

Section 3.08. - (C-2) General Commercial District.

- (A) *General purpose and description.* This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods. The maximum floor area for any building in this district shall be twenty thousand (20,000) square feet. No article or material stored or offered for sale in connection with uses permitted under paragraph 7(b) shall be stored or displayed outside of a building unless it is so screened by permanent ornamental walls, fences or planting that it cannot be seen from adjoining streets or lots when viewed by a person standing on ground level; provided, however, that no screening in excess of seven (7) feet in height shall be required.
- (B) *Uses permitted.* Property and buildings in a C-2, General Commercial District shall be used only for the following purposes:
- (1) Any use permitted in a C-1, Neighborhood Shopping District.
 - (2) Amusement enterprises.
 - (3) Advertising signs or structures (on-premises only).
 - (4) Ambulance service, office or garage.
 - (5) Automobile retail gasoline service station.
 - (6) Bakery.
 - (7) Bath house.
 - (8) Boat sales.
 - (9) Billiard hall.
 - (10) Cleaning plant, commercial laundry or dry cleaning.
 - (11) Clothing or apparel store.
 - (12) Commercial school or hall.
 - (13) Department store, sporting goods store, toy store.
 - (14) Feed and fuel store.
 - (15) Furniture repair and upholstery.
 - (16) Golf course, miniature or practice range.
 - (17) Heating, ventilating or plumbing supplies, sales and service.
 - (18) Ice storage locker plant, frozen food locker or storage house for food.
 - (19) Interior decorating store.
 - (20) Key shop.
 - (21) Laboratories, testing, research, and experimental.
 - (22) Laundry.

- (23) Leather goods shop.
- (24) Novelty club or shop.
- (25) Nursery or garden supply store.
- (26) Pawn shop.
- (27) Pet shop.
- (28) Printing plant.
- (29) Sign painting shop.
- (30) Stock and bond broker.
- (31) Storage warehouse.
- (32) Telephone exchange.
- (33) Theaters.
- (34) Travel store.
- (35) Travel trailer park.
- (36) Used automobile sales.
- (37) Wholesale distributing center.
- (38) Buildings, structures, and uses accessory and customarily incidental to any of the above uses, provided that there shall be no manufacture, processing, or compounding of products other than such as are customarily incidental and essential to retail establishments.
- (39) Any other store or shop for retail trade or for rendering personal, professional or business service which does not produce more noise, odor, dust, vibration, or traffic than those listed above.
- (40) Such uses as may be permitted and recommended by Planning and Zoning Commission and approved by City Council.

(C) *Use permitted by condition use permit.*

- (1) Sale of alcoholic beverages for off-premises consumption.
- (2) Off-premise advertising signs (billboards).
- (3) Hotel, motel.
- (4) Funeral homes and mortuaries, except crematoria cannot be adjacent to any Residential and Commercial districts.

(D) *Height regulations.*

- (1) No building shall exceed two and one-half (2½) stories or thirty (30) feet in height.

(E) *Yard regulations.* All setback lines are measured from property lines only. Sight triangle required.

The area regulations for dwellings shall be the same as the requirements of the A-Multiple-Family Residential District. The following requirements shall apply to all other uses permitted in the district:

- (1) *Front yard.*
 - (a) Reserved.

(b) Reserved.

(c) All buildings shall set back from the street right-of-way line to provide a front yard having not less than twenty-five (25) feet in depth.

(2) *Side yard.*

(a) On the side of a lot adjoining a residential district there shall be a side yard of not less than ten (10) feet. There shall be a side yard setback from an intersecting street of not less than twenty-five (25) feet.

(3) *Rear yard.*

(a) The rear of a lot adjoining a residential district there shall be a rear yard of not less than twenty-five (25) feet, same as the requirements for a side yard.

(F) *Lot regulations.* When proposed building in a cluster arrangement or grouping which has a different arrangement, orientation, or other site planning variation from that of other buildings, structures, or uses in the area or on adjacent properties, the architectural design, location, orientation, service and parking areas of such buildings shall be planned so as not to adversely affect the use of adjacent or other properties in the area, as determined by the planning and zoning commission.

The area regulations for dwellings shall be the same as the requirements of the RHD, Multiple-Family Residential District. The following requirements shall apply to all other uses permitted in this district:

(1) *Area.* For each dwelling, and building accessory thereto, there shall be lot area of not less than one thousand five hundred (1,500) square feet.

(2) *Width.* All lots shall be a minimum lot width of sixty (60) feet at the front property line, with the exception lots of a cul-de-sac arc which such lots shall abut on a street right-of-way for a distance of not less than forty-five (45) feet along the chord of the arc at the property line. The lot width along the chord of the cul-de-sac shall have a buildable width of sixty (60) feet at the front setback line. The average width of a lot shall be not less than sixty (60) feet.

(3) *Depth.* The average depth of the lot shall not be less than one hundred (100) feet, except that of a corner lot having a minimum width of not less than eighty (80) feet may have an average depth of less than one hundred (100) feet provided that the minimum depth is no less than eighty (80) feet.

