



Laredo Unified Development Code

Article 2 Zoning Districts

Contents

Division 1	General Provisions.....	4
24.2.1	Generally	4
24.2.2	Districts Established.....	4
24.2.3	Zoning Map.....	5
24.2.4	Zoning of Annexed Areas	5
Division 2	Base Districts.....	6
24.2.5	Agriculture (AG)	6
24.2.6	Residential Low (RL-1).....	8
24.2.7	Residential Low (RL-2).....	10
24.2.8	Residential Medium (RM).....	12
24.2.9	Residential High (RH)	13
24.2.10	Neighborhood Mixed-Use (MX-1).....	14
24.2.11	Mixed-Use Center (MX-2)	15
24.2.12	Downtown / Regional Mixed-Use Center (MX-3)	16
24.2.13	Commercial (C).....	17
24.2.14	Industrial Light (I-1).....	18
24.2.15	Industrial Heavy (I-2)	19
24.2.16	Use Table	20
Division 3	Overlay Districts	25
24.2.17	Airport Noise Overlay District (ANO).....	25
24.2.18	Flood Hazard District (F)	41
24.2.19	Historic District (H).....	51
24.2.20	Planned Development District (PD)	54
Division 4	Special Districts	57
24.2.21	Oil & Gas Production Zone (OG).....	57
24.2.22	Redevelopment (RD)	57
Table 2.2-1 Zoning Districts.....		4
Table 2.5-1 AG Dimensional Standards.....		6
Table 2.6-1 RL-1 Dimensional Standards.....		8
Table 2.7-1 RL-2 Dimensional Standards.....		10
Table 2.8-1 RM Dimensional Standards.....		12
Table 2.9-1 RH-2 Dimensional Standards.....		13
Table 2.10-1 MX-1 Dimensional Standards		14
Table 2.11-1 MX-2 Dimensional Standards		15
Table 2.12-1 MX-3 Dimensional Standards		16
Table 2.13-1 C Dimensional Standards		17



Laredo Unified Development Code

Table 2.14-1 I-1 Dimensional Standards	18
Table 2.15-1 I-2 Dimensional Standards	19
Table 2.16-1 Use Table	21
Table 2.18-1 ANO Subdistricts	25
Table 2.18-2 Airport Land Use Compatibility	26
(c) Table 2.20-1 PD Size	54
Table 2.22-1 RD Dimensional Standards	57

Article 2 Zoning Districts

Division 1 General Provisions

24.2.1 Generally

- (a) The use, erection, construction, reconstruction, relocation or alteration of any building, structure or land shall comply with the regulations of this Article for the zoning district in which the building, structure or land is located.
- (b) Article 3, Sections 24.3.3 and 24.3.4 establish the rules for applying the dimensional standards in the zoning districts. These include height, lot area, density, and yard requirements. All buildings, structures, and lots in the zoning district must comply with the dimensional standards established for that district. Nothing in this Article authorizes an encroachment within any easements or plat restrictions.

24.2.2 Districts Established

The City of Laredo is geographically divided into the following base, overlay and special zoning districts. **Base** districts capture the City’s major development categories including residential neighborhoods, mixed-use and commercial development, and employment centers. Each base district includes permitted uses and dimensional standards. **Overlay** districts establish additional standards within a base district. **Special** districts also establish additional standards within a base district, but some standards may be unique to individual developments as determined through a site plan approval process.

Table 2.2-1 Zoning Districts

Symbol	District	District Type
AG	Agriculture	Base
RL-1	Residential Low	Base
RL-2	Residential Low	Base
RM-1	Residential Medium	Base
RH	Residential High	Base
MX-1	Neighborhood Mixed Use	Base
MX-2	Mixed Use Center	Base
MX-3	Downtown / Regional Mixed Use	Base
C	Commercial	Base
I-1	Industrial Light	Base
I-2	Industrial Heavy	Base
RD	Redevelopment	Base
H	Historic District	Overlay
AH	Airport Hazard Zoning District	Overlay
AN	Airport Noise Zoning District	Overlay



F	Flood Hazard District	Overlay
PD	Planned Development District	Ovessrlay
OG	Oil & Gas Production Zones	Special

24.2.3 Zoning Map

The zoning districts and their boundaries are adopted and established as shown on the Zoning Map of the City of Laredo, Texas. The Zoning Map includes all notations, references, data, district boundaries and other associated information, and is adopted as part of this Chapter. The Zoning Map, properly attested, is on file in the office of the City Secretary and displayed as a GIS layer on the City’s website. The Zoning Map may be amended as provided in Section 24.5.13 (Rezoning) of this Chapter.

[Note: the Zoning Map is online at Laredo’s Open Data GIS Portal at <https://open-laredo.opendata.arcgis.com/apps/0ef24430d2e04b89bba223c61b2c5858/explore>]

24.2.4 Zoning of Annexed Areas

See Section 24.5.13 of the UDC.

Division 2 Base Districts

24.2.5 Agriculture (AG)

Purpose: The AG (Agricultural) district provides areas for agricultural pursuits protected from infringement of urban development.

(a) **Uses.** Refer to Use Table (Section 24.2.16).

(b) **Dimensional Standards**

[GRAPHIC – AXON] [GRAPHIC – PLAN VIEW]

Table 2.5-1 AG Dimensional Standards

	Base Option	Conservation Option
1 Lot area (<i>min</i>)	15,000 sf	n/a
2 Density (<i>max; density and open space calculated on gross site area</i>)	n/a	2.7 dwelling units per acre with 30% open space, or 2.5 x (10% + 1% for every 1% of open space exceeding 30%), up to 3.5 dwelling units per acre
3 Coverage (<i>% of lot in buildings and paved surface</i>)	50%	70%
4 Height (<i>max</i>)		
Stories	2-½	2-½
Feet	35 feet	35 feet
5 Front yard (<i>min</i>)	35 feet	20 feet
6 Side yard (<i>min-interior/corner</i>)	5/10 feet	5 feet total/10 feet total
7 Rear yard (<i>min</i>)	35 feet	20 feet
8 Lot Width (<i>min</i>)	100 feet	50 feet

(c) **Agricultural Preserve Lot.** For any residential subdivision other than the conservation option, at least one (1) dwelling unit shall be located on a tract of at least ten (10) acres.

(d) **Density and Open Space.** For the conservation option, at least 30% of the gross site area shall include amenity space. Amenity space shall include agriculture or livestock estates consistent with Section 24.4.4 (Amenity Space Standards) and shall include an easement or dedication that prevents development of that open space for purposes inconsistent with parks or open space as shown in the subdivision plat .

Examples:

Assume a development zoned AG has 50 acres and 15% of the project is devoted to infrastructure (such as streets):

- Using the **conventional** option, the applicant can develop 123 lots (50 acres – 7.5 acres for infrastructure = 42.5 acres ÷ 15,000 sf /lot = 123).
- Using the **conservation** option with the minimum **30% open space**, the applicant provides 15 acres of open space, leaving 27.5 acres to develop (50 acres – 7.5 acres for infrastructure –



15 acres = 27.5 acres). Permitted density is 2.7 dwelling units per acre, or **136 lots** (50 acres gross site area x 2.7).

- Using the **conservation** option with **50% open space**, the applicant provides 25 acres of open space, leaving 17.5 acres to develop (50 acres – 7.5 acres for infrastructure – 25 acres = 17.5 acres). Permitted density is 3.2 dwelling units per acre, or **160 lots** (50 acres gross site area x 3.2).



24.2.6 Residential Low (RL-1)

Purpose: The Residential Low (RL-1) district provides for large-lot residential development and public and semi-public uses normally considered an integral part of a residential neighborhood. This district implements the Comprehensive Plan’s Low Density Residential future land use category.

(a) **Permitted Uses.** Refer to Use Table (Section 24.2.16).

(b) **Dimensional Standards**

[GRAPHIC – AXON] [GRAPHIC – PLAN VIEW]

Table 2.6-1 RL-1 Dimensional Standards

	Base Option	Conservation Option
1 Lot area (<i>min</i>)	14,000 sf	n/a
2 Density (<i>maximum density and open space calculated on gross site area</i>)	n/a	3.6 dwelling units per acre with 60% open space, or 2.6 dwelling units per acre x (35% + 1% for every 1% of open space exceeding 60%) up to 4.1 dwelling units per acre
3 Coverage (<i>% of lot in buildings and paved surface</i>)	65%	75%
4 Height (<i>max</i>)		
Stories	2-½	2-½
Feet	35 feet	35 feet
5 Front yard (<i>min</i>)	15 feet	10 feet
6 Side yard (<i>min-interior/corner</i>)	10/25 feet	5 feet/20 feet total
7 Rear yard (<i>min</i>)	6 feet	6 feet
8 Lot Width (<i>min</i>)	75 feet	50 feet

(c) **Non-Residential Use Setback.** The following uses in RL-1 shall be located at least the following distance from any other lot in any residential district:

- (1) Schools, and colleges for academic instruction: 40 feet.
- (2) All other uses: 20 feet.

