



ARTICLE 14.02 ZONING DISTRICTS

Sec. 14.02.001 Purpose and applicability

(a) Purpose. The purpose of this article is to establish zoning districts which will provide for both development and redevelopment opportunities within the city and which correspond to the specific purpose statements set out in [table 14.02.002](#), Zoning Districts and Purposes.

(b) Applicability. Set out in [section 14.02.002](#), Zoning Districts Established, are the separate and unique zoning districts that exist within the city limits. The zoning districts are shown on the official zoning map, which is established in [section 14.02.003](#), Official Zoning Map.

Sec. 14.02.002 Zoning districts established

Table 14.02.002. Zoning Districts and Purposes

Districts		
Name	Prior Districts Consolidated/ Renamed	The purpose of the district is to provide for:
Rural District		
Rural/Agricultural (RA)	A	The preservation and continuation of agricultural use of land where adequate infrastructure is either not available and/or urban development is premature or inappropriate.
Residential Districts		

Suburban Residential (SR)	R-1L	The development and preservation of single-family detached residential neighborhoods with a suburban low-density character.
	R-1	
	R-2	
Mixed Residential (MR)	2F	The development and preservation of single-family detached and single-family attached residential neighborhoods (i.e., duplexes and townhomes) with a suburban character. This district may provide a “buffer” between the low-density SR district and the nonresidential districts.
	SF-A	
Multifamily Residential (MF)	MF-1	A variety of different housing options within a single medium density zoning district. Such housing options include a variety of single-family attached (i.e., duplexes and townhomes), single-family detached and multifamily residential uses.
	MF-2	
Manufactured Housing (MH)	MH-1	To provide locations within the city for properly maintained manufactured home parks.
	MH-2	
Nonresidential Districts		
College and University (CU)	U	Locations for the development of and activities associated with the operations of an accredited college or university.
Downtown (DT)	D-H Overlay	Commercial and mixed-use development within the city’s original downtown. Development within the Downtown District is urban in character (i.e., buildings are built to the street and parking is generally provided on-street or in public or private parking lots which may include structured parking). Additionally, the purpose of this district is to provide for protection and enhancement of designated areas which have historical, architectural or cultural merit.
Mixed Use (MU)	CB (except D-H Overlay)	A mix of residential, retail, service, office and general commercial uses. This broad range of permitted uses is intended to promote revitalization of the area surrounding downtown.

Neighborhood Commercial (NC)	O	Limited and non-intrusive commercial uses within a 0.25 mile to 0.5 mile radius to residential neighborhoods. This provides citizens the ability to obtain essential goods and services within both walking and biking distance to their homes. Additionally, office uses that create minor automobile traffic are also appropriate located in this district. Such districts should be adjacent to collector or arterial streets and may serve as an area of transition between residential and commercial uses.
	C-1	
General Commercial (GC)	C-2	General commercial uses. The character of this district is intended to be auto-urban.
	C-3	
Light Industrial (LI)	M-1	Industrial, warehousing, and commercial uses requiring indoor and outside storage and display.
Heavy Industrial (HI)	M-2	Heavy industrial and/or manufacturing uses which will or may produce off-site noise, odor, dust and/or other visible and sensory impacts.
Special and Overlay Districts		
Airport Overlay District (AP)	–	Protection against the encroachment of incompatible uses to protect safe airport operations.
Floodplain Overlay District (FP)	FP	The minimization of land uses which could create adverse emergency management response issues in the advent of a major flood. The land uses to be excluded from this overlay district include those uses that would create a significant burden to emergency management personnel when a significant flooding event does occur.
Planned Development (PD)	PD	The unified and coordinated development of parcels or tracts of land. Certain freedom of choice as to intended land uses shall be permitted, provided that the essential site development regulations are complied with and that the intended uses are not in conflict with the general purpose and intent of either this chapter or the city's comprehensive plan.

