactured Home sites or Platted Lots which have been divided for the purpose of individual ownership, and which is governed by the provisions of the Subdivision regulations of the City,~~

~~(11) — *Recreational Vehicle Park*: A unified Development under private ownership designed primarily for transient service on which Recreational Vehicles are parked, situated or used for the purpose of supplying to the public a temporary parking space for such vehicles meeting all the requirements of chapter 4-7 of the Amarillo Code of Ordinances.~~

~~(12) — a. — *Residential Accessory Building*: A Detached Building subordinate to the Main Residential Building on a Lot which is used for a purpose customarily incidental to the Main Residential Building such as a Private Garage, toolhouse, greenhouse, home workshop, children's playhouse, storehouse or garden shelter. (Where one (1) or more walls of an Accessory Building are part of a wall or walls of the Main Residential Building or where an Accessory Building is attached to the Main Residential Building by a roof, the Accessory Building shall be considered as part of the Main Residential Building.)~~

~~b. — *Nonresidential Accessory Building*: A detached Building subordinate to the Main Building on the Lot which is used for a purpose customarily incidental to the Main~~

~~Building. In no instance shall the use of the detached subordinate Building be contrary to the land uses permitted in the Zoning District in which the Building is located.~~

~~c. — Carport: A roofed structure that may be enclosed on not more than three (3) sides and is allowed in all zoning districts when able to meet appropriate Setback requirements for a Main Building or Accessory Building. A specific use permit may be granted if not able to meet setbacks for Main Building or Accessory Building and will be subject to special regulations as set forth in Section 4-10-193 for Carports. Vehicular access to a Carport may not have attached an overhead, sliding or swinging, door or gate.~~

Commented [KC17]: Moved to Use Regulations.

~~(13) — Farm Accessory Building: A Structure, other than a Housing Unit, on a farm as herein defined, for the housing, protection or storage of the usual farm equipment, animals and crops.~~

~~(14) — Home Occupation: A Home Occupation is an occupation carried on in the home by a member of the occupant's Family, without the employment of additional persons and without offering any commodity for sale to the general public on the Premises, and without the keeping of stock for trade, and without the storage of supplies and equipment, and with only the use of a nameplate to identify the occupation. The occupation must not create unreasonable noise or other unreasonable conditions to abutting residential property, such as emission of odors, increased traffic, parking or generation of light or smoke.~~

(15) *Off-street Parking Incidental to Main Use:* Off-Street Parking spaces provided in accordance with requirements specified by this chapter and located on the Lot or Tract occupied by the main use, on an immediately adjacent Lot or Tract, or on an immediately adjacent Lot or Tract across an Alley or a Street and located within the same Zoning District as the main use or a Zoning District which would permit the establishment of the main use or a Commercial Parking Lot or Structure.

~~(16) — Servant's or Caretaker's Quarters: A detached secondary Housing Unit located on a Lot with a Main Residential Structure and used as living quarters for persons employed on the Premises only and not for rent or use as a separate Housing Unit by persons other than those employed on the Premises, or their immediate Family.~~

~~(16a) — Shooting Ranges (Indoor): An area enclosed at which a handgun, rifle, or other firearm is discharged at a target, designed to prevent a projectile fired from a firearm at a target from going beyond the boundaries of the area, by use of a backstop or other barrier that is designed to completely stop the projectile or prevent a potentially dangerous ricochet.~~

~~(17) —Swimming Pool (Private): A swimming pool constructed for the exclusive private use of the residents of a one-family, two-family or multiple-family Housing Unit and fenced in accordance with the regulations of the City.~~

~~(18) —Temporary Field or Construction Office: A Structure or shelter, subject to removal by order of the Building Official, used in connection with a Development or building project for housing on the site of temporary administrative and supervisory functions and for sheltering employees and equipment.~~

~~(19) —Electrical Substation: An electrical facility consisting of transformers and associated equipment having a primary purpose of reducing the transmission voltage of a bulk electrical power source greater than thirty-three thousand (33,000) volts (33 KV) for distribution to specific areas within the City. Where applicable, an electrical substation shall meet the requirements set forth in section 4-10-294 of this chapter.~~

~~(20) —Local Utility Line: The facilities provided by a municipality or a franchised utility company for the distribution or collection of gas, water, surface drainage water, sewage, electric power or telephone service.~~

~~(21) —Public Building, Shop or Yard of Local, State or Federal Agency: Facilities such as maintenance yards or shops required by branches of local, State or federal government for service to an area such as Highway Department yard, City service center or experiment station.~~

~~(22) —Public Building, Office of Local, State or Federal Agency: Office facilities required by branches of local, State or federal government.~~

~~(23a) —On-Premise Primary Use Sales and Service: Sales of alcoholic beverages, and establishments holding permits under the Texas Alcoholic Beverage Code, as a primary use for consumption on the premises where sold or served. The term "primary use" being defined as having alcohol sales that are in excess of fifty (50) percent of the gross sales receipts of the establishment.~~

~~(23b) —On-Premise Incidental Use Sales and Service by Restaurant: Sales of alcoholic beverages, and service of alcoholic beverages in restaurants holding permits under the Texas Alcoholic Beverage Code, as an incidental use for consumption on the premises where sold or served. The term "incidental use" being defined as having alcohol sales that are no more than fifty (50) percent of the gross sales receipts of the establishment.~~

~~(23c) —On-Premise Incidental Use Sales and Service by Non-Restaurant: Sales of alcoholic beverages, and service of alcoholic beverages in establishments other than restaurants~~



~~holding permits under the Texas Alcoholic Beverage Code, as an incidental use for consumption on the premises where sold or served. The term "incidental use" being defined as having alcohol sales that are no more than fifty (50) percent of the gross sales receipts of the establishment.~~

~~(23d) — Off-Premise Alcoholic Beverage Sales: Sales of alcoholic beverages in lawful containers for off-premise consumption.~~

~~(23e) — Temporary Sales of Alcoholic Beverages: Sales of alcoholic beverages not exceeding seventeen (17) percent alcohol by volume for consumption on or off the premises, subject to all applicable Texas Alcoholic Beverage Code regulations. License may be issued for a period of not more than four (4) days as approved by the City Secretary and Chief of Police, and must comply with the Amarillo Municipal Code of Ordinances, Chapter 10-3, Article IV and Chapter 16-3, Article VI, if applicable.~~

~~(24) — Communication and Broadcast Towers: Structures supporting antennas for transmitting or receiving any portion of the radio spectrum, but excluding noncommercial antenna installations for home use of radio or television.~~

~~(24a) — Adult Business: Any business activity which offers the opportunity to view Specified Sexual Activity or view, or touch, for entertainment, Specified Anatomical Areas. Such definition further includes but is not limited to Adult Arcade, Adult Bookstore/Film Store, Adult Cabaret, Adult Lounge, Adult Motel or Hotel, Adult Retail Store, and an Adult Theater.~~

~~(24b) — Topless Establishments: Any business activity which offers the opportunity (whether as a single activity or in conjunction with any other business activity) to view male or female naked breasts or breasts that are partially clothed in a manner that leaves uncovered or visible through less than opaque clothing any portion of the breast below the areola, and where the genital areas and anus are covered by a g-string or other opaque covering.~~

**Note**— Ord. No. 6681, § 3, adopted Sept. 30, 2003 states "Any premises that is already used as a Topless Establishment on the date of first reading of this ordinance, and which does not comply with the location requirement of this ordinance, may continue in operation as a non-conforming use until any of the following events occurs:"

(a) Cessation of doing business as a Topless Establishment for a continuous period of 180 days or more; or,

(b) A change in (i) the ownership of the real estate upon which the Topless Establishment is located or (ii) the tenant which operates a Topless Establishment on the premises, either or both of which occurs after September 30, 2007, or

(c) Destruction of the Topless Establishment by fire, the elements, or other causes that exceeds fifty (50) percent of the Structure's value as shown of the current tax rolls."

Commented [KC18]: Move to Article VI (Nonconformities).