(d) **Density and Open Space.** For the conservation option, at least 60% of the gross site area shall include amenity space. Amenity space shall comply with Section 24.4.4 (Amenity Space Standards), and shall include an easement or dedication that prevents development of that open space for purposes inconsistent with parks or open space as shown in the subdivision plat.

Examples:

Assume a development zoned RL-1 has 50 acres and 15% of the project is devoted to infrastructure (such as streets):

- Using the **conventional** option, the applicant can develop 132 lots (50 acres – 7.5 acres for infrastructure = 42.5 acres ÷ 14,000 sf/lot = 132).



- Using the **conservation** option with **60% open space**, the applicant provides 30 acres of open space, leaving 12.5 acres to develop (50 acres – 7.5 acres for infrastructure – 30 acres = 12.5 acres). Permitted density is 3.6 dwelling units per acre, or **179 lots or units** (50 acres gross site area x 3.6).



24.2.7 Residential Low (RL-2)

Purpose: The Residential Low (RL-2) district provides for residential and public and semi-public uses normally considered and integral part of a residential neighborhood. This district implements the Comprehensive Plan’s Low Density Residential future land use category.

(a) **Permitted Uses.** Refer to Use Table (Section 24.2.16).

(b) **Dimensional Standards**

[GRAPHIC – AXON] [GRAPHIC – PLAN VIEW]

Table 2.7-1 RL-2 Dimensional Standards

	Base Option	Conservation Option
1 Lot area (<i>min</i>)	5,000 sf	n/a
2 Density (<i>max density and open space calculated on gross site area</i>)		10 dwelling units per acre with 60% open space, or 7.4 dwelling units per acre x (35% + 1% for every 1% of open space exceeding 60%) up to 4.1 dwelling units per acre
4 Coverage (<i>% of lot in buildings and paved surface</i>)		
5 Height (<i>max</i>)		
Stories	2-½	2-½
Feet	35 feet	35 feet
6 Front yard (<i>min</i>)	10 feet	10 feet
7 Side yard (<i>min-interior/corner</i>)	5/10 feet	5 feet/10 feet total
8 Rear yard (<i>min</i>)	6 feet	6 feet
9 Lot Width (<i>min</i>)	50 feet	46 feet

(c) **Density and Open Space**

- (1) For the conservation option, at least 60% of the gross site area shall include amenity space. Amenity space shall comply with Section 24.4.4 (Amenity Space Standards), and shall include an easement or dedication that prevents development of that open space for purposes inconsistent with parks or open space as shown in the subdivision plat.

Examples:

Assume a development zoned RL-2 has 50 acres and 15% of the project is devoted to infrastructure (such as streets):

- Using the **conventional** option, the applicant can develop **370** lots (50 acres – 7.5 acres for infrastructure = 42.5 acres ÷ 5,000 sf /lot = 370).
- Using the **conservation** option with **60% open space**, the applicant provides 30 acres of open space, leaving 12.5 acres to develop (50 acres – 7.5 acres for



*infrastructure – 30 acres = 12.5 acres). Permitted density is 10 dwelling units per acre, or **500 lots or dwelling units** (50 acres gross site area x 10).*



24.2.8 Residential Medium (RM)

Purpose: The Residential Medium (RM-1) district provides for residential uses and public uses normally considered an integral part of a residential neighborhood. This district provides for single family residential development on small lots. This district implements the Comprehensive Plan's Medium Density Residential future land use category.

(a) **Permitted Uses.** Refer to Use Table (Section 24.2.16).

(b) **Dimensional Standards**

[GRAPHIC – AXON] [GRAPHIC – PLAN VIEW]

Table 2.8-1 RM Dimensional Standards

1	Lot area (<i>min</i>)	4,500 sf
2	Density (<i>max</i>)	n/a
3	Coverage (<i>% of lot in buildings and paved surface</i>)	n/a
4	Height (<i>max</i>)	
	Stories	2-½
	Feet	35 feet
5	Front yard (<i>min</i>)	10 feet
6	Garage setback (<i>min, front-facing only</i>)	20 feet
7	Side yard (<i>min-interior/corner</i>)	5 feet, or 0 feet on one side and 10 feet total
8	Rear yard (<i>min</i>)	6 feet
9	Lot Width (<i>min</i>)	42 feet
10	Amenity Space (<i>min-per dwelling, on projects of at least 15,000 sf, see Section 24.4.4</i>)	250 sf/du



24.2.9 Residential High (RH)

Purpose: Residential High (RH-2) district provides for higher density residential uses and public and semi-public uses normally considered an integral part of a residential neighborhood. This district implements the Comprehensive Plan’s High Density Residential future land use category.

(a) **Permitted Uses.** Refer to Use Table (Section 24.2.16).

(b) **Dimensional Standards**

[GRAPHIC – AXON] [GRAPHIC – PLAN VIEW]

Table 2.9-1 RH-2 Dimensional Standards

1	Lot area (<i>min</i>)	n/a
2	Density (<i>max density calculated on gross site area</i>)	30 du/ac
3	Coverage (<i>% of lot in buildings and paved surface</i>)	90%
4	Height (<i>max</i>)	
	Stories	4
	Feet	50 feet
5	Front yard (<i>max front setback and frontage buildout do not apply to civic uses [see Use Table]</i>)	
	Front Setback (<i>min</i>)	5 feet
	Front Setback (<i>max</i>)	20 feet
	Frontage Buildout (<i>min – see Article 10</i>)	70%
6	Side yard (<i>min-interior/corner</i>)	5 feet, or 0 feet on one side and 10 feet total
7	Rear yard (<i>min</i>)	6 feet
8	Lot Width (<i>min</i>)	40 feet
9	Amenity Space (<i>min-per dwelling, on projects of at least 15,000 sf, see Section 24.4.4</i>)	100 sf/du



24.2.10 Neighborhood Mixed-Use (MX-1)

Purpose: The Neighborhood Mixed-Use (MX-1) district allows a mix of residential and limited businesses with limited residential densities and low-intensity commercial uses such as offices and neighborhood-serving commercial. This district implements the Comprehensive Plan’s Neighborhood Mixed-Use future land use category.

(a) Permitted Uses. Refer to Use Table (Section 24.2.16).

(b) Dimensional Standards

[GRAPHIC – AXON] [GRAPHIC – PLAN VIEW]

Table 2.10-1 MX-1 Dimensional Standards

1	Lot area (min)	n/a
2	Density (max density calculated on gross site area)	20 du/ac
3	Coverage (max % of lot in buildings and paved surface)	80%
4	Height (max; buildings fronting or on lots adjoining an RL or RM district shall not exceed 3 stories or 40 feet)	
	Stories	4
	Feet	50 feet
5	Front yard (max front setback and frontage buildout do not apply to civic uses [see Use Table])	
	Front Setback (min)	5 feet
	Front Setback (max)	20 feet
	Frontage Buildout (min – see Article 10)	75% of front facade
6	Side yard (min-interior/corner)	5/10 feet total
7	Rear yard (min-abutting RL, RM districts only)	6 feet
8	Lot Width (min)	40 feet
9	Amenity Space (min-per dwelling, on lots of at least 30,000 sf)	75 sf/du

(c) Residential Uses. Dwelling units are limited to mixed use buildings, or multi-family buildings that:

- (1) Are no more than 65 feet in width along the front building plane, and
- (2) Have their side building plane within 10 feet of a mixed-use building or a building occupied by commercial uses, and
- (3) Have a ground floor entry at the front building plane.



24.2.11 Mixed-Use Center (MX-2)

Purpose: The Mixed-Use Center (MX-2) District provides for business and commercial development serving either a limited geographic area or neighborhood or a larger trade area and located primarily along principal or minor arterial streets and with transitional standards for adjacent residential neighborhoods. This district implements the Comprehensive Plan’s Neighborhood Mixed-Use Center future land use category.

(a) Permitted Uses. Refer to Use Table (Section 24.2.16).