Sec. 14.02.003 Official zoning map

- (a) Generally. An up-to-date and official copy of the City of Plainview zoning map is maintained by the administrator and is available for inspection during regular business hours at city hall.
- (b) Force and effect. The zoning map and all notations, references, and other information shown on the map are a part of this chapter and have the same force and effect as this chapter's text.
- (c) Omitted land. It is the intent of this chapter for the entire area of the city to be zoned. This includes all land and water areas, rivers, streets, alleys, railroads, and other rights-of-way. Any area not shown on the zoning map as being included in a specific zone shall be classified as Rural/Agricultural (RA).
- (d) Annexed and undesignated property. For the purposes of ensuring that all land within the municipal limits has a zoning designation, any land that is not assigned a zoning district on the official zoning map or any land that is annexed into the city, without an express zoning district designated within the annexation ordinance, shall be zoned as Rural/Agricultural (RA).
- (e) Rezoning. Any amendment to the zoning classification (rezoning) on the zoning map shall include the legal description of the land involved extending to the centerline of abutting rights-of-way.
- (f) Interpreting the zoning map. Where the zoning map appears to be unclear regarding the location of district boundaries, the administrator, or at the administrator's discretion, the planning and zoning commission, shall make a determination using the following criteria:
- (1) Rights-of-way or easements. Where boundary lines appear to follow existing streets, alleys, railroad tracks, utility lines, or similar features, the zoning boundary shall be construed to follow the centerline of such features. Where the location of these features on the ground differ from that shown on the zoning map, the features on the ground control.
 - (2) Property lines. Where the boundaries are indicated as approximately following property or other lot lines, such lines shall be construed to be the boundaries.
 - (3) Watercourses. Boundaries shown as following, or approximately following, the shoreline or centerline of drainage ways, rivers, streams, water bodies, or other watercourses shall be construed as following the channel shoreline or centerline. In the event of a natural change in the location of such streams or other watercourses, the zoning district boundary shall be construed as moving with the channel

shoreline or centerline.

(4) Unsubdivided land or no identifiable feature. Where unsubdivided land or where a zoning district boundary follows no identifiable feature, the location of the boundary, unless the same is indicated by dimensions, shall be determined by applying, in order, the following rules:

(A) Legal description. The boundary shall be according to the legal description in the ordinance establishing the district boundaries.

(B) Text dimensions. The boundary shall be located by reference to dimensions shown in the text on the zoning map.

(C) Map scale. The boundary shall be located using the map scale appearing on the zoning map.

(5) Floodplain boundaries. When not otherwise determined, the boundaries of flood zones shall follow contour or elevation lines at the elevation above sea level indicated on the official flood hazard boundary map (FHBM) or flood insurance rate map (FIRM). Elevations between stream cross-sections on the FHBM or FIRM shall be determined by proportional interpolation.

(6) Vacation or abandonment. Where a public street, alley, or parcel of land is officially vacated or abandoned, the regulations applicable to the abutting property apply equally to the vacated or abandoned street, alley, or parcel of land.

Sec. 14.02.004 Airport (AP) Overlay District

See City of Plainview Code of Ordinances, [article 1.14](#), *Airports*.

Sec. 14.02.005 Floodplain (FP) Overlay District

(a) Purpose and intent. It has been determined that within the City of Plainview corporate limits there exist flood hazard areas which are subject to periodic inundation and which can result in loss of life and property and in general adversely affect the public health, safety, and general welfare.

(b) Establishment of overlay district. To minimize the potential adverse effects of flooding and associated problems, a Floodplain (FP) Overlay District is established which delineates the floodway encroachment lines which are still subject to inundation by the regulatory 100-year flood. This district is superimposed on the City of Plainview official zoning map and its provisions apply to all lands, water areas and watercourses within the City of Plainview.

(c) Designation of floodplain district boundaries. The floodplain overlay district boundary is determined by the Federal Emergency Management Administration's flood hazard boundary map. Where interpretation is required as to the exact location of the boundaries of

said districts then reference to the current FEMA flood hazard boundary map or other updated surveys and studies, using controlling floodwater surface and land elevation data therefrom, plus interpretation and review by the administrator, shall be made for more exact determination.