~~(25) — Amusement, Commercial (Indoors): An amusement enterprise wholly enclosed in a Building which is treated acoustically so that noise generated by the enterprise is not audible at the Bounding Property Line and including, but not limited to, a bowling alley or billiard parlor. In industrial areas, commercial amusements shall be subject to the same sound Performance Standards as industrial uses.~~

~~(26) — Amusement, Commercial (Outdoors): Any amusement enterprise offering entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open, including but not limited to, a golf driving range, archery range and miniature golf course.~~

~~(27) — Country Club (Private): An area of twenty (20) acres or more containing a golf course, a clubhouse and associated uses available only to private specific membership.~~

~~(28) — Dance Hall or Nightclub: An establishment offering to the general public facilities for dancing and entertainment for a fee and subject to licensing and regulation by the City.~~

~~(29) — Day Camp: A facility arranged and conducted for the organized recreation and instruction including outdoor activities on a daytime basis.~~

(30) *Golf Course (Commercial)*: A golf course, privately owned but open to the public for a fee and operated as a commercial venture.

(31) *Park or Playground (Public)*: A recreation facility or park owned or operated by a public agency such as the Municipal Park Department or school board and available to the general public; or the temporary or seasonal use of open land as a play area or recreation area which is authorized or approved by the City.

~~(32) — Playfield or Stadium (Public): An athletic field or Stadium owned or operated by a public agency for the general public, including a baseball field, golf course, football field or Stadium.~~

(33) *Riding Club*: A paddock, clubhouse and stable for quartering, training and riding horses; the facilities of which are restricted to a specific membership and not available to the general public.

(34) *Swimming Pool (Commercial)*: A swimming pool with accessory facilities, not part of the municipal or public recreational system and not a private swim club, but where the facilities are available to the general public for a fee.

(35) *Zoo (Private)*: A facility housing and displaying live animals, reptiles or birds, privately owned and operated for a fee or for the promotion of some other enterprises.

(36) *Zoo (Public)*: A zoo or similar facility owned and operated by a governmental unit or a nonprofit zoological society where live animals, birds and reptiles are housed and displayed.

~~(37) *Art Gallery or Museum*: An institution for the collection, display and distribution of objects of art or science, and which is sponsored by a public or quasi-public agency and which facility is open to the general public.~~

(38) *Church or Rectory*: A place of worship and religious training of recognized religions including the on-site housing of ministers, rabbis, priests, nuns and similar staff personnel.

(39) *College or University*: An academic institution of higher learning, accredited or recognized by the State and offering a program or series of programs of academic study.

~~(40) *Community Center (Public)*: A Building and grounds owned and operated by a governmental body for the social or recreational uses, health or welfare of the community served.~~

(40a) *Criminal Justice Halfway House*: A Residential facility operated to house individuals who have been in confinement for a criminal conviction or are placed in a regulated living environment as part of the disposition of a criminal allegation on the condition that the individuals must live within such facility for a specified period of time as a requirement of parole or probation from a county, State or federal judicial system.

(41) *Day Care Center*: An establishment where more than six (6) people are housed for care or training during the day or portion thereof.

(42) *Family Day Care Home*: A Housing Unit operated by a person (caregiver), where such caregiver houses people not to exceed six (6) in number, excluding the caregiver's own dependents, for care or training or both during ten (10) hours or less per day. The

caregiver may house up to three (3) additional people for not more than three (3) hours per day.

(43) *Public or Denominational Day Care Center*: A nonprofit public or religious agency, including but not limited to churches, schools and colleges, where people are housed for care or training during the day or a portion thereof.

(44) *Family Care Facility for Children*: A facility which provides room, board, care and supervision to four (4) through six (6) children, exclusive of a Family unit of individuals related by blood, marriage or adoption, on a twenty-four-hour-a-day basis. Such Family Care Facility for Children must be licensed or supervised by the State of Texas and shall be limited to foster homes and homes for the temporary placement of children for evaluation.

(45) *Group Care Facility for Children*: A facility which provides room, board, care and supervision to seven (7) or more children, exclusive of a Family unit of individuals related by blood, marriage or adoption, on a twenty-four-hour-a-day basis. Such Group Care Facility for Children must be licensed or supervised by the State of Texas and shall be limited to foster homes and homes for the temporary placement of children for evaluation.

(46) *Fraternity, Sorority or Membership Association*: Meeting places for social organizations or associations to which entrance is permitted to members only and their invited guests and specifically excluding private clubs licensed by the Texas Alcohol Beverage Commission.

(47) ~~Reserved.~~

(48) *Halfway House*: A residential facility for persons who are receiving therapy and counseling from support staff who are present at all times the residents are present, for one (1) or more of the following purposes:

- a. To help residents recuperate from the effects of drugs or alcohol addiction;
- b. To help homeless persons or families achieve independence and obtain permanent housing;
- c. To help persons with family or school adjustment problems that require specialized attention and care in order to achieve personal independence; or
- d. To provide temporary shelter for persons who are victims of domestic abuse.

~~(49) —Hospital: A medical facility or institution for diagnosing, treating, caring for persons or for medical and surgical treatment to persons, including acute medical care, chronic medical care on a prolonged or permanent basis, mental health center, and resident or outpatient treatment to alcoholic, narcotic or psychiatric patients.~~

~~(50)–(52) Reserved.~~

~~(53) —School, Business: A business organized to operate for a profit and offering instruction and training in a service or art such as secretarial school, barber college, beauty school or commercial art school, but not including manual trade schools.~~

~~(54) —School, Commercial Trade: A business organized to operate for a profit and offering instruction and training in a trade such as welding, brick laying, machinery operation and similar trades.~~

~~(55) —School, Private Elementary or Secondary: A school having a curriculum generally equivalent to public elementary or secondary schools, but not including trade or commercial schools.~~

~~(56) —School, Public or Denominational: A school under the sponsorship of a public or religious agency having a curriculum generally equivalent to public elementary or secondary schools, but not including trade or commercial schools.~~

~~(56a) —Shelter: An organization providing temporary (three (3) days or less) boarding or lodging or both on its premises primarily to indigent, needy, homeless or transient persons.~~

~~(57) —Airport or Landing Field: A landing facility for aircraft which must contain a minimum of one hundred sixty (160) acres and be approved by the City as an aircraft landing facility.~~

~~(58) —Helicopter Base: A landing and terminal facility for rotary wing aircraft, including facilities for fueling, servicing and maintaining such craft and subject to approval by the City.~~

~~(59) —Heliport: A landing facility for rotary wing aircraft not exceeding a gross weight of twelve thousand five hundred (12,500) pounds subject to regularly scheduled use; but not including fueling or servicing facilities for such craft and subject to approval by the City.~~

~~(60) — *Helistop*: A landing pad for occasional and infrequent use by rotary wing aircraft not exceeding a gross weight of six thousand (6,000) pounds and not for regularly scheduled stops and subject to approval by the City.~~

(61) *Railroad Track and Right-of-Way*: Not including railroad stations, sidings, team tracks, loading facilities, docks, yards or maintenance areas.

(62) *Railroad Team Track*: A spur for sporting and unloading or loading box cars or other railroad cars.

(63) *Parking Lot or Structure, Commercial (Auto)*: An area or Structure devoted to the parking or storage of automobiles for a fee. Such definition may include, in the case of a Parking Structure only, a facility for servicing of automobiles provided such facility is primarily an internal function for use only by automobiles occupying the Structure and creates no special problems of ingress and egress.

(64) *Parking Lot, Truck*: Facility for parking or storage of currently licensed trucks.

(65) *Service Station or Automobile Tune-Up Shop*: An establishment for the retail sale of petroleum products, automobile accessories and/or minor automobile tune-up, muffler installation incidental to the primary use, oil change or other lubricative services in which all services provided and all storage, supplies, parts, equipment and accessories are indoors. This definition shall not include any major automotive repairs or service (engine and transmission exchange or overhauls, etc.) or other uses designated in section 4-10-82(H), Automobile Service Uses, of this chapter.