(b) Dimensional Standards

[GRAPHIC – AXON] [GRAPHIC – PLAN VIEW]

Table 2.11-1 MX-2 Dimensional Standards

1	Lot area (<i>min</i>)	n/a
2	Density (<i>max density calculated on gross site area</i>)	30 du/ac
3	Coverage (<i>Maximum % of lot in buildings and paved surface</i>)	85%
4	Height (<i>max; buildings fronting or on lots adjoining an RL or RM district shall not exceed 3 stories or 36 feet</i>)	
	Stories	6
	Feet	75 feet
5	Front yard (<i>max front setback and frontage buildout do not apply to civic uses [see Use Table]</i>)	
	Front Setback (<i>min</i>)	0 feet
	Front Setback (<i>max</i>)	20 feet
	Frontage Buildout (<i>min – see Article 10</i>)	75%
6	Side yard (<i>min-interior/corner</i>)	5/10 feet total
7	Rear yard (<i>minimum-abutting RL, RM districts only</i>)	6 feet
8	Lot Width (<i>min</i>)	40 feet
9	Amenity Space (<i>min-per dwelling, on lots of at least 30,000 sf</i>)	75 sf/du

(c) Residential Uses. Dwelling units are limited to mixed use buildings, or multi-family buildings that:

- (1) Are no more than 85 feet in width along the front building plane, and
- (2) Have their side building plane within 10 feet of a mixed-use building or a building occupied by commercial uses, and
- (3) Have a ground floor entry at the front building plane.



24.2.12 Downtown / Regional Mixed-Use Center (MX-3)

Purpose: The Mixed-Use Center (MX-3) district provides for development and redevelopment of Laredo’s historic urban center, along with places of intense activity outside of Laredo’s downtown that have identifiable centers and edges, a walkable development pattern, and larger format commercial tenants than those found in neighborhood mixed-use or mixed-use centers. These districts provide arts and entertainment venues, commercial, residential and office uses that harmoniously co-exist in a higher density, pedestrian-oriented environment. This district implements the Comprehensive Plan’s Downtown and Mixed-Use Center future land use categories.

(a) Permitted Uses. Refer to Use Table (Section 24.2.16).

(b) Dimensional Standards

[GRAPHIC – AXON] [GRAPHIC – PLAN VIEW]

Table 2.12-1 MX-3 Dimensional Standards

1	Lot area (min)	n/a
2	Density (max density calculated on gross site area)	n/a
3	Coverage (% of lot in buildings and paved surface)	n/a
4	Height (max; buildings fronting or on lots adjoining an RL or RM district shall not exceed 3 stories or 36 feet)	
	Stories	n/a
	Feet	n/a
5	Front yard (max front setback and frontage buildout do not apply to civic uses [see Use Table])	
	Front Setback (min)	0 feet
	Front Setback (max)	10 feet
	Frontage Buildout (min – see Article 10)	90%
6	Side yard (min-interior/corner)	n/a
7	Rear yard (min)	Greater of 10 feet or as established in Table 503 of the IBC
8	Lot Width (min)	40 feet
9	Amenity Space (min-per dwelling, on lots of at least 40,000 sf)	50 sf/du

(c) Residential Uses. Dwelling units are limited to mixed use buildings, or multi-family buildings that:

- (1) Are no more than 85 feet in width along the front building plane, and
- (2) Have their side building plane within 10 feet of a mixed-use building or a building occupied by commercial uses, and
- (3) Have a ground floor entry at the front building plane.



24.2.13 Commercial (C)

Purpose: The Commercial (C) district provides for businesses and services serving a regional area and located primarily along principal arterial streets or a freeway, as classified in the Mobility chapter of the Comprehensive Plan and the Transportation Plan of the City of Laredo.

(a) **Permitted Uses.** Refer to Use Table (Section 24.2.16).

(b) **Dimensional Standards**

[GRAPHIC – AXON] [GRAPHIC – PLAN VIEW]

Table 2.13-1 C Dimensional Standards

1	Lot area (<i>min</i>)	10,000 sf
2	Coverage (<i>% of lot in buildings and paved surface</i>)	70%
3	Height	n/a
4	Front yard (<i>min</i>)	25 feet
5	Side yard (<i>min-interior/corner</i>)	5/10 feet total
6	Rear yard (<i>minimum-abutting RL, RM districts only</i>)	10 feet/20 feet
7	Lot Width (<i>min</i>)	100 feet
8	Amenity Space (<i>min-per 1,000 sf, on lots of at least 30,000 sf</i>)	120 sf/1,000 sf

(c) **Prohibited Activities.** Prohibited activities in the C District include:

- (1) Steel or metal fabrication; and
- (2) Storage of raw materials (including sand, caliche, road-building aggregate or lumber).



24.2.14 Industrial Light (I-1)

Purpose: The Industrial Light (I-1) district provides for manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district provides a transition between heavy industrial uses and other less intense and residential uses. This district implements the Comprehensive Plan's Light Industrial future land use category.

(a) Permitted Uses. Refer to Use Table (Section 24.2.16).

(b) Dimensional Standards

[GRAPHIC – AXON] [GRAPHIC – PLAN VIEW]

Table 2.14-1 I-1 Dimensional Standards

1	Lot area (<i>min</i>)	9,000 sf
2	Coverage (<i>% of lot in buildings and paved surface</i>)	80%
3	Height	n/a
4	Front yard (<i>min</i>)	25 feet
5	Side yard (<i>min-interior/corner</i>)	5 feet, or 0 feet on one side and 10 feet total
6	Rear yard (<i>min-abutting RL, RM districts only</i>)	10 feet/20 feet
7	Lot Width (<i>min</i>)	65 feet



24.2.15 Industrial Heavy (I-2)

Purpose: The Industrial Heavy (I-2) district provide areas for manufacturing, processing, assembling, storing, testing and industrial uses which are extensive in character, and require large sites, open storage and service areas, extensive services and facilities, and access to regional transportation. These areas are sometimes incompatible with less intensive uses by reason of traffic, noise, vibration, dust, glare, or emissions. This district implements the Comprehensive Plan’s Heavy Industrial future land use category.

(a) Permitted Uses. Refer to Use Table (Section 24.2.16).

(b) Dimensional Standards

[GRAPHIC – AXON] [GRAPHIC – PLAN VIEW]

Table 2.15-1 I-2 Dimensional Standards

1	Lot area (<i>min</i>)	30,000 sf
2	Coverage (<i>% of lot in buildings and paved surface</i>)	80%
3	Height	n/a
4	Front yard (<i>min</i>)	25 feet
5	Side yard (<i>min-interior/corner</i>)	5/10 feet total
6	Rear yard (<i>minimum-abutting RL, RM districts only</i>)	10 feet/20 feet
7	Lot Width (<i>min</i>)	100 feet



24.2.16 Use Table

Purpose: This section identifies the uses permitted in each zoning district, and how those uses are permitted (i.e., by right or as a conditional use). Each use is defined in Article 9 (Definitions & Rules of Interpretation).

(a) **Generally.** The Use Table (see Table 2.16-1) establishes uses permitted within each zoning district, and how they are permitted. The uses permitted in each of the zoning districts established in this Article are defined as follows:

P	Allowed By Right	Uses in the Use Table identified by "P" in any column are permitted by right in that particular district subject to the conditions specified in Article 6 or elsewhere in this Chapter.
C	Conditional Uses	Uses in the Use Table identified by "C" in any column are permitted only if a conditional use permit is approved authorizing the use (see Article 5, Procedures). Conditional uses are also subject to any conditions and limitations specified in Article 6 or imposed as a condition of conditional use permit approval. See Article 11 for application information.
A	Accessory	Uses in the Use Table identified with an "A" are permitted only as an accessory use to another use that is permitted as a by right or conditional use in the applicable district.
	Not Permitted	Uses in the Use Table identified by a blank cell are not permitted in that particular district.
	Uses not listed	<p>If a requested use is not specifically listed in the Use Table, the Planning Director shall determine whether the use is permitted by right or as a conditional use. This determination shall be based upon the similarity in nature and character to one or more uses that are listed in the Use Table. In making this determination, the Director may refer to the following factors as guidance:</p> <ul style="list-style-type: none"> • Whether the use has similar visual, traffic, environmental and similar impacts as an expressly listed use. The Director may refer to empirical studies or generally accepted planning or engineering sources in making this determination. The burden is on the applicant to establish that the use is similar to the expressly listed use, or • Whether the use is within the same industry classification as another permitted use. In making this determination, the Planning Director may refer to the most recent edition of the <i>North American Industry Classification Manual</i> (Executive Office of the President, Office of Management and Budget, 2017)("NAICS"). If the use is not defined in the NAICS, the Planning Director may refer to the American Planning Association, <i>Land-Based Classification Standards LBCS Tables</i> (April 1, 2001).