(G) *Lot coverage.*

(1) For each main building and secondary building including impervious surfaces of the lot shall not exceed fifty (50) percent, unless designed retention drainage, as approved by city engineer or designee, is provided.

(H) *Off-street parking and loading regulations.*

(1) Off-street parking for all occupancies or activities shall comply with Section 5.0.

(2) Buildings shall be provided with a yard area adequate to meet the off-street parking requirements set forth in this section.

(I) *Special provisions.*

- (1) Refuse handling and collection: The owner or agent of the C-2 District shall provide an adequate site of collecting and safe disposal of rubbish, as approved by the City prior to occupancy or use. Storage, collection and handling of refuse shall not be conducted to create health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution. There shall be an assigned refuse facility available for every unit.
 - (2) All buildings shall provide signage, visible from the entrances, identifying the unit numbers within the building.
 - (3) Drainage shall be addresses as per City of Luling, Code of Ordinance, Subdivision—Drainage Ordinance.
 - (4) All buildings shall provide signage, visible from the entrances, identifying the unit numbers within the building.
 - (5) An approved perimeter barrier shall be installed along any adjacent residential district.
- (Ord. No. 2013-O-04, 3-14-2013)

Section 3.10. - (D) Downtown District.

- (A) *General purpose and description.* The City of Luling recognizes the distinctive elements of the historic, architectural, and cultural heritage of Luling. Therefore, the downtown district holds a unique heritage that fosters civic pride in the accomplishments of Luling's past. This downtown district is intended for the conduct of personal business services, general retail businesses and maintaining downtown development of the community by encouraging the most appropriate use of such property.
- (B) *Uses permitted.* Property and buildings in the downtown district shall be used only for the following purposes:
 - (1) Bed and breakfast facility.
 - (2) Boarding house.
 - (3) Single-family dwelling, attached.
 - (4) Child care center.
 - (5) Theater.
 - (6) Art gallery.
 - (7) Fraternal organization, lodge.
 - (8) Bank, financial institution.
 - (9) Auto parts and accessories (indoor).
 - (10) Accounting.
 - (11) Engineering, architect.
 - (12) Dental clinic.
 - (13) Office, general.
 - (14) Optician or optometrist.

- (15) Real estate office.
- (16) Drug store.
- (17) Beauty/barber shop, salon.
- (18) Antique shop.
- (19) Appliance store.
- (20) Book store.
- (21) Dry cleaner/laundry (pick-up only).
- (22) Computer sales/service.
- (23) Copy shop.
- (24) Department store.
- (25) Floral shop.
- (26) Restaurant, food and beverage sales store (not drive-thru).
- (27) Furniture store.
- (28) Hobby shop.
- (29) Retail shop.
- (30) Silk screening studio.
- (31) Newspaper printing.
- (32) Such uses as may be permitted and recommended by Planning and Zoning Commission and approved by City Council.

(C) *Use permitted by condition use permit.*

- (1) Alcoholic beverage establishments.
- (2) Restaurant with alcoholic beverage sales.

(D) *Height regulations.*

- (1) No building shall exceed three and one-half (3½) stories or thirty-five (35) feet in height.

(E) *Yard regulations.* All setback lines are measured from property lines only. Sight triangle required.

[(1) Reserved.]

- (2) The area regulations for residential dwellings shall be the same as the requirements of the RMD district.
- (3) There are no specific front, side, or rear yard requirements for uses in this district.
 - (a) All buildings should set back a distance of not less than twenty-five (25) feet from the lot line that adjoins a residential district.
- (4) The area regulations for nonresidential is the limits of the legal lot lines.
- (5) Where a building is to be serviced from the rear there should be provided an alley, service court, rear yard or combination thereof of not less than thirty (30) feet in width or of adequate area and width to provide for maneuver of service vehicles, whichever is greater.

(F) *Lot regulations.*

- (1) Minimum lot area: Twenty-six hundred (2,600) square feet
- (2) Minimum lot width: Twenty (20) feet.
- (3) Minimum lot depth: One hundred twenty (120) feet.

(G) *Lot coverage.* For each main building and secondary building including impervious surfaces of the lot should not exceed ninety-five (95) percent.

(H) *Parking regulations.*

- (a) There are no specific off-street parking requirements for this district.
- (b) If off-street parking is voluntarily provided it shall meet the off-street parking requirements set forth in Section 5.0.

(I) *Special provisions:.*

- (1) Refuse handling and collection: The owner or agent of this District shall provide an adequate site of collecting and safe disposal of rubbish, as approved by the City prior to occupancy or use. Storage, collection and handling of refuse shall not be conducted to create health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution. There shall be an assigned refuse facility available for every unit.
- (2) All buildings shall provide signage, visible from the entrances, identifying the address numbers of the building.
- (3) Drainage shall be addresses as per City of Luling, Code of Ordinance, Subdivision—Drainage Ordinance.
- (4) An approved perimeter barrier shall be installed along any adjacent residential district.

(Ord. No. 2013-O-04, 3-14-2013)