~~(66) — *Limited Self-Service Gasoline or Fuel Service Station*: An establishment for the retail sale of petroleum products only (not including automobile accessories, service or repair) on a customer self-service basis and limited to a maximum of three (3) individual dispensing outlets at any separate station or on any Lot or Tract.~~

~~(67) — *Antique Shop*: An establishment offering for sale within a Building articles such as glass, china, furniture or similar furnishings and decorations which have value and significance as a result of age, design or sentiment.~~

~~(68) — *Cleaning Shop or Laundry (Limited Area)*: A custom cleaning shop not exceeding six thousand (6,000) square feet of Floor Area.~~

(69) *Cleaning or Laundry Self-Service Shop*: To be of the customer self-service type and not a commercial laundry or cleaning plant.

~~(70) — Custom Personal Service: Tailor, dressmaker, shoe shop or similar shop offering personalized apparel service.~~

~~(71) — Instant Printing or Photocopy Shop: A facility for the retail sale of reproduction copies, provided the copies are processed directly from an original document. This definition shall not include any plant or facility for commercial reproduction of materials or drawings on a job order or bulk basis utilizing a lithographic printing process.~~

~~(72) — Liquor Store: A facility whose primary purpose is for the sale of beer, wine or liquor not for on-premises consumption. It may also sell soft drinks and some food items.~~

~~(73) — Restaurant: Any eating or drinking establishment where the preparation and serving of food is the primary business of such establishment. The term "primary Business" means that the gross receipts from the sale of food are equal to or exceed fifty (50) percent of the entire gross receipts of such establishment.~~

(74) *Tavern, Lounge or Private Club:* A Tavern or Lounge shall mean an establishment, the primary activity of which is the sale and consumption on the Premises of beer, wine or other liquors and where food service, if any, is secondary to the sale of beer, wine and other liquors. Private Club shall mean any organization or association of persons including fraternal and veteran organizations and all organizations required to be licensed by the Texas Alcohol Beverage Commission.

~~(75) — Kennel: Any place where five (5) or more dogs, cats or any combination thereof, over the age of four (4) months, are raised, trained, boarded, harbored or kept. Veterinary clinics, animal hospitals and governmental animal shelters are specifically excluded.~~

~~(76) — Farm, Ranch, Garden or Orchard: An area of five (5) acres or more which is used for growing of usual farm products, vegetables, fruits, trees and grain and for the raising thereon of the usual farm poultry and farm animals such as horses, cattle and sheep and including the necessary Accessory Uses for raising, treating and storing products raised on the Premises, but not including the commercial feeding of offal and garbage to swine and other animals and not including any type of agriculture or husbandry specifically prohibited by ordinance or law, and not including commercial riding stables.~~

~~(77) — Livestock Auction: Barns, pens and sheds for the temporary holding and sale of livestock.~~

~~(78) — *Horse Lot (Commercial):* An area used exclusively for quartering horses (the term "horses" shall include all equine animals) for the purposes of boarding or rental to the public and containing a stable which provides at least one hundred (100) square feet for each horse quartered.~~

~~(79) — *Horse Lot (Private):* An enclosed area unobstructed by any cross fences used exclusively for quartering horses (the term "horses" shall include all equine animals) and containing at least ten thousand (10,000) square feet for the first one (1) to four (4) horses and two thousand (2,000) square feet for each horse thereafter with a limit of eight (8) horses per acre; provided, however, the area requirement, as set out above, shall not apply to a horse lot (private) located in A, HC, I 1 or I 2 Zoning Districts. Any area used for the keeping of horses under this chapter shall be fenced and shall exclude any area required as minimum Front Yard specified in the Zoning Ordinance of the City.~~

~~(80) — *Stable (Private):* Any Structure located within a horse lot (private) which is used for the sheltering, quartering and feeding of Animals.~~

(81) *Veterinarian's Office Only (no hospital):* A facility for the prevention, treatment, minor surgery, cure or alleviation of disease and/or injury in Animals, specifically Domestic Animals, with all care provided on an outpatient treatment basis only. No overnight boarding of Animals shall be allowed.

~~(82) — *Flea Market:* A collection or group of outdoor stalls, booths, tables or other similar arrangement, used by individual vendors, for the display and sale of various items of new or used personal property.~~

~~(83) — *Laboratory, Manufacturing:* Operations involving the compounding of products such as perfumes, pharmaceutical and the development and assembly of instruments and similar items.~~

~~(84) — *Light Fabrication and Assembly Processes:* Including the manufacture of clothing, jewelry, trimming decorations and any similar item not involving the generation of noise, odor, vibration, dust or hazard.~~

(85) *Mini Storage Warehouse:* A unified Development of leasable self storage units built on the site, each unit not to exceed three hundred (300) square feet in Floor Area. No outside storage, no storage of explosives, flammable materials or materials emitting noxious odors shall be allowed.

(86) *New Building Materials Sales and/or Storage (Unscreened):* The sale and/or storage of Building materials where a minimum of sixty (60) percent of the Building materials



are new products which have not previously been used in the construction of, or as a part of, any Structure.

~~(87) — *Outdoor Storage (Screened)*: The storage of any equipment or commodity, either as a primary use of land or as an Accessory Use, in an outdoor area which is enclosed by a fence, wall or other visual barrier which complies with the specifications of section 4-10-268. Where either this designation of an open storage activity or another designation might apply, the more restrictive shall govern.~~

~~(88) — *Outdoor Storage (Unscreened)*: Storage outdoors not set forth in section 4-10-82, Uses of Land and Building, where the open storage use is designated as being allowed. This definition is not intended to regulate the storage of vehicles or equipment for the principal activity of an auto storage, auto auction, new or used auto sales (outdoor lot); new or used heavy machinery sales with associated storage and repair; motorcycle or scooter sales and repair; tool and light vehicle rental and sales; petroleum products, storage and wholesale; milk depot dairy or ice cream plant; maintenance and repair service for Buildings; Mobile Home/Manufactured Home sales or rental; bus station or terminal; hauling or storage company or similar transportation use; new building material sales and storage; contractors' storage or equipment yard; wholesale office, storage and sales facility; parking lots for personal, commercial or government vehicles; or any establishment having facilities for processing iron, steel or nonferrous scrap and whose principal product is scrap iron and steel or nonferrous scrap for sale for remelting purposes, which is located in the A, GR, LC, CB, HC, I-1 and PD Zoning Districts. It also does not include the incidental outdoor display of commodities for retail sale where the use is permitted by section 4-10-82 in a GR General Retail District. Where either this designation of an open storage activity or another designation might apply, the more restrictive shall govern.~~

~~(89) — *Secondhand Merchandise Dealers or Storage*: The keeping, handling, storage or use of furniture, appliances and/or other merchandise or goods for sale or display. "Secondhand merchandise" is defined as an item which has previously been sold at the wholesale or retail level or previously used by an individual or business. Except in an I-2 Zoning District, any outdoor storage or display of such merchandise shall require visual screening to the standards set out in section 4-10-268 of this chapter.~~

~~(90) — *Used Building Materials Sales and/or Storage (Unscreened)*: The sale and/or storage of Building materials where a minimum of forty (40) percent of the Building materials are used products which have previously been used in the construction of, or as a part of, any Structure.~~

~~(91) — Topsoil, Earth or Stone Storage (Temporary): The temporary storage of topsoil, earth, masonry or stone is an allowed use, provided that a permit shall first be obtained from the City Director of Public Works. Such permit shall provide for location, duration, fencing and leveling of material and maintenance of the site and shall require immediate removal for violation of any of the provisions of the permit.~~

~~(91a) — Hazardous Waste Collection, Processing, or Disposal: An indoor facility or operation to collect, process, or dispose of Hazardous Waste materials. In order to be considered as a Planned Development, the proposed site must be located on property zoned LC or HC District at the time of submission of an application for Planned Development review.~~

