

# FR - Farm and Ranch District

The Farm and Ranch District is intended to protect the urban fringe from incompatible development and unplanned development by allowing the continuation of farming and ranching activities and remaining rural in character through a large minimum lot size and rural roadway cross-section. A cluster development option allows for smaller lot sizes with larger amounts of open space. As the City grows over time, this land is intended to transition in accordance with the community vision set out in the Future Land Use Plan of the City's Comprehensive Plan.

FR District Land Uses			
Permitted Land Uses Uses allowed without restrictions/special approvals.	Restricted Land Uses* Uses allowed subject to certain restrictions.	Conditional Land Uses* Uses allowed with approval of a Conditional Use Permit.	Prohibited Land Uses Uses not allowed within the district.
Animal Clinic or Services Animal Production/Ranching Cemetery Commercial Stables Crop Production and Sales Game Ranch Government Local/Neighborhood Utilities Major Utilities Passive Outdoor Recreation Religious Assembly Single-Family Detached	Day-Care Center Education Family Home Child-care Group Home Home Enterprise Industrialized Housing Manufactured Home Neighborhood Amenity	Aviation Uses; Fixed Wing Aviation Uses; Rotary Wing Bed and Breakfast Lodging Campground Commercial Rec./Entertain. Community Assembly/Amenity Heavy Equipment Sales/Services Manufactured Home Park Recreational Vehicle Park Special Event Venue Tiny House Development Wireless Transmission Facilities	Apartment, Mid/High Density Bar or Night Club Brewery/Distillery/Winery Business or Trade School College/University Commercial Parking Contractor Services Cottage Duplex Food & Drink (general) Food & Drink (neighborhood) Full or Limited Service Hotel General Retail Sales Housing/Services for the Aging Hospital Industrial Services Light/Heavy Large Scale Retail Sales/Service Live-work unit Loft Apartment Medical Office/Clinic Office and Office-Showroom Pawn Shop Personal Services Quadplex Research & Development Residential Childcare Facility Resort Hotel Resource Extraction Scrap and Salvage Yard Self-Storage Shopping Center Single-Family Attached Single Family Zero Lot Line Social Service Institution Storage Yard Townhouse Transportation Facilities Triplex Vehicle Gas/Fueling Station Vehicle Sales and Rentals Vehicle Services Warehouse Waste Related Services
* Refer to Restrictions and Conditions below.			