⇒ *This decision is appealable to the Board of Adjustment (see Article 5)*



Table 2.16-1 Use Table

Use Category	AG	RL-1	RL-2	RM	RH	MX-1	MX-2	MX-3	C	I-1	I-2
Residential											
<i>Residences</i>											
Accessory Dwelling Unit	P	P	P	P	P						
Dwelling, Single-Family Detached	P	P	P	P	P						
Dwelling, Two-Family (Duplex)			P	P	P						
Dwelling, Multi-Family				P	P	P	P	P			
Live/Work Dwelling	P				P	P	P	P			
Manufactured Home	P			P							
Manufactured Housing Park				P							
Townhouse				P	P						
Zero Lot Line House				P	P						
<i>Group Living:</i>											
Rooming/Boarding House				P	P						
Community Housing				P	P	P					
Life Care or Continuing Care Services					P	P					
Retirement Home					P	P					
Residential Care Facilities					P	P					
Lodging / Short-Term Rental											
Bed and Breakfast	P	P	P	P	P	P	P	P	P		
Hotel / Motel						P	P	P	P		
Recreational Vehicle Park	C										C
Short-Term Rental	P	P	P	P	P	P	P	P	P		
Commercial / Mixed Use											
<i>Animal Services:</i>											
Animal Hospital (Indoor)							P	P	P	P	
Animal Hospital (Outdoor)	C										
General Animal Services	C						P	P	P		
<i>Day Care:</i>											
Adult Day Care						P	P	P	P		
Child Day Care					P	P	P	P	P		
Child Care Home, Registered	P	P	P	P	P	P	P	P			
Child Care Home, Licensed				P	P	P	P	P			
<i>Financial Services:</i>											
Automated Teller Machine (ATM)						A	A	P	A	A	A
Financial Institution						P	P	P	P		
Pawnshop						P	P	P	P		
Payday Lender						P	P	P	P		
<i>Food & Beverage Sales / Service:</i>											
Alcohol Sales						P	P	P	P	P	P
Bar							C	P	P	P	P
Food Market							P	P	P		
Food Preparation						P	P	P	P		
Food Service							P	P	P		
Mobile Vendor						P	P	P	P		
Restaurant						P	P	P	P	P	P



Use Category	AG	RL-1	RL-2	RM	RH	MX-1	MX-2	MX-3	C	I-1	I-2
Smoking Establishment								P	P	P	
Snack or Beverage Bar						P	P	P	P		
<i>Mixed Use:</i>											
Mixed-Use Building					P	P	P	P	P		
<i>Office, Business & Professional:</i>											
Office						P	P	P	P		
<i>Personal / Business services:</i>											
Bail Bond Services							C	P	P		
Buildings or Home Services									P		
Business Support Services						P	P	P	P	P	
Crematorium									P	P	P
Day Labor Service										P	P
Funeral & Interment Services							P	P	P		
General Personal Services	C					P	P	P	P	P	
Maintenance and Repair Services							P	P	P	P	
<i>Retail:</i>											
Agriculture sales and service									P		
Building Materials Sales and Storage									P		
Convenience Store						P	P	P	P	P	P
Convenience Store (with Gasoline Sales)						P	P	P	P	P	P
Drug and Tobacco Paraphernalia Shop (Head Shop) / Tobacco Shop									P	P	P
Flea Market									C	P	C
Machinery and Equipment Sales, Rental, and Leasing										P	P
General Retail						P	P	P	P	P	
<i>Automotive:</i>											
Aircraft Repair										C	P
Auto Repair, Heavy									P	P	P
Auto Repair, Minor							P	P	P	P	P
Automobile or Vehicle Sales							P		P	P	
Heavy Equipment Sales and Service									P	P	
Car Wash						P	P	P	P	P	
Gasoline or Diesel Fuel Sales						P	P	P	P	P	P
Nationalization/"Nacionalizacion" of Vehicles Enterprise								P	P	P	P
Truck Stop										P	P
Public/Civic/Institutional											
<i>Assembly:</i>											
Event Facility						P	P	P	P		
Cemetery/Mausoleum	P										
Civic Club				P	P	P	P	P	P		
Exhibition, Convention, or Conference Facility								P	P		
Religious Land Use	P	P	P	P	P	P	P	P	P	P	P
<i>Government / Non-Profit:</i>											
Civic Building	C	P	P	P	P	P	P	P	P		-
Correctional Facilities								C		C	C
International Bridge Facility										P	P

Use Category	AG	RL-1	RL-2	RM	RH	MX-1	MX-2	MX-3	C	I-1	I-2
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P
Rehabilitation Facility and Services	C					C	C	P	P		
Social Assistance, Welfare, and Charitable Services							P	P	P	P	
Postal Services	C					P	P	P	P	P	P
Vehicle / Equipment Maintenance Facility								C	P	P	P
Education:											
Business College / Technical or Trade School	C					P	P	P	P	P	P
College / University						C	C	C	P		
Personal Instructional Services and Display School (Public or Private)	C			P	P	P	P	P	P		
Medical:											
Hospital							P	P	P		
Clinic (Dental or Medical)						P	P	P	P		
Arts, Entertainment, & Recreation:											
Amusement Redemption Machine Establishment								P	P	P	P
Civic Space	P	P	P	P	P	P	P	P	P	P	P
Cultural Facility						P	P	P	P		
Day Camp	C					P	P		P		
Entertainment Facility						P	P	P	P		
Health/Fitness Club						P	P	P	P		
Indoor Amusement						P	P	P	P		
Outdoor Amusement	C						P	P	P		
Sexually Oriented Business										P	P
Shooting Range, Indoor									P	P	
Shooting Range, Outdoor									C	C	
Studio						P	P	P	P		
Industrial / Production											
Manufacturing & Employment:											
Contractor									P	P	P
Extraction										C	P
Manufacturing, Artisan									P		
Manufacturing, Light							C		C	P	P
Manufacturing, Heavy											P
Industrial Launderer										P	P
Warehousing, Storage & Distribution:											
Mini-Warehouse									P	P	P
Oil and Gas Storage											P
Outdoor storage	P								C	P	P
Railroad Freight Depot										P	P
Self-Service Storage Facility									P	P	
Vehicle Towing and Storage Facility										P	P
Wholesale distribution and sales, warehousing, and storage	C								C	P	P
Wholesale distribution and sales, warehousing, and storage (Vehicular)										C	P
Infrastructure											



Use Category	AG	RL-1	RL-2	RM	RH	MX-1	MX-2	MX-3	C	I-1	I-2
Transportation / Parking:											
Airport	C									C	C
Ground Passenger Transportation								P	P	P	P
Heliport and Miscellaneous Air Transportation	P							C		C	C
Parking Facility						C	C	C	C		
Parking Garage							C	C			
Parking Lot							C	C			
Railroad Facilities										P	P
Railroad Right-of-Way	P							P	P	P	P
Passenger Terminal						P	P	P	P	P	P
Transit shelter	P	P	P	P	P	P	P	P	P	P	P
Truck Lot										P	P
Utilities:											
Utility (Major)	P									P	P
Utility (Minor)	P	C	C	C	C	P	P	P	P	P	P
Communications facilities:											
Antenna	P	P	P	P	P	P	P	P	P	P	P
Communication Tower	C					C	C		C	P	P
Telecommunications Facility	C							C	C	P	P
Weather / Environmental Monitoring Station	P	P	P	P	P	P	P	P	P	P	P
Waste-related:											
Hazardous Waste Disposal											C
Hazardous Waste Transfer											C
Recycling Plant											P
Transfer Station										P	P
Junkyard										C	P
Solid Waste Facility										C	P
Agriculture											
Agricultural Sales	P										
Farming and Ranching	P										
Livestock Sales	P									P	P
Plant Nursery	P								P		
Accessory											
Accessory Building or Structure	A	A	A	A	A	A	A	A	A	A	A
Accessory use (generally)	A	A	A	A	A	A	A	A	A	A	A
Construction Yard	A					A	A	A	A	A	A
Home Occupation A	A	A	A	A	A	A	A	A			
Home Occupation B	A			A	A	A	A	A			
Model Home	A	A	A	A							
Outside Storage	A									A	A
Parking garage, private	A	A	A	A	A	A	A	A	A	A	A
Recycling drop-off center						A	A	A	A	A	A
Miscellaneous											
Permitted Special Events (Temporary)	P	P	P	P	P	P	P	P	P	P	P



Division 3 Overlay Districts

24.2.17 Airport Noise Overlay District (ANO)

Purpose. The purpose of the Airport Noise Overlay (ANO) District is to:

- protect the public health, safety, and welfare by regulating development and land use within noise sensitive areas and airport hazard areas;
- ensure the compatibility of development between the Laredo International Airport and surrounding land uses; and
- protect the airport from incompatible encroachment.

Note: this section is authorized by Texas Local Government Code, Chapter 241.

(a) Applicability

- (1) This section applies to areas designated on the Zoning Map as the Airport Noise Overlay (ANO) district.
- (2) The requirements of this section are in addition to the requirements of the underlying zoning district.
- (3) Uses and structures within the ANO District are subject to the requirements of subsection (c) (Airport Land Use Compatibility Chart) and subsection (d) (Noise Attenuation Performance). Those construction standards are in addition to those established by adopted building codes.
- (4) Uses and structures not specifically permitted are prohibited.
- (5) Nothing in this section affects any legal non-conforming use existing at the time this section is adopted, nor the right of the council to approve any temporary use or structure by ordinance or resolution.