~~(92) — Junk or Salvage Yard: Any land or Building where metals, plumbing materials, appliances, vehicles, vehicle parts, rags or paper, machinery or similar items or material are kept, salvaged, stored, dismantled and/or offered for sale as whole units, as salvaged parts or as processed materials.~~

~~(93) — Recycling Collection Facility: A facility designed to collect, sort and package, by manual or mechanical processes, recyclable items for transport to a reprocessing plant. The facility must be operated indoors with no outdoor storage or collection bins, except when located in an I-2 District. The term "recyclable item" shall mean a waste product which can be reprocessed and used again as raw material in the manufacturing of same or similar products and is not attached or combined with products containing other materials. The term "mechanical processes" shall mean sorting and packaging by machinery in which the composition of the item remains constant but the shape of the product is altered.~~

~~(93a) — Receiving Center for Recyclable Items: An enclosed facility not exceeding three hundred twenty (320) square feet in Floor Area designed to receive recyclable items for transport to a Recycling Collection Facility and which also complies with the following requirements:~~

~~a. — All operations of the receiving center such as collection, weighing, and storage shall be contained within the facility by manned attendant during business hours or automated within a fully enclosed Structure.~~

~~b. — No Outdoor Storage is allowed.~~

~~c. — Centers utilizing trailers or other mobile equipment must provide solid brick veneer fencing of the undercarriage when it can be viewed from a street. Exterior lighting shall be provided to illuminate both sides of the required fencing.~~

d.—All signage shall be attached to the facility and total Sign area shall not exceed eighty (80) square feet.

e.—Daily maintenance of the site and facility to remove trash and debris and spraying for pest control and odor on a weekly basis is required.

f.—The location of the facility shall be limited to a paved Lot containing a permanent Structure(s) and shall meet all Yard Setback requirements for a Main Building. Placement of the facility on such a Lot must be located:

1.—At the side of an existing Structure(s) which does not have Street frontage;

2.—A site not allowing compliance with subsection f.1 above may be located between the side of an existing Structure(s) and a Street;

3.—Should neither condition in subsection f.1 or f.2 exist, the facility may then be located between the front of an existing Structure(s) and a Street.

g.—Any noise produced by its operation shall not exceed seventy-eight (78) db at ten (10) feet from the facility.

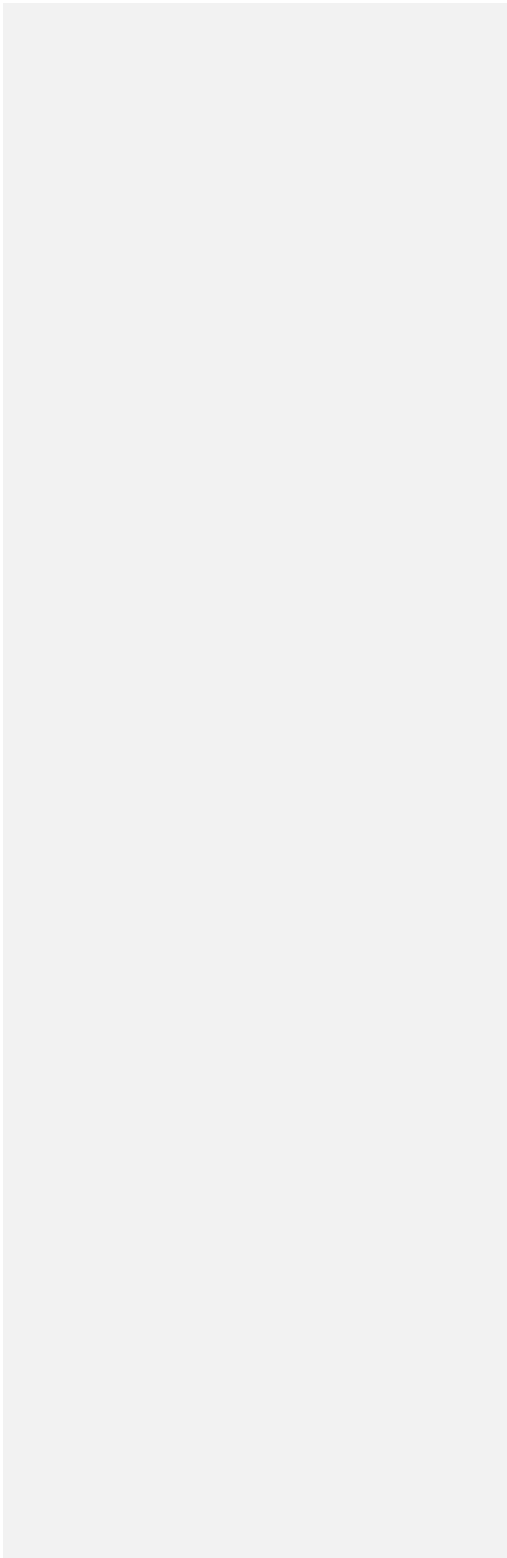
h.—When placed on an existing parking lot, it shall not create a deficit in minimum off-street parking spaces.

(94) — *Landfill (Nonputrescible Material)*: A designated Tract of land upon which material and man-made inert solid material is disposed of in accordance with the standards established by the Texas Board of Health. The material which may be disposed of shall be limited to soil, rock, dirt, sand, gravel, concrete, brush, lumber and construction or demolition wastes. Any other nonputrescible material not listed above must be approved by the City Director of Public Works prior to dumping. No putrescible solid waste shall be disposed of in the landfill. The landfill site must be approved by the City Director of Public Works.

(95) — *Sanitary Landfill*: A designated area of land upon which solid waste and other material are disposed of in accordance with standards established by the Texas Board of Health. Sanitary landfill site must be approved by the City Director of Public Works.

(Code 1960, § 26-9; Ord. No. 5723, § 2, 11-24-87; Ord. No. 5828, § 2, 9-26-89; Ord. No. 5862, § 1, 6-12-90; Ord. No. 5986, § 1, 12-1-92; Ord. No. 6101, § 1(A), 9-27-94; Ord. No. 6214, § 1, 2-6-96; Ord. No. 6268, § 1(K), 12-24-96; Ord. No. 6350, § 1, 6-23-98; Ord. No. 6405, § 1, 3-23-99; Ord. No. 6514, § 1, 2-6-2001; Ord. No. 6568, § 4, 11-27-2001; Ord. No. 6681, § 1, 9-30-2003;

Ord. No. 6699, § 4, 11-25-2003; Ord. No. 6708, § 2, 1-27-2004; Ord. No. 6904, § 1, 2-21-2006;  
Ord. No. 7724, § 3, 3-27-2018)



## Landscaping Definitions (Chapter 4-10, Zoning, Sec. 4-10-247)

### (B)

*Building Footprint:* A Structure which is covered by a roof or canopy and is not open to the sky. This definition is not intended to include Carports.

*Building Official:* Head of the Department of Building Safety for the City of Amarillo.

### (E)

*Evergreen Tree:* A tree with foliage that persists and remains green year round.

*Excess Vegetation:* Whether living, dormant, or dead:

- (1) All grasses, weeds, and other plants in excess of eight (8) inches in height that are cultivated and growing in rank profusion; or
- (2) Noxious weeds; or
- (3) Uncultivated brush or weeds in excess of eight (8) inches in height; or
- (4) Shrubs and tree limbs that overhang or obstruct public sidewalks, streets, or alleys in violation of other provisions of this Code of Ordinances.

Provided however, the term "Excess Vegetation" shall not include cultivated flowers, gardens, and lawns.

### (G)

*Groundcover:* Living landscape materials or low-growing plants, other than turf grasses, installed in such a manner so as to provide a continuous cover of the ground surface, and which upon maturity normally reach the average maximum height of twenty-four (24) inches.

### (H)

*Hardscape:* Including but not limited to building foundation, concrete, asphalt, pavers, or stones set with mortar.

**(L)**

*Living Landscape Materials:* Living flowers, Groundcover, ornamental grasses, turf, shrubs, vines, and trees.