Restrictions and Conditions	
Land Use	Restrictions/Conditions
Indust. Housing	Single-family detached or duplex industrial housing are required to have similar exterior, and value equal to or greater than the median taxable value for each single-family detached dwelling located within 500' of the parcel proposed for development.
Manuf. Home	Must be located within Manufactured Home Subdivision and comply with Manufactured Home Building Unit Standards.
Manuf. Home Park	Subject to manufactured home park requirements and shall comply with Manufactured Home Building Unit Standards.
Tiny House Dev.	Subject to approval of Conditional Use Permit and Tiny House Development standards, also must be connected to utilities.
Group Home	Must be licensed by stat, limited to a max of six residents and two supervisors.
Aviation Uses, Fixed-Wing	Shall comply with Ch. 241, <i>Municipal and County Zoning Authority Around Airports</i> , of Tex. Local Gov't Code. Approval may not be granted until applicant obtains an airport use operating agreement for subject facility.
Aviation Uses, Rotary Wing	Development shall meet U.S. Dept. of Transp. Advisory Circular NO. 150/5390-2C, dated April 24, 2012, as may be amended. Application for construction shall demonstrate compliance with 14 CFR § 157.7, <i>FAA Determination</i> .
Child-Care Facility, Day-Care Center	Access must be taken from an arterial/collector street. Access shall facilitate safe and expedient pick-up/drop-off. Outdoor activities shall be setback 100' from residential property and enclosed by wall/fence.
Community Assembly/ Amenity	Parcel shall take access from an arterial or collector street. Parking shall be on-site. Off-site parking is allowed by shared parking agreement if within 250' and connected via a sidewalk.
Nbhd. Amenity	Property shall be owned and managed by a property owner's association and required parking shall be accommodated on-site.
Education	Parking shall be on site. Access shall facilitate safe and expedient pick-up/drop-off. Secondary school access shall be via collector/arterial road. Outdoor activities shall be set back 25' from residential property and enclosed by wall/fence.
Wireless Trans. Fac.	Wireless Transmission Facility subject to Section 4.6.6 of these regulations. Height is limited to 80'.
Commercial Rec./ Entertainment	Facility must be located a minimum of 600' from residential property; access to service/parking areas for 50+ vehicles must be via a collector or higher classification street; after-hours lighting limited to that necessary for security purposes.
Recreational Vehicle (RV) Park	Recreational vehicles only allowed within an RV Park. The RV park shall be planned through a Site Development Plan; take access from an arterial/collector street with a minimum 32' driveway width; and provide centralized solid waste collection. One RV allowed per space. Each space requires a 10' x 24' parking pad constructed of concrete, asphalt, or similar material; adequate frontage on an access drive to allow loading/unloading maneuvering space; connections to potable water, sanitary sewer, and electrical power; and a permanent space number marker clearly visible day/night. RV parks may include sanitary facilities, storage buildings, or management offices. Common area amenities required based on number of units.
Retail Sales/Service, Heavy Equipment	Storage of equipment shall be set back 150' from the right-of-way and shown on the Site Development Plan. A Fire Lane shall be shown within the storage area. The use shall be limited to sales and services of heavy equipment for Agricultural uses.
Special Event Venue	Outdoor seating/music/entertainment shall be 100' from residential property and screened by wall/fence. Alternative parking material may be allowed for large event venues for overflow parking beyond minimum required if screened from view.
Bed and Breakfast Lodging	Operated by full-time resident of main home. Max 4 guestrooms/property. No parking in front yard and must be screened by 6' wall/fence and 5' landscape buffer. No food prep allowed in guestrooms. Rentals shall not extend past 21 consecutive days.
Fam. Hm. Childcare	100 sq. ft. outdoor open space enclosed by 6'+ building/fence/wall required per child. Max one employee outside home. Must meet all state certification, licensing and/or monitoring requirements.
Home Enterprise	Must be incidental and secondary to residential use. Property must appear residential. Within principal structure must be less than 20% of home's livable 1 <sup>st</sup> floor or 500 sq. ft. Within accessory structure must be less than max accessory structure size allowed. No external alterations, outdoor storage, display of goods/products/services, or signage. Related parking limited to residential driveway or on-street parking (if allowed). No traffic 8 pm to 6 am. Instructional services (music/dance/tutoring) limited to 5 students. No offensive/nuisance sound, smell, vibration, light, dust. No hazardous materials on premises. Following are not allowed: child-care facilities over 10 children, retail sales, vehicle sales/services including painting vehicles.

FR District Development Standards							
Requirement	Development Type						
	Standard	Cluster	Conservation	Manufactured Home Subdivision	Manufactured Home Park	Tiny House Development	Nonresidential
Min. Lot Size	5 acres	2.5 acres	1.5 acres	1.5 acres	6,000 sq. ft.	5,000 sq. ft.	32,670 sq. ft.
Min. Lot Width	275 ft.	200 ft.	160 ft.	160 ft.	50 ft.	50 ft.	125 ft.
Min. Lot Frontage	200 ft.	175 ft.	120 ft.	120 ft.	20 ft.	20 ft.	75 ft.
Front Setback	90 ft.	90 ft.	75 ft.	75 ft.	15 ft.	15 ft.	55 ft.
Interior Side Setback	50 ft.	45 ft.	35 ft.	35 ft.	5 ft.	5 ft.	35 ft.
Street Side Setback	75 ft.	55 ft.	35 ft.	35 ft.	10 ft.	10 ft.	35 ft.
Rear Setback	150 ft.	125 ft.	90 ft.	90 ft.	15 ft.	15 ft.	60 ft.
Garage Setback	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Max. Height	35 ft.	35 ft.	35 ft.	35 ft.	25 ft.	25 ft.	35 ft.
Max. Lot Coverage	10%	15%	20%	20%	40%	40%	25%
Min. Unit Size	n/a	900 sq. ft.	900 sq. ft.	900 sq. ft.	900 sq. ft.	140 sq. ft.	n/a
Min. Dev. Size	5 acres	16 acres	12 acres	12 acres	10 acres	10 acres	n/a
Max Units/Acre	.20 units/ac	.35 units/ac	.45 units/ac	.45 units/ac	2.8 units/ac	3.00 units/ac	n/a
% Open Space	none	13%	30%	30%	60%	60%	n/a