(b) Subdistricts Established. The ANO District is subdivided into three subdistricts that represent the average level of airport noise impact. The noise contours of the subdistricts are those identified in the FAR 150 Airport Noise Study, endorsed by the Planning & Zoning Commission and the City Council, as amended by the future action of the Federal Aviation Administration. The geographic location of these subdistricts is adopted and indicated by contours on the zoning map of the City of Laredo. Subdistricts are established as follows:

Table 2.17-1 ANO Subdistricts

Subdistrict	Area
C	65 Ldn to 70 Ldn noise exposure area
B	70 Ldn to 75 Ldn noise exposure area
A	The area with noise exposure greater than 75 Ldn

(c) Airport Land Use Compatibility Chart



Table 2.17-2 Airport Land Use Compatibility

Permitted Use	x
Noise Reduction measures of 30 decibels shall be incorporated in office, public areas	a*
Noise Reduction measures of 25 decibels shall be incorporated In office, public areas	b*
Noise Reduction measures of 35 decibels shall be incorporated In office, public areas	m*
Incorporate noise reduction measures pursuant to subsection (g)	25, 30, 35

Uses	Notes	Subdistrict		
		A	B	C
Adult Day Care			30	25
Aircraft Repair		x	x	x
Aircraft Sales/Sales Only		a*	b*	x
Alcohol Sales/Off-Premise Consumption		30	25	x
Alcoholic Beverage Manufacturing		a*	b*	x
Alcoholic Beverage Storage and Distribution		a*	b*	x
Alcoholic Care Home			20	25
Alcoholic Rehabilitation Facility			20	25
All-Terrain Vehicle Dealer/Sales Only		a*	b*	x
Amusement Services (Indoors)		30	25	x
Amusement Services (Outdoors)		a*	b*	x
Antique Shop		30	25	x
Apparel Manufacturing		a*	b*	x
Apparel, Piece Goods, and Notions		a*	b*	x
Appliance Repair		a*	b*	x
Art Dealer		30	25	x
Art Gallery		30	25	x
Artist Studio		30	25	x
Asphaltic Material Manufacturing		x	x	x
Auction (Indoors)		30	25	x
Auto Auction		x	x	x
Auto Body Repair		a*	b*	x
Auto Dealer (Primarily New/Used)		a*	b*	x
Auto Dealer (Primarily Used)		a*	b*	x
Auto Glass Repair/Tinting		a*	b*	x
Auto Impound Yard (Public/Private)		a*	b*	x
Auto Interior Shop		a*	b*	x
Auto Muffler Shop		a*	b*	x
Auto Paint Shop		a*	b*	x
Auto Repair (General)		a*	b*	x
Auto Repair (minor repairs)		a*	b*	x
Auto Repair as Associated use to Retail Sales		a*	b*	x
Auto Salvage		x	x	x
Auto Supply Store (new parts)		a*	b*	x



Permitted Use	x
Noise Reduction measures of 30 decibels shall be incorporated in office, public areas	a*
Noise Reduction measures of 25 decibels shall be incorporated In office, public areas	b*
Noise Reduction measures of 35 decibels shall be incorporated In office, public areas	m*
Incorporate noise reduction measures pursuant to subsection (g)	25, 30, 35

Uses	Notes	Subdistrict		
		A	B	C
Auto Tire Repair		a*	b*	x
Auto Wrecker Service		x	x	x
Auto Wrecker Service (Gas station)		x	x	x
Automatic Teller Machines (ATM's)		30	25	x
Automobile Driving School		a*	b*	x
Automobile Sales - Wholesale		x	x	x
Bait and/or Tackle Shop		a*	b*	x
Bakery (Retail)		30	25	x
Bakery-Wholesale		a*	b*	x
Bank		30	25	x
Barber Shop (Non-College)		30	25	x
Batching Plant (Permanent)		a*	b*	x
Batching Plant (Temporary)		x	x	x
Beauty Shop (Non-College)		30	25	x
Bed & Breakfast Hotel		30	25	x
Bike Sales and/or Repair		a*	b*	x
Billiard Parlor (Three or more tables)		30	25	x
Bingo Parlor		30	25	x
Boat Dealer/Sales Only		a*	b*	x
Boat Launching Ramp			x	x
Boat Rental, Repair and/or Service	Institutional Concession Only		x	x
Boat Repair and/or Storage		a*	b*	x
Bookstores		30	25	x
Bottling Works		a*	b*	x
Bowling Center		a*	b*	x
Building Material Sales		a*	b*	x
Bulk Grain and/or Feed Storage		x	x	x
Bulk Storage		x	x	x
Bulk Storage Petroleum and/or Petroleum		x	x	x
Bus Charter Service		a*	b*	x
Cabinet Shop (Manufacturing)		a*	b*	x
Car Wash (Self-Service)		x	x	x
Cemetery and/or Mausoleum		x	x	x
Check Cashing Agencies		30	25	x
Chemical & Allied Products Manufacturing	Non-hazardous	a*	b*	x
Child Day Care (7 or more)			30	25
Church/Sanctuary			30	25



Permitted Use	x
Noise Reduction measures of 30 decibels shall be incorporated in office, public areas	a*
Noise Reduction measures of 25 decibels shall be incorporated In office, public areas	b*
Noise Reduction measures of 35 decibels shall be incorporated In office, public areas	m*
Incorporate noise reduction measures pursuant to subsection (g)	25, 30, 35

Uses	Notes	Subdistrict		
		A	B	C
Civic Club		30	25	x
Collection Container		x	x	x
College and/or University			30	25
College Dormitory (On Campus)			30	25
Commercial Car Wash (Detail Shop)		x	x	x
Commercial Parking Lot (Cars)		x	x	x
Commercial Parking Lot (Trucks/Heavy Equip.)		x	x	x
Communication Equipment Repair		a*	b*	x
Community Center		a*	b*	x
Condominiums			30	25
Confectionery Store		a*	b*	x
Confectionery Store (Retail)		30	25	x
Consignment Shop		a*	b*	x
Contractor's Office/Sales,		a*	b*	x
Contractor's On-Site Construction Office	Temporary	x	x	x
Convenience Store		30	25	x
Credit Agency		30	25	x
Credit Unions		30	25	x
Dance/Dream/Music Schools		a*	b*	x
Day Camp			x	x
Dental Offices		30	25	x
Department Store		30	25	x
Dinner Theatre		30	25	x
Drapery Shop		30	25	x
Drug Care Home			30	25
Drug Rehabilitation Facility			30	25
Drug Store		30	25	x
Drug, Drug Proprietaries		a*	b*	x
Electrical Generating Plant		x	x	x
Electrical Substation		x	x	x
Electronic Assembly		a*	b*	x
Emergency Ambulance Service		35	30	25
Emergency Care Clinic		30	25	x
Engine Repair/Motor Manufacturing		a*	b*	x
Exhibition Hall		30	25	x
Exterminator Service		30	25	x
Exterminator Service (Storage)		x	x	x
Fairground			x	x
Farm (Food) Products – Wholesale		a*	b*	x



Permitted Use	x
Noise Reduction measures of 30 decibels shall be incorporated in office, public areas	a*
Noise Reduction measures of 25 decibels shall be incorporated In office, public areas	b*
Noise Reduction measures of 35 decibels shall be incorporated In office, public areas	m*
Incorporate noise reduction measures pursuant to subsection (g)	25, 30, 35

Uses	Notes	Subdistrict		
		A	B	C
Farms, General (Livestock/Ranch		x	x	x
Financial Services (Advice/Invest)		30	25	x
Fire Station		30	25	x
Firewood Sales - Wholesale		a*	b*	x
Fishing and Sightseeing Facilities	Institutional Concession Only		x	x
Fishing Pier	Institutional Concession Only		x	x
Florist		30	25	x
Food Canning Operation		a*	b*	x
Four Family (Quadraplex)			30	25
Fraternity/Sorority House			30	25
Fruit and/or Vegetable Store		30	25	x
Fuel Dispensing, Private		a*	b*	x
Funeral Home		30	25	x
Furniture Sales /Indoor)		a*	b*	x
Furniture Sales (Outdoor)		a*	b*	x
Garden Shop (Inside Storage)		a*	b*	x
Gasoline Service Station		a*	b*	x
Golf Course (Public/Private)		30	25	x
Government Building		30	25	x
Gravestone/Tombstone Sales		30	25	x
Greenhouse		x	x	x
Groceries/Related Products		a*	b*	x
Half-Way House (Criminal)		30	25	x
Handicraft Shop		30	25	x
Hardware Store		a*	b*	x
Hay, Grain, and/or Feed Sales		x	x	x
Hazardous Chemical Manufacture		a*	b*	x
Health Club Physical Fitness)		30	25	x
Heavy Machinery Sales (Wholesales)		a*	b*	x
Heavy Machinery Sales/Display (Inside)		a*	b*	x
Heavy Machinery Sales/Display (Outdoor)		a*	b*	x
Horse Racing Facility/Training		30	25	x
Hospice			30	25
Hospital			30	25
Hotel/Motel		30	25	x
Inoperable Vehicle Holding Yard		x	x	x
Insurance Agency Offices		30	25	x
Iron and/or Steel Foundry		x	x	x
Jail		30	25	x