**(M)**

*Multiple-Family Land Use:* A use which is designated to occupy three (3) or more Housing Units or Apartments or which is occupied as a home or place of Residence by three (3) or more Families living in independent Housing Units.

**(N)**

*Non-Living Landscape Materials:* Natural or man-made material free of uncultivated vegetation that is intended to reduce or eliminate watering, growth of Excess Vegetation, and inhibit water runoff while maintaining a pleasant aesthetic appearance. Examples of acceptable materials include: Boulders, wood chips, artificial turf, mulch, crushed or decomposed granite, gravel, cobblestone, crushed rock, sand, ornamental glass, and lava rock. A permeable weed barrier shall be installed under all Non-Living Landscape Materials.

**(O)**

*Ornamental Tree:* A deciduous tree thirty (30) feet or less in height at maturity, planted primarily for its ornamental value such as flowers, leaf color, size, or shape.

**(P)**

*Parking Lot Island:* An area, protected by standard curb, and typically surrounded on at least two (2) sides by parking spaces or drive aisle.

**(R)**

*Recommended Plant List:* A list of perennials, Groundcover, ornamental grasses, turf, shrubs, vines, and trees adopted in the Article XXI, Sec. 4-10-1003. The Planning Director may amend this list from time to time. The Plant List is not set out in the Code, but is on file and available for inspection in the office of the Planning Director.

**(S)**

*Shade Tree:* A deciduous tree exceeding thirty (30) feet in height at maturity, planted for its high crown of foliage or overhead canopy.

*Street Frontage:* The property line where a Lot, Tract, or Parcel of land fronts right-of-way.

**(T)**

*Total Required Landscaped Area:* Ten (10) percent of Building Footprint.

*Trash:* Debris such as cans, glass, cartons, construction waste, dead tree stumps, dead trees, as well as other items as defined in Section 4-3-2(a) of the Amarillo Municipal Code.

*Turf Grass:* Cultivated grass typically used for lawns which require regular watering and mowing to maintain a desired height, color, and aesthetic appearance.

**(Z)**

*Zoning Board of Adjustment:* Appointed by the City Council, this board is authorized to make special exceptions, in appropriate cases and subject to appropriate conditions and safeguards, to the terms of this Chapter in harmony with its general purpose and intent and in accordance with general or specific rules contained herein.

(Ord. No. 7469, § 2, 8-12-2014)

## Chapter 4-2, Signs, Sec. 4-2-2

Except where the context clearly indicates to the contrary, the following words and phrase shall have the indicated meaning when used in this Chapter:

### (A)

*A-frame sign*: A temporary sign which has two (2) sides, the frame or support structure of which is hinged or connected at the top of the sign in such a manner that the sign is easily moved or erected.

*Abandoned sign*: A sign that no longer identifies an active, lawful business or activity or for which no legal owner can be located.

*Animation*: The presentation of pictorials or graphics in a progression of frames which gives the illusion of motion, including moving objects, moving patterns or expanding or contracting shapes.

*Apartment or mobile home park identification sign*: A permanent on-premises sign for the identification of an apartment building, housing complex, or mobile home park.

### (B)

*Banner*: A temporary sign composed of lightweight, flexible material on which letters, symbols or pictures are painted or printed.

*Building Identification sign*: A building identification sign identifies the name of the building, but displays no goods or services for sale or other advertising.

*Brightness*: The maximum luminous intensity of a sign, which shall not exceed five thousand (5,000) nits (candelas per square meter) during daylight hours or five hundred (500) nits between dusk and dawn, as measured from the sign's face.

*Building frontage*: The length of a building wall which faces a street.

### (C)

*Candelas*: A unit of luminous intensity, defined as the amount of luminous flux (total luminous power emitted from a source and expressed as lumens) per unit solid angle in a given direction.



*Canopy*: A permanent roof-like shelter extending from part or all of a building or independent of a building, including any rigid material or cloth or fabric supported by a structural frame.

*Canopy sign*: A sign that is permanently affixed to a canopy by paint, glue, sewing, or any other type of non-structural type of attachment.

*Construction sign*: An on-premises sign, which may be erected for a limited time as defined under Section 4-2-7, identifying any or all of the property owners, engineers, architects, mortgagees or other participants in the construction or improvement of the premises, but which displays no goods or services for sale or other advertising.

**(D)**

*Development sign*: An on-premises sign, which may be erected for a limited time as defined under Section 4-2-9, identifying and promoting one (1) or more developments, projects or buildings proposed or currently under construction, but which displays no goods or services for sale or other advertising.

*Dilapidated sign*: Any sign where:

- (1) The structural support or frame members are visibly bent, broken, dented, or torn; or
- (2) The sign face is visibly torn, cracked or, in the case of wood and similar products, splintered in such a way as to constitute a potential harmful condition; or
- (3) The sign or its elements are twisted or leaning or at angles other than those at which it was originally erected (such as may result from being blown or the failure of a structural support); or
- (4) The sign or its elements are not in compliance with the requirements of the current electrical code and/or the building code of the City.

*Directional sign*: A sign which contains only information designed to direct pedestrian or vehicular traffic to the location of a facility on the property on which the sign is located. Such signs may include, but are not limited to, arrows, words, or logos. No goods or services for sale may be listed on a directional sign.

*Directory sign*: A directory sign lists tenants in the building and may list the name of the building, but displays no goods or services for sale or other advertising.

*Dissolve/Fade:* A mode of message transition on an electronic sign accomplished by varying the light intensity or pattern, where the first message gradually reduces intensity or appears to dissipate to the point of not being legible and the subsequent message gradually appears or increases intensity to the point of legibility.

*Double-faced sign:* Any two (2) adjacent signs on a single structure or separate structures with both faces oriented in the same direction and not more than ten (10) feet apart at the nearest point between the two (2) faces. May be referred to as a side-by-side or stacked sign.

**(E)**

*Electronic message center (EMC):* An on-premises sign on which the message or copy can be electronically changed by remote or automatic means.

*Electric Sign:* Any sign that uses electrical means or devices either to illuminate the Sign Area, letters, designs, or decorations thereon.

**(F)**

*Flag:* A sign made of cloth, bunting or similar material, often attached to a pole, with specific colors, patterns, or symbolic devices, used as a national, state or local symbol, or to indicate membership in an organization. The term "flag" shall also include any such display placed for decorative purposes only, with no commercial logo or advertising message.

*Flashing:* A sign containing an intermittent, sequential, or blinking light source, or which gives the illusion of intermittent or blinking light by means of animation, or an externally-mounted intermittent light source.

*Frame:* A complete, static display screen on the entire face of an electronic sign.

*Frame effect:* A visual effect accomplished by varying the light intensity or pattern on the display surface of an electronic sign to attract the attention of viewers.

*Freestanding sign:* A sign which is attached to or a part of a completely self-supporting structure such as a frame or one (1) or more poles which is not attached to any building or any other structure and which is permanently affixed to the ground.

## (G)

*Gasoline price sign:* An on-premises sign with changeable copy letters and numbers or an electronic display without movement affixed to a gasoline pump canopy or its supports or a freestanding sign with the intent to display the current price of motor fuels.

*General business sign:* An on-premises sign which identifies a business or which advertises or promotes a commodity or service offered on the premises where such sign is located.

*Glare:* An effect created when an illumination sources shines with sufficient brightness to cause discomfort, distract attention, or lead to the reduction or loss of visibility or visual function of the public.

*Government sign:* A sign indicating public works projects, public services or other programs or activities conducted by any governmental agency.

## (I)

*Incidental sign:* A sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as "no parking", "towing enforced", "entrance", "loading only", "telephone", an address, and other directives or guidance, or to provide public safety information, but which displays no goods or services for sale or other advertising.

*Institutional identification sign:* A permanent, on-premises sign for the identification of a public or private school, university, church, or hospital or other similar use.

## (L)

*Logo:* An identifying symbol used for advertising purposes, which may or may not be a registered trademark or service mark of the entity identified.