(d) Relationship to articles on wet weather lakes and flood prevention. Nothing in this chapter shall supersede the requirements found within [article 3.12](#), Wet Weather Lake Areas, and [article 3.13](#), Flood Prevention.

Sec. 14.02.006 Planned Development (PD) District regulations

(a) Purposes. In order that the public health, safety, integrity, and general welfare may be furthered to meet shifting market demands, the Planned Development (PD) zone is established to provide project variety and diversity through the modification of standards within this chapter, so that maximum long-range neighborhood and community benefits can be gained for the following purposes:

- (1) To encourage a pattern of development that enhances the landscape in a manner which could not otherwise be accomplished using a different zone, such that placement and construction of buildings, paths, and roads tend to enhance the natural assets, and unique landforms which are already present on-site;
- (2) To encourage innovations in residential, commercial, recreational, and industrial development so that the demands of the population may be met by greater variety in type, design, and layout of buildings; and
- (3) To provide for necessary commercial, recreational, and educational facilities conveniently located in proximity to residential uses.

(b) Applicability.

(1) Threshold. No PD zone shall be created unless it is demonstrated that the zone materially advances the purposes set out in subsection (a) above.

(2) Higher quality development required. Any development approved through the use of the PD zone shall be of a higher quality than would otherwise be achieved through the application of this chapter. PD zones shall not be used to avoid the intent of requirements of this chapter which provides for community benefit that more than offsets the impacts of the development allowed with a PD.

(c) Historic standards and overlay districts. All planned developments must in conformance with the requirements of the historic standards and overlay districts where they are located. This is to include, but not limited to:

- (1) [Section 14.02.004](#), Airport (AP) Overlay District;
- (2) [Section 14.02.005](#), Floodplain (FP) Overlay District;
- (3) Section 14.05.005 [[Section 14.05.007](#)], Historic Standards for the Downtown District.
- (d) Use regulations. A building or premises in this zoning district may be used for any use allowed in any district contained in this chapter, except:
 - (1) Those uses specifically prohibited by this chapter, including but not limited to the three overlay districts cited in subsection (c) of this section; and
 - (2) Any use that is shown to not conform with the purpose and intent of the city's comprehensive plan.
- (e) Height, lot, and yard requirements. The height, lot, and yard requirements shall conform to those requirements of the appropriate subsections of this chapter for the appropriate intended use, except that modifications in these regulations may be granted if it shall be found that such modifications will not adversely affect nearby properties and provides a higher standard of built environment than what is presently permitted.
- (f) Area requirements.
 - (1) The entire tract to be zoned (PD) may be considered as one building lot, or separate areas intended for separate land uses may be considered as separate building lots. Area requirements shall conform to those regulations for the appropriate intended use, except that for each 75 dwelling units, one acre of land shall be designated and appropriately developed as recreational or open space.
 - (2) A minimum land area of 10 acres shall be required before an application for a PD will be approved.
- (g) Parking regulations. Off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in [article 14.06](#), Parking and Loading.
- (h) Subdivision regulations. All requirements of [chapter 10](#), Subdivision Regulations, shall be complied with, except for height, lot, yard, and area requirements should it found that the proposed development provides a higher standard of built environment.
- (i) Lighting. No provisions of [section 14.06.003](#), Lighting, are to be waived via a PD application.
- (j) Noise. No provisions of [article 8.04](#), Noise, are to be waived via a PD application.

(k) Common areas.

(1) Joint ownership. Any and all developments which create joint ownership of property shall be developed through the PD process of this section.

(2) Legal instrument. A legal instrument detailing the legal and maintenance responsibilities of the property owners' association shall be developed pursuant to [section 10.03.003](#), Property Owner Associations, which will be strictly adhered to by the city, the developer, and owners of the property.

(l) Procedural process. See [section 14.13.006](#), Zoning Map Amendment (Rezoning).