Permitted Use	x
Noise Reduction measures of 30 decibels shall be incorporated in office, public areas	a*
Noise Reduction measures of 25 decibels shall be incorporated In office, public areas	b*
Noise Reduction measures of 35 decibels shall be incorporated In office, public areas	m*
Incorporate noise reduction measures pursuant to subsection (g)	25, 30, 35

Uses	Notes	Subdistrict		
		A	B	C
Karate School (Martial Arts)		a*	b*	x
Kiosk (Providing A Service)		30	25	x
Laundry/Dry Cleaning (Drop Off/Pick Up)		30	25	x
Laundry/Dry Cleaning (Greater than 3000 s.f.)		30	25	x
Laundry/Dry Cleaning (less than 3000 s.f.)		30	25	x
Laundry/Dry Cleaning (Self-Service)		30	25	x
Lawnmower Sales and/or Repair		a*	b*	x
Leather Tanning and/or Finishing		x	x	x
Library			30	25
Light Manufacturing		a*	b*	x
Limousine Service		a*	b*	x
Livestock - Wholesale		x	x	x
Livestock Sales		x	x	x
Locksmith		a*	b*	x
Lumber Sales - Wholesales		a*	b*	x
Machine Shop		a*	b*	x
Mailing Service (Private)		30	25	x
Major Appliances Sales (Indoor)		30	25	x
Major Appliances Sales (Outdoor)		a*	b*	x
Manufactured Housing Park		30	30	25
Marina			x	x
Meat Packing/Slaughterhouse		a*	b*	x
Meat Products, Manufacturing		a*	b*	x
Medical and Dental Clinics (public and private)			30	25
Medical Offices		30	25	x
Membership Sports		30	25	x
Metal Forging and/or Heavy Stamping		x	x	x
Metal Smelting		x	x	x
Mineral Extraction		x	x	x
Mini- Warehouse		x	x	x
Mobile Home Dealer/Sales Only		a*	b*	x
Mobile Home Manufacturing		a*	b*	x
Monastery/Convent			30	25
Motion Picture Theater (Indoor)		30	25	x
Motion Picture Theater (Outdoor)		30	25	x
Motorcycle Dealer		a*	b*	x
Motorcycle Repair (General)		x	x	x
Multi-Family			30	25
Museum /Other than wax		30	25	x
Museum/Wax Museum		30	25	x
Needlework Shop		30	25	x
Nursing/Convalescent Home			30	25
Office (Brokerage Service)		30	25	x



Permitted Use	x
Noise Reduction measures of 30 decibels shall be incorporated in office, public areas	a*
Noise Reduction measures of 25 decibels shall be incorporated In office, public areas	b*
Noise Reduction measures of 35 decibels shall be incorporated In office, public areas	m*
Incorporate noise reduction measures pursuant to subsection (g)	25, 30, 35

Uses	Notes	Subdistrict		
		A	B	C
Offices (Counseling)		30	25	x
Offices (Health Services)		30	25	x
Offices (Legal Services)		30	25	x
Offices (Miscellaneous)		30	25	x
Offices / Parole - Probation		30	25	x
Oil and/or Gas Extraction		x	x	x
Open Boat and/or R.V. Dry Storage	Institutional Concession Only	x	x	x
Orchard		x	x	x
Orphanage			30	25
Passenger Terminal		m*	a*	x
Pet Shop		30	25	x
Petroleum Refining		x	x	x
Petroleum Sales (Wholesales)		x	x	x
Philanthropic Organization		30	25	x
Phone Exchange/Switching Station		30	25	x
Photo Studio		30	25	x
Photocopying/Duplicating		30	25	x
Plant Nursery		x	x	x
Plant Nursery (Outside Storage)		a*	b*	x
Plastic Product manufacturing		x	x	x
Plating Establishments		a*	b*	x
Police Station		30	25	x
Portable Building leasing/storage		a*	b*	x
Portable Chemical Toilet leasing/storage		a*	b*	x
Post Office (Governmental)		30	25	x
Poultry Slaughtering/Processing		a*	b*	x
Printer		a*	b*	x
Printer (Newspaper, etc.)		a*	b*	x
Private Club (Alcohol Served)		30	25	x
Psychiatric Care Home			30	25
Psychiatric Hospital			30	25
Quick Lube/Oil Change		x	x	x
R.V. Dry Storage Facilities		x	x	x
Race Track Operation		30	25	x
Radio Station		30	25	x
Railroad Freight Depot		x	x	x
Railroad Right-of-Way		x	x	x
Re-Manufacturing and/or Repair		a*	b*	x
Real Estate Offices		30	25	x
Recreational Club (Members Only)		30	25	x
Recreational Vehicle Dealer/Sales Only		a*	b*	x
Recreational Vehicle Parking Lot		m*	a*	x
Rectory/Parsonage			30	25



Permitted Use	x
Noise Reduction measures of 30 decibels shall be incorporated in office, public areas	a*
Noise Reduction measures of 25 decibels shall be incorporated In office, public areas	b*
Noise Reduction measures of 35 decibels shall be incorporated In office, public areas	m*
Incorporate noise reduction measures pursuant to subsection (g)	25, 30, 35

Uses	Notes	Subdistrict		
		A	B	C
Refuse Disposal System		x	x	x
Registered Family Home			30	25
Research Lab (Hazardous)		a*	b*	x
Restaurant		30	25	x
Restaurant (Drive-In)		30	25	x
Restaurant (Drive-Thru)		30	25	x
Restaurant (Kiosk)		30	25	x
Restaurant (Serving Alcohol)		30	25	x
Restrooms with Shower Facilities		a*	b*	x
Retail Sales of Fishing Bait		a*	b*	x
Retail Store (Miscellaneous)		30	25	x
Retirement Home/Home for the Aged			30	25
Rooming/Boarding House			30	25
Salvage and/or Reclamation (Indoors)		x	x	x
Salvage and/or Reclamation (Outdoors)		x	x	x
Sand/Gravel Sales, Storage & Extraction		x	x	x
Sanitary Landfill		x	x	x
Sanitary Sewage Pump-out Facilities		x	x	x
Savings and Loans		30	25	x
School, K thru 12 (Private)			30	25
School, K thru 12 (Public)			30	25
School, Vocational			30	25
Scrap/Waste Recycle Collection		x	x	x
Sewage Pumping Station		x	x	x
Shoe Repair		30	25	x
Sign Manufacturing		a*	b*	x
Single Family Detached			30	25
Single Family Manufactured Home			30	25
Snack Bars and Vending Machines		x	x	x
Special Events (Temporary)		30	25	x
Stables (Commercial)		x	30	25
Stables (Private, Principle Use)		x	30	25
Stadium			x	x
State Vehicle inspection		m*	a*	x
Stone/Clay/Glass Manufacturing		x	x	x
Swimming Pool (Public)			x	x
Tailor Shop		30	25	x
Taxi Stand		m*	a*	x
Television		30	25	x
Theater (Non-Motion Picture)		30	25	x
Three Family (Triplex)			30	25
Tire Sales (Indoors)		a*	b*	x
Tool Rental (Outdoor Storage)		x	x	x



Permitted Use	x
Noise Reduction measures of 30 decibels shall be incorporated in office, public areas	a*
Noise Reduction measures of 25 decibels shall be incorporated In office, public areas	b*
Noise Reduction measures of 35 decibels shall be incorporated In office, public areas	m*
Incorporate noise reduction measures pursuant to subsection (g)	25, 30, 35