*Lumens:* The luminous flux emitted per unit solid angle from a uniform point source whose luminous intensity is one (1) candela.

## (M)

*Menu board:* A sign displaying the menu for drive-up window service.

*Monument sign:* A permanent freestanding sign in which a majority of the structure's width is in contact with the ground.

## (N)

*Nameplate sign:* An on-premises sign showing only the name and/or address of the occupant.

*Nits:* A photometric unit defined as cd/m<sup>2</sup> (2) (candelas per square meter).

*Non-combustible material:* This definition shall be the same as defined in the Building Code adopted by the City.

*Non-commercial message sign:* A sign conveying a civic, political, or religious, or personal message, or a regulatory message or warning, but which displays no goods or services for sale or other advertising.

## (O)

*Office identification sign:* An on-premise sign which identifies an office building or any or all the owners, occupants or tenants of an office building and the services related thereto, but which displays no goods or services for sale or other advertising.

*Off-premises sign:* A sign which advertises or directs attention to a business, product, service, or activity which is not usually available on the premises where the sign is located.

## (P)

*Pennant:* A temporary sign made of lightweight material which tapers to a point, hung individually or in a series, with or without a logo or an advertising message printed or painted on it.

*Plastic Material:* This definition shall be the same as defined in the Building Code adopted by the City.

*Pole sign:* A permanent freestanding sign which is supported by one (1) or more poles in or upon the ground.

*Political sign:* A temporary sign announcing or supporting political candidates or issues in connection with any national, state, or local election.

*Portable sign:* A temporary sign which is designed to permit removal and reuse, and which includes but is not limited to A-frame and other such signs, and signs mounted on a trailer, wheeled carrier, vehicle, or other portable structure.

*Projecting sign:* A sign which is attached or affixed to a building, wall or structure other than a pole, and which extends more than fifteen (15) inches from such wall or structure.

*Pylon sign:* A permanent freestanding sign which has at least twenty-five (25) percent of the sign structure width in contact with the ground and in which the sign face is separated from ground level by means of one (1) or more supports such as poles, pole covers or columns.

## (R)

*Reader board:* An on-premises sign consisting of alphanumeric characters that can be changed periodically through manual means.

*Real estate sign:* A temporary sign pertaining to the sale or lease of the premises, or a portion of the premises, on which the sign is located.

*Roof sign:* A sign that is painted on or erected upon or above the roof of a building.

## (S)

*Setback:* The distance measured from a property line to the closest point of the sign or its supporting structure.

*Searchlight:* An apparatus on a swivel base that projects a strong, far-reaching beam of light.

*Scroll/Travel:* A mode of message transition on an electronic sign where the message moves vertically or horizontally across the display surface.

*Shopping and/or office center:* A group of four (4) or more retail and office establishments which is planned and developed as a business center with common access and parking.

*Sign:* Any structure, object, device, display or advertising artwork, situated outdoors or in a window, visible from a public or private street or alley, which is used entirely or in part to advertise, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, logos, fixtures, colors, illumination or projected images.

*Sign area:* The actual message or display area of a sign and shall include the border and trim when calculating regular shapes (square, rectangle, triangle, circle). In the case of an irregular-shaped sign, the gross area shall be calculated by enclosing the message area by using applicable geometric shapes.

*Sign face:* That portion of the sign that is or can be used to identify, display, advertise, or communicate information, or for a visual representation which attracts or intends to attract the attention of the public for any purpose.

*Sign height:* The vertical distance between the highest point of the sign or its supporting structure and the natural grade directly below the sign.

*Sign structure:* Any structure which is designed specifically for the purpose of supporting a sign, has supported or is capable of supporting a sign. This definition shall include any decorative covers, braces, wires, supports, or components attached to or placed around the sign structure. Where any goods or services for sale or other advertisement is displayed on the structure, then said structure shall be counted as part of the sign area.

*Snipe or bandit sign:* A sign which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, stakes, fences, or other like objects, the advertising matter of which is not applicable to the present use of the premises on which the sign is located.

*Spectacular sign:* Any sign that physically rotates, oscillates, contains any moving parts, or contains lights which produce a pulsating strobe-like effect.

*Sponsor panel:* A portion of a sign displaying the name of a product, service or company offering goods or services on-site or having a promotional relationship for events occurring on the premises.

*Streamers:* A temporary display made of lightweight, flexible materials, consisting of long, narrow, wavy strips hung individually or in a series, with or without a logo or advertising message printed or painted on them.

*Street frontage:* The length of the property line of a lot or tract immediately adjacent to a public or private street, measured in feet.

*Structural trim:* The mountings, battens, cappings, palings, nailing strips, latticing, cutouts, or letters, platforms, and walkways, which are attached to the Sign structure.

*Subdivision identification sign:* An identification sign at the main entrance or entrances to a residential subdivision or planned development project.

## (T)

*Temporary sign:* A sign not permanently affixed to the ground or to a building or other structure.

*Transition:* A visual effect used on an electronic sign to change from one (1) message to another.

## (V)

*Vehicular sign:* Any sign on a vehicle moving along the ground or on any vehicle parked temporarily, incidental to its principal use for transportation. This definition shall not include signs being transported to a site for permanent erection.

*Video display:* An electronic sign that displays motion or pictorial imagery, including a display from a "live" source. Video display signs include images or messages with these characteristics projected onto buildings or other objects.

*Visibility clearance areas:* Visibility clearance areas are triangular-shaped areas as defined in Chapter 16, Article III, of the Amarillo Municipal Code.

*V-type sign:* Sign structure composed of two (2) signs with the faces oriented in opposite directions and in the general shape of the letter "V," provided, however, that only one (1) face can be viewed from any one (1) direction from any public street, and with a maximum angle between the faces of sixty (60) degrees.

## (W)

*Wall decoration:* A mural or display designed and intended as a decorative or ornamental feature which is painted or placed directly onto a wall or fence and which contains no copy, advertising symbols, lettering, trademarks or other references to products, services, goods or anything sold on- or off-premises.

*Wall sign:* A permanent sign which is painted on or attached directly to a fence or a building surface, including window areas (translucent areas which are visible from a street or alley), that extends not more than fifteen (15) inches from the face of the fence or wall.

*Window sign:* A temporary sign placed on, affixed to, painted on or located within the frame of a transparent opening in the wall of a building.

(Ord. No. 7201, § 3, 12-15-2009)

## Chapter 4-7, Manufactured Homes & RV Parks, Sec. 4-7-1

For the purposes of the chapter, the following terms, phrases, words and phrases, and their derivatives shall have the meanings ascribed to them in this section, unless the context clearly indicates otherwise. Definitions not expressly described in this section are to be determined in accordance with customary usage in municipal planning and engineering practices.

Commented [KC19]: Moved to Use Regulations.

### (A)

~~Agent: Any person authorized by the Licensee of a Manufactured Home Park or Recreational Vehicle Park to operate or maintain such a Park.~~

Commented [KC20]: Moved to Use Regulations.

### (B)

~~Building Code: The Building Code adopted with local amendments elsewhere in this Code.~~  
~~Building Official: The head of the City Code Enforcement Department.~~

### (C)

~~Construction Codes: The Building, Electrical, Fire Mechanical, and Plumbing Codes as a group applicable to the development, construction, use, repair and maintenance of sites, their facilities, and buildings.~~

### (D)

~~Director of Environmental Health: The head of the City Environmental Health Department.~~

~~Driveway: A minor entranceway off an Internal Street within a Manufactured Home Park or Recreation Vehicle Park, into an off-street parking area serving one (1) or more Manufactured Homes or Recreational Vehicles.~~

Commented [KC21]: Moved to Use Regulations.

### (E)

~~Electrical Code: The Electrical Code adopted with local amendments elsewhere in this Code.~~



(F)

~~Fire Code: The Fire Code adopted with local amendments elsewhere in this Code.~~

~~Front: That part of the Manufactured Home Space which abuts Internal or Public Streets; if double, the owner shall elect which one is the Front and such election shall be stated/shown on the final plat.~~

Commented [KC22]: Moved to Use Regulations.

(I)

~~Internal Street: A private way which affords principal means of access to individual Manufactured Home Spaces or Recreational Vehicle Spaces and to accessory buildings.~~

Commented [KC23]: Moved to Use Regulations.

(L)

~~License: A written license issued by the Building Official permitting a person to operate and maintain a Manufactured Home Park or Recreational Vehicle Park under the provisions of this chapter.~~

~~Licensee: Any person licensed to operate and maintain a Manufactured Home Park or Recreational Vehicle Park under the provisions of this chapter.~~

Commented [KC24]: Moved to Use Regulations.

(M)

~~Manufactured Home: A structure, that was constructed on or after June 15, 1976, transportable in one (1) or more sections which, in the traveling mode, is eight (8) feet or more in width, or forty (40) feet or more in length, or when erected on site is three hundred twenty (320) or more square feet in area and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems. The term does not include a Recreational Vehicle.~~

~~Manufactured Home Park: A unified development of three (3) or more Manufactured Home spaces arranged on a tract of land under private ownership.~~

~~Mechanical Code: The Mechanical Code adopted with local amendments elsewhere in this Code.~~

~~Mobile Home: A Structure, that was constructed before June 15, 1976, transportable in one (1) or more sections which, in the traveling mode, is eight (8) feet or more in width, or forty (40) feet or more in length, or when erected on site is three hundred twenty (320)~~

or more square feet in area and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems. The term does not include a Recreational Vehicle.

**(P)**

*Park Occupant:* One who occupies a Manufactured Home or Recreational Vehicle within a licensed Park.

*Parking Space:* A minimum space nine (9) feet in width by eighteen feet six inches (18.5) feet in length located within the boundary of the Manufactured Home Space or Recreational Vehicle Park for the purpose of automobile storage.

*Permit:* A written Permit or certification issued by the Building Official permitting the construction, alteration or extension of a Manufactured Home Park or Recreational Vehicle Park under the provisions of this chapter and regulations issued hereunder.

*Plot Plan:* Graphic representation, drawn to scale, in a horizontal plane, delineating the outlines of the land included in the Plot Plan and all proposed use locations, accurately dimensioned, and indicating the relationship of each use.

*Plumbing Code:* The Plumbing Code adopted with local amendments elsewhere in this Code.

**(R)**

*Recreation Area:* A tract or parcel of land which is reserved and designed primarily for a children's play area and equipped with conventional playground facilities such as swings, slides, etc. in addition to other facilities such as a ballfield, adult recreation area, or other recreational facilities.

*Recreational Vehicle:* A vehicular, portable Structure built on a single chassis, that is self-propelled or permanently towable by a light duty truck and is designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use. Such Structure shall be four hundred (400) feet or less in area when measured at the largest horizontal projections. This definition includes campers, motor homes, fifth wheels and travel trailers, but does not include a Mobile Home.

*Recreational Vehicle Park:* A unified development under private ownership designed primarily for transient service on which Recreational Vehicles are parked, situated or

Commented [KC25]: Moved to Use Regulations.

Commented [KC26]: Moved to Use Regulations.

used for the purpose of supplying to the public a temporary parking space for such vehicles meeting all the requirements of this chapter.

Commented [KC27]: Moved to general definitions, but Word tracked as new text rather than moved text.

*Register*: A book or digital record that can be printed out, kept legibly, covering all pertinent information required by this chapter.

Commented [KC28]: Moved to Use Regulations.

**(S)**

*Screening Device*: A solid masonry or wooden wall or fence, a woven wire or chain link fence with metal strips woven through the mesh to form a solid screen, a woven wire or chain link fence with evergreen shrubs forming a sight screen, or a solid evergreen hedge forming a sight screen.

*Service Building*: A Structure housing toilet, lavatory, shower, and such other facilities as may be required by this chapter.

*Space*: An area within a Manufactured Home Park or Recreational Vehicle Park which has been improved for the placement of a single Mobile Home or Recreational Vehicle as provided in this chapter.

Commented [KC29]: Moved to Use Regulations.

**(Z)**

*Zoning Ordinance*: The Comprehensive Zoning Ordinance of the City [Ch. 4-10].

(Ord. No. 6513, § 1, 2-6-2001; Ord. No. 6570, § 1, 11-27-2001)

## Chapter 4-9, Airport Zoning, Sec. 4-9-2

For the purposes of this Chapter, the following terms, phrases, words and their derivatives shall have the meaning ascribed to them in this section:

### (A)

~~*Air Navigation, Hazard To:* Any Obstruction which is determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.~~

~~*Airport:* Amarillo International Airport.~~

~~*Airport Overlay Zoning Districts:* The areas of land use within the Controlled Area of the Airport and within the 65 and Greater Ldn contours of the Airport as established in the Federal Aviation Administration, FAR Part 150 Study conducted by Barnard Dunkelberg and Company which is on file in the Offices of the Airport Manager and Director of Community Services.~~

### (B)

~~*Board of Adjustment:* The Amarillo Zoning Board of Adjustment as set out in the Zoning Ordinance and appointed by the Amarillo Airport Zoning Board to serve as the Board of Adjustment for this chapter.~~

### (C)

~~*Centerline:* A line extending through the midpoint of each end of a Runway.~~

~~*Controlled Area:* The area where Land Use Compatibility Zoning is established. This is the area located outside Airport boundaries and within a rectangle bounded by lines located no farther than one and one-half (1.5) statute miles from the Centerline of an Instrument or Primary Runway and lines no farther than five (5) statute miles from each end of the paved surface of an Instrument or Primary Runway.~~

### (E)

~~*Elevation, Airport:* The established elevation of the highest point on the usable Landing Area measured in feet from mean sea level which is three thousand six hundred five (3,605) feet average mean sea level.~~

## (H)

~~*Hazard, Airport:* Any Structure or Tree which enters the airspace required for the takeoff, landing and flight of aircraft, or which interferes with visual, radar, radio or other systems for tracking, data acquisition, monitoring or control of aircraft.~~

~~*Hazard Area, Airport:* Any area of land or water upon which an Airport Hazard might be established if not prevented as provided in this chapter.~~

~~*Height:* The Height limits in all zones set forth in this chapter and shown on the Height Hazard map with all datum based on mean sea level elevation unless otherwise specified.~~

## (L)

~~*Ldn:* See Yearly Day-Night Average Sound Level.~~

~~*Landing Area:* The surface area of the Airport used for the landing and taking off of aircraft.~~

~~*Land Use, Compatible:* The use of land adjacent to the Airport that does not endanger the health, safety or welfare of the owners, occupants or users of the land because of levels of noise or vibrations or because of the risk of personal injury or property damage created by the operations of the Airport, including the taking off and landing of aircraft.~~

## (N)

~~*Noise Level Reduction (NLR):* The reduction of outside noise transmitted inside a Structure achieved through the incorporation of noise attenuation into the design and construction of the Structure.~~

~~*Nonconforming Use:* Any preexisting Structure, Tree or use of land which is inconsistent with the provisions of the chapter or an amendment thereto and which predates the adoption of this chapter.~~

## (O)

~~*Obstruction:* Any Structure, Tree, growth or other object, including a mobile object, which exceeds a limiting Height set forth in section 4-9-72 of this chapter.~~

**(P)**

*Person:* An individual, firm, partnership, corporation, company, Association, joint stock association or body politic and includes a trustee, receiver, assignee, administrator, executor, guardian or other representative.

**(R)**

*Runway:* Areas on the adopted Height Hazard Maps dated June 25, 1990, shown for taxiing, landing and taking off of aircraft along their length.

*Runway, Instrument:* Runways shown on the adopted Height Hazard Map dated June 25, 1990, of at least three thousand two hundred (3,200) feet for which there is an existing or planned instrument landing procedure published by a defense agency of the federal government or by the Federal Aviation Administration.

*Runway, Nonprecision Instrument:* Runways shown on the adopted Height Hazard Map dated June 25, 1990, and having an instrument approach procedure utilizing air navigation facilities with only horizontal guidance or area type navigation equipment, for which straight-in non-precision instrument approach procedures have been planned or approved.

*Runway, Precision Instrument:* Runways shown on the adopted Height Hazard Map dated June 25, 1990, and having an existing or planned instrument approach procedure utilizing an Instrument Landing System (ILS), Microwave Landing System (MLS) or a Precision Approach Radar (PAR).

*Runway, Primary:* Runways shown on the adopted Height Hazard Map dated June 25, 1990, of at least three thousand two hundred (3,200) feet on which a majority of the approaches to and departures from the Airport occur.

**(S)**

*Structure:* An object, including a mobile object, constructed or installed by man, including, but not limited to, Buildings, towers, cranes, smokestacks, earth formation, overhead transmission lines and overhead Signs.

*Surface, Approach:* A surface longitudinally centered on the extended Runway Centerline, extending outward and upward from the end of the Primary Surface and at the same slope as the approach zone Height limitation slope set forth in Article II of this

chapter. The perimeter of the Approach Surface coincides with the perimeter of the approach zone.

*Surface, Conical:* A surface extending outward and upward from the periphery of the Horizontal Surface at a slope of 20:1 for a horizontal distance of four thousand (4,000) feet.

*Surface, Horizontal:* A horizontal plane one hundred fifty (150) feet above the established Airport Elevation, the perimeter of which, in plan, coincides with the perimeter of the horizontal zone.

*Surface, Primary:* A surface longitudinally centered on a Runway. When the Runway has a specially prepared hard surface, the Primary Surface extends two hundred (200) feet beyond each end of that Runway. The width of the Primary Surface of a Runway will be that width prescribed in Federal Aviation Regulations (FAR) Part 77, for the most precise approach existing or planned for either end of that Runway. The elevation of any point on the Primary Surface is the same as the elevation of the nearest point on the Runway Centerline.

The width of a Primary Surface for other than a utility Runway is one thousand (1,000) feet for Precision Instrument Runways and one thousand (1,000) feet for a Nonprecision Instrument Runway having a nonprecision instrument approach with visibility minimums as low as three-fourths of a statute mile.

*Surface, Transitional:* Surfaces extending outward at ninety-degree angles to the Runway Centerline and the Runway Centerline extended at a slope of seven (7) feet horizontally for each foot vertically from the sides of the Primary and Approach Surfaces to where they intersect the Horizontal and Conical Surfaces. Transitional Surfaces for those portions of the Precision Approach Surfaces, which project through and beyond the limits of the Conical Surface, extend a distance of five thousand (5,000) feet measured horizontally from the edge of the Approach Surface and at ninety-degree angles to the extended Runway Centerline.

(T)

~~*Tree:* Any object of natural growth.~~

Commented [KC30]: These surfaces are defined in the A-O.

(Y)

~~Yearly Day-Night Average Sound Level (Ldn): The twenty-four-hour average sound level in decibels, for the period from midnight to midnight, obtained after the addition of ten (10) decibels to sound levels for the periods between midnight and 7:00 a.m. and between 10:00 p.m. and midnight (local time) as averaged over a span of one (1) year. A mathematical definition of Ldn can be found in Federal Aviation Regulation Part 150 on file in the planning department of the City.~~

(Z)

~~Zoning Board, Airport: The Amarillo City Council.~~

~~Zoning Commission, Airport: The Amarillo Planning and Zoning Commission.~~

~~(Code 1960, § 20-4; Ord. No. 5652, § 2, 12-23-86; Ord. No. 5933, § 1, 11-12-91; Ord. No. 7658, § 2, 3-14-2017)~~



#### **Chapter 4-11, Landmarks and Historic Preservation, Sec. 4-11-6.**

For the purposes of this Chapter, the following terms, phrases, words, and their derivatives shall have the meaning ascribed to them in this section.

##### **(A)**

*Alteration:* Any Construction, Reconstruction, or change of an Object, Site, or Structure. Alteration includes but is not limited to changing of roofing or siding materials; changing, eliminating, or adding doors, door frames, windows, window frames, shutters, fences, railings, porches, balconies, signs, landscaping, sidewalks, driveways, or other ornamentation. For any Structure designated as a Landmark, this definition may include exterior paint.

##### **(B)**

*Board of Review:* The Board of Review for Landmarks and Historic Districts established in Chapter 2 as a part of this Chapter.

*Building:* An enclosed sheltering Structure.

##### **(C)**

*Certificate of Appropriateness:* A certificate issued by the Board of Review confirming that the Board of Review has approved an application to make changes in a Landmark or Historic District.

*Construction:* The act of adding an addition to an existing Structure or the erection of a new principal or accessory Structure on a lot or property.

##### **(D)**

*Demolition:* Any act or process that destroys, razes, or permanently impairs the exterior structural integrity in whole or in part of an Object, Site, or Structure.

##### **(E)**

*Effect:* A change in the quality of the historical, architectural, archaeological, or cultural significance of a Resource, or in the characteristics that qualify the Resource as historically important or significant.

*Effect, Adverse:* A negative change in the quality of the historical, architectural, archaeological, or cultural significance of a Resource, or in the characteristics that qualify the Resource as historically important or significant.

**(H)**

~~*Historic District:* An area (excluding public right of way) which has a definable geographic boundary and consists of a minimum of seven (7) acres, having historical, cultural, or archaeological significance, and which may have within its boundaries other Objects, Sites, and Structures, including accessory Buildings, fences and other appurtenances, that, while not of such historical, cultural, architectural or archaeological significance, to be designated a Landmark, nevertheless contributes to the overall visual setting of or character of the Landmark(s) located within the District.~~

**(L)**

~~*Landmark:* An Object, Site, or Structure of importance whose Demolition or destruction would constitute an irreplaceable loss to the quality and character of the nation, state, or City.~~

**(M)**

*Maintenance and Repair, Routine:* The process of cleaning (including stripping, but not including sand or water blasting), painting, replacing with like materials, duplicating original materials or stabilizing deteriorated or damaged architectural features (including roofing, windows, and columns) in order to maintain the Structure in compliance with the guidelines for the specific Landmark or Historic District.

**(O)**

~~*Object:* A material thing of functional, aesthetic, cultural, historical, archaeological or scientific value that may be, by nature or design, movable, yet be related to a specific setting or environment.~~

**(P)**

*Property, Contributing.* Based on an approved survey, a Resource in an Historic District that contributes to the District's design, setting, materials, workmanship, feeling and association, and which shall be afforded the same considerations as Landmarks.

**(R)**

*Reconstruction.* The act or process of reassembling, reproducing, or replacing by new Construction, the form, detail, and appearance of a property and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work, or by reuse of original materials.

*Rehabilitation.* The act or process of returning an Object, Site, or Structure to a state of utility through repair, Reconstruction, or Alteration that makes possible an efficient contemporary use while preserving those portions or features of the Object, Site, or Structure that are significant to its historical, architectural, archaeological, or cultural values.

*Relocation.* A change in the location of an Object or Structure from its original setting.

~~*Resource.* A source or collection of Objects, Sites, Structures, or areas that exemplify the cultural, social, economic, political, archaeological, or architectural history of the nation, state, or City.~~

*Restoration.* The act or process of accurately recovering the form and details of an Object, Site or Structure and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

**(S)**

~~*Site.* The location of a significant event, a prehistoric or historic occupation or activity, or an Object or Structure, whether standing, ruined, or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing Object or Structure.~~

*Structure.* Any composition of physical parts for the creation of a whole which is affixed either directly or indirectly to the ground.

**(Z)**

*Zoning District Map.* The official certified map upon which the boundaries of the various zoning districts are drawn and which is an integral part of [Chapter 4-10](#) of the Amarillo Code of Ordinances.

(Ord. No. 5908, § 1, 4-9-91; Ord. No. 6050, § 1(B), 11-23-93)