Uses	Notes	Subdistrict		
		A	B	C
Townhouse Condominiums			30	25
Transfer Station (Refuse/Pick-up)		x	x	x
Travel Agency		30	25	x
Travel Trailer/RV Park		35	30	25
Truck Sales-Wholesale		a*	b*	x
Truck Stop (Including Gas Sales)		m*	a*	x
Truck/Heavy Equip. Driving School		m*	a*	x
Truck/Heavy Equipment/Recreational Veh. Repair		a*	b*	x
Truck/Trailer Rental		a*	b*	x
Trucking Company		a*	b*	x
Two Family (Duplex)			30	25
Upholstery Shop (Non-Auto)		a*	b*	x
Used Auto Supply Part Store (no on-site salvage)		a*	b*	x
Used Merchandise; Flea Market		30	25	x
Used Merchandise; Furniture, Pawn Shop		30	25	x
Utility Shop and Storage		30	25	x
Variety Store		30	25	x
Vehicle Maintenance (Private)		m*	a*	x
Vehicle Wash (Private)		m*	a*	x
Veterinarian (Indoor Animal Confinement)*		x	x	x
Veterinarian (Outdoor Animal Confinement)		x	x	x
Warehouse/Storage (Inside)		x	x	x
Warehouse/Storage (Outside)		x	x	x
Wastewater Treatment Plant		x	x	x
Water Supply Facility (Public)		x	x	x
Water Treatment Plant		x	x	x
Welding Shop		a*	b*	x
Woodworking Shop (Manufacture)		a*	b*	x
Zoo			x	x

(d) Additional Requirements

- (1) Aviation easements are required over all property located within the ANO District as a condition of the approval of any residential subdivision, residential rezoning application, or conditional use permit. Aviation easements shall be in the form approved by the city attorney, and shall be recorded in the deed or map records of Webb County.
- (2) All proposed subdivisions of land, and applications for rezoning or conditional use permits located within the ANO District shall include the boundaries of the district and subdistricts established in this section, all existing and proposed buildings and

structures, and the uses or proposed uses associated with those buildings and structures.

- (3) All subdivision plats located within the ANO District shall contain a note which reads as follows: "This property (or a part thereof) is located within an area subject to potentially excessive airport noise levels. All uses and construction shall conform to the noise mitigation standards included in subsection (d) - Noise Attenuation Performance Standards for Structures Located within the Airport Noise Overlay District of the City of Laredo, incorporated herein and made a part hereof for all purposes."

(e) Appeals

Appeals or requests for variances in noise attenuation construction requirements established herein shall be to the Building Standards Board whose decision shall be final. All other appeals or requests for variances shall be approved by both the Airport Advisory Board and the Board of Adjustment.

(f) Noise Attenuation Performance Standards for Structures Located Within the Airport Noise Overlay District

- (1) **Scope.** The performance standards in this chapter are intended to provide for the insulation of the interior of buildings to an Ldn 45 or less from outside noise levels over Ldn 65. The standards apply to construction of new noise-sensitive uses approved within districts and subdistricts where noise levels are expected to exceed 65 Ldn, and for reconstruction, remodeling, or additions to existing buildings of the types mentioned above when the value of the improvement exceeds 50 percent of the value of the existing structures. Where noise-sensitive activities are carried on in only a portion of new or reconstructed commercial buildings, only those areas judged noise-sensitive need to be protected. This section controls in the event of a conflict with other provisions of this code.
- (2) **Structures Requiring Protection.** Structures to be protected include but are not limited to existing residential structures and the portion of non-residential structures in which noise - sensitive activities are conducted (e.g., research facilities, hotel sleeping rooms, meeting rooms, and similar activities).
- (3) **Requirements for Noise Levels Over 65 Ldn.** All structures regulated under this chapter in noise-level area Ldn 65 shall meet the following criteria:
 - a. **General**
 1. Veneer, masonry blocks, or stucco exterior walls shall be constructed airtight. All joints shall be grouted or caulked airtight.
 2. At the penetration of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar.
 3. Window and/or through-the-wall HVAC type units shall not be used.
 4. Operational, vented fireplaces shall not be used.
 5. All sleeping spaces shall be provided with a sound- absorbing ceiling and carpeted floor.
 6. Through-the-wall/door mailboxes shall not be used.



b. Minimum Noise Reduction of 25 db

1. Exterior Walls

- a. Masonry walls having a surface weight of at least 40 pounds per square foot do not require a furred interior wall. In areas over 70 Ldn, masonry walls having a surface weight of at least 75 pounds per square foot do not require a furred interior wall. At least one surface of concrete block wall shall be plastered or painted with heavy "bridging" paint.
- b. Stud walls shall be at least four inches in nominal depth and shall be finished on the outside with siding on sheathing, stucco, or brick veneer.
 - 1. Interior surface of the exterior stud walls shall be of gypsum board or plaster at least 1/2- inch thick, installed on the studs. The gypsum board or plaster may be fastened rigidly to the studs if the exterior is brick veneer or stucco. If the exterior is siding-on-sheathing, the interior gypsum board or plaster must be fastened resiliently to the studs.
 - 2. Continuous composition board, plywood, or gypsum board sheathing shall cover the exterior side of the wall studs behind wood or metal siding. The sheathing and facing shall weigh at least four pounds per square foot.
 - 3. All edges of the sheathing shall be sealed with resilient caulking.
 - 4. Insulation material with a minimum thermal resistance factor (R) of 11 which is at least two inches thick shall be installed continuously throughout the cavity space behind the exterior sheathing and between wall studs. Insulation shall be glass fiber or mineral wool.

2. Window

- a. Glass of double-glazed windows shall be used and at least 3/16ths inch thick.
- b. Double-glazed windows shall employ fixed sash or efficiently weather-stripped operable sash. The sash shall be rigid and weather-stripped with material that is compressed airtight when the window is closed.
- c. Glass of fixed-sash windows shall be sealed in an airtight manner with a non-hardening sealant, or a soft elastomeric gasket or glazing tape.
- d. The perimeter of the window frame shall be sealed airtight to the exterior wall construction with a resilient sealant.
- e. The total area of glass of both windows and exterior doors in sleeping spaces shall not exceed 20 percent of the floor area.

c. Doors



1. All exterior side-hinged doors shall be solid-core wood or insulated or hollow metal at least 1.75 inches thick and shall be fully weather-stripped.
 2. The glass of double-glazed sliding doors shall be at least 3/16 of an inch thick and separated by a minimum 1/2-inch airspace with a laboratory sound transmission rating of STC-28 or greater. The frame shall be provided with an efficiently airtight weather- stripping material.
 3. The perimeter of door frames shall be sealed airtight to the exterior wall construction.
 4. Glass in doors shall be set and sealed in an airtight non-hardening sealant, or a soft elastomeric gasket or glazing tape.
- d. Roof**
1. With an attic or rafter space at least six inches deep, and with a ceiling below, the roof shall consist of 1/2-inch composition board, plywood, or gypsum board sheathing topped by roofing as required.
 2. If the underside of the roof is exposed, or if the attic or rafter space is less than six inches, the roof construction shall have a surface weight of at least six pounds per square foot, except that, in areas over 70 Ldn, the roof construction shall have a surface weight of at least nine pounds per square foot. Rafters, joists, or other framing may not be included in the surface weight calculation.
 3. Window or dome skylights shall be double glazed and separately by minimum 1/2-inch airspace. In areas over 70 Ldn, skylights are not permitted.
- e. Ceilings**
1. Gypsum board or plaster ceilings at least 1/2-inch thick shall be provided below attic space or roof rafters or roof construction less than 8 pounds per square foot (psf). Ceilings shall be substantially airtight, with minimum number of penetrations.
 2. Glass fiber or mineral wool insulation at least six inches thick with a thermal resistance (R) factor of not less than nineteen shall be provided above the ceiling between joists. Insulation in the attic space shall have no paper or foil covering on the face exposed to the attic.
- f. Floors.** The floor of the lowest occupied rooms shall be slab on grade, below grade, or over a fully enclosed basement. All door and window openings in the fully enclosed basement shall be tightly fitted. All sleeping rooms shall be provided with carpeting or an acoustical ceiling.
- g. Ventilation**
1. A mechanical ventilation system shall be installed that will provide the minimum air circulation and fresh air-supply requirements for various uses in occupied rooms, without need to open any windows, doors, or other openings to the exterior. Window and wall ventilating units shall not be used.



2. Gravity vent openings in the attic shall not exceed code minimum in number and size. The openings shall be fitted with transfer ducts at least three feet in length, containing approved internal sound-absorbing duct lining. Each duct shall have a line 90-degree bend in the duct such that there is not direct line of sight from the exterior through the duct into the attic.
3. If a fan is used for forced ventilation, the attic inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20-gauge steel, which shall be lined with one-inch thick approved duct liner, and shall be at least five feet long with one 90-degree bend. In areas over 70 Ldn, the duct lining shall be at least 10 feet long.
4. All vent ducts connecting the interior space to the outdoors, excepting domestic range and dryer exhaust ducts, shall contain at last a 10-foot length of approved internal sound-absorbing duct lining. Each duct shall be provided with a line 90-degree bend in the duct such that there is no direct line of sight through the duct.
5. Duct lining shall be a coated glass fiber duct liner at least one-inch thick, approved and suitable for the intended use.
6. Domestic range and dryer exhaust ducts connecting the interior space to the outdoors shall contain a baffle plate across the exterior termination that allows proper ventilation. The dimensions of the baffle plate should extend at least one diameter beyond the line of sight into the vent duct. The baffle plate shall be of the same material and thickness as the vent duct material and shall have the same free area as the vent duct.
7. Building heating units with flues or combustion air vents shall be located in a closet or room closed off from the occupied space by doors.
8. Doors between occupied space and mechanical equipment areas shall be solid-core wood or 20-gauge steel hollow metal at least 1.75 inches thick and shall be fully weather-stripped.

(4) Minimum Noise Reduction of 30db

a. Exterior Walls

1. Masonry walls having a surface weight of at least 40 pounds per square foot do not require a furred interior wall. In areas over 70 Ldn, masonry walls having a surface weight of at least 75 pounds per square foot do not require a furred interior wall. At least one surface of concrete block wall shall be plastered or painted with heavy "bridging" paint.
2. Stud walls shall be at least four inches in nominal depth and shall be finished on the outside with siding on sheathing, stucco, or brick veneer.
 - a. Interior surface of the exterior stud walls shall be of gypsum board or plaster at least 5/8- inch thick, installed on the studs. The gypsum board or plaster may be fastened rigidly to the studs if the exterior is brick veneer or stucco. If the exterior is siding-on-



sheathing, the interior gypsum board or plaster must be fastened resiliently to the studs.

- b. Continuous composition board, plywood, or gypsum board sheathing of not less than 1/2 inch in thickness shall cover the exterior side of the wall studs behind wood or metal siding. The sheathing and facing shall weigh at least four pounds per square foot.
- c. All edges of the sheathing shall be sealed with resilient caulking.
- d. Insulation material with a minimum thermal resistance factor (R) of 11 which is at least two inches thick shall be installed continuously throughout the cavity space behind the exterior sheathing and between wall studs. Insulation shall be glass fiber or mineral wool.

b. Window

- 1. Double-glazed windows shall be used and shall be not less than 3/16ths inch in thickness. Panes of glass shall be separated by an air-space of not less than three inches, and shall be of unequal thickness.
- 2. Double-glazed windows shall employ fixed sash or efficiently weather-stripped operable sash. The sash shall be rigid and weather-stripped with material that is compressed airtight when the window is closed.
- 3. Glass of fixed-sash windows shall be sealed in an airtight manner with a non-hardening sealant, or a soft elastomeric gasket or glazing tape.
- 4. The perimeter of the window frame shall be sealed airtight to the exterior wall construction with a resilient sealant.
- 5. The total area of glass of both windows and exterior doors in sleeping spaces shall not exceed 20 percent of the floor area.

c. Doors

- 1. All exterior side-hinged doors shall be solid-core wood or insulated or hollow metal at least 1.75 inches thick and shall be fully weather-stripped.
- 2. The glass of double-glazed sliding doors shall be at least 3/16 of an inch thick and separated by a minimum 4 inch airspace with a laboratory sound transmission rating of STC-28 or greater. The frame shall be provided with an efficiently airtight weather-stripping material. Single frame sliding glass doors are prohibited.
- 3. The perimeter of door frames shall be sealed airtight to the exterior wall construction.
- 4. Glass in doors shall be set and sealed in an airtight non-hardening sealant, or a soft elastomeric gasket or glazing tape.

d. Roof

- 1. With an attic or rafter space at least six inches deep, and with a ceiling below, the roof shall consist of 3/4-inch continuous plywood sheathing topped by roofing as required. Exposed roof decks shall not be less than two inches of wood or concrete.



2. If the underside of the roof is exposed, or if the attic or rafter space is less than six inches, the roof construction shall have a surface weight of not less than twelve pounds per square foot. Rafters, joists, or other framing may not be included in the surface weight calculation.
 3. Window or dome skylights shall be double glazed and separately by minimum 1/2-inch airspace. In areas over 70 Ldn, skylights are not permitted.
- e. Ceilings**
1. Gypsum board of plaster ceilings at least 1/2-inch thick shall be provided below attic space or roof rafters or roof construction of less than two inches in thickness and weighing less than twelve pounds per square foot (psf).
 2. The ceiling shall be not less than twelve inches below the roof sheathing and substantially airtight, with a minimum number of penetrations.
 3. Glass fiber or mineral wool insulation at least six inches thick with a thermal resistance (R) factor of not less than nineteen shall be provided above the ceiling between joists. Insulation in the attic space shall have no paper or foil covering on the face exposed to the attic.
- f. Floors.** The floor of the lowest occupied rooms shall be slab on grade, below grade, or over a fully enclosed basement. All door and window openings in the fully enclosed basement shall be tightly fitted. All sleeping rooms shall be provided with carpeting or an acoustical ceiling.
- g. Ventilation**
1. A mechanical ventilation system shall be installed that will provide the minimum air circulation and fresh air-supply requirements for various uses in occupied rooms, without need to open any windows, doors, or other openings to the exterior. Window and wall ventilating units shall not be used.
 2. Gravity vent openings in the attic shall not exceed code minimum in number and size. The openings shall be fitted with transfer ducts at least five feet in length, containing approved internal sound-absorbing duct lining. Each duct shall have a line 90-degree bend in the duct such that there is not direct line of sight from the exterior through the duct into the attic.
 3. If a fan is used for forced ventilation, the attic inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20-gauge steel, which shall be lined with one-inch thick approved duct liner, and shall be at least five feet long with one 90-degree bend. In areas over 70 Ldn, the duct lining shall be at least 10 feet long.
 4. All vent ducts connecting the interior space to the outdoors, excepting domestic range and dryer exhaust ducts, shall contain at last a 10-foot length of approved internal sound-absorbing duct lining. Each duct shall



be provided with a line 90-degree bend in the duct such that there is no direct line of sight through the duct.

5. Duct lining shall be a coated glass fiber duct liner at least one-inch thick, approved and suitable for the intended use.
6. Domestic range and dryer exhaust ducts connecting the interior space to the outdoors shall contain a baffle plate across the exterior termination that allows proper ventilation. The dimensions of the baffle plate should extend at least one diameter beyond the line of sight into the vent duct. The baffle plate shall be of the same material and thickness as the vent duct material and shall have the same free area as the vent duct.
7. Building heating units with flues or combustion air vents shall be located in a closet or room closed off from the occupied space by doors.
8. Doors between occupied space and mechanical equipment areas shall be solid-core wood or 20-gauge steel hollow metal at least 1.75 inches thick and shall be fully weather-stripped.



24.2.18 Flood Hazard District (F)

Purpose: this section promotes the public health, safety and general welfare and minimizes public and private losses due to flood conditions in specific areas by provisions designed to:

- *Protect human life and health;*
- *Minimize expenditure of public money for costly flood control projects;*
- *Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;*
- *Minimize prolonged business interruptions;*
- *Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;*
- *Help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas; and*
- *Insure that potential buyers are notified that property is in a flood area.*

(a) Methods Of Reducing Flood Losses. To accomplish its purposes, this section uses the following methods:

- (1) Restrict or prohibit uses that are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;
- (2) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters;
- (4) Control filling, grading, dredging and other development which may increase flood damage;
- (5) Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

(b) General Provisions

- (1) **Lands to which this ordinance applies.** The ordinance shall apply to all areas of special flood hazard with the jurisdiction of The City of Laredo.
- (2) **Basis for Establishing the Areas of Special Flood Hazard.** The areas of special flood hazard identified by the Federal Emergency Management Agency in the current scientific and engineering report entitled, "The Flood Insurance Study (FIS) for Webb County Texas and Incorporated Areas," dated April 2, 2008 (which included Community Number 480651 and index panel numbers: 48479C0975C, 1000C, 1015C, 1020C, 1030C, 1040C, 1045C, 1185C, 1195C, 1205C, 1210C, 1215C, 1220C, 1360C, 1380C, 1385C, 1390C, 1405C, 1535C, 1555C), with accompanying Flood Insurance Rate Maps and/or Flood Boundary-Floodway Maps (FIRM and/or FBFM) dated April 2, 2008, and any revisions thereto are hereby adopted by reference and declared to be a part of this ordinance.
- (3) **Establishment of Development Permit.** A Floodplain Development Permit shall be required to ensure conformance with the provisions of this ordinance and is hereby established for all construction and other development to be undertaken in areas of special flood hazard in this community. It shall be unlawful to undertake any development in an area of special flood hazard, as shown on the Flood Insurance



Rate map enumerated in subsection (b)(2) above, without a valid floodplain development permit.

- (4) **Compliance.** No structure or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of this ordinance and other applicable regulations.
- (5) **Abrogation and Greater Restrictions.** This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
- (6) **Interpretation.** In the interpretation and application of this ordinance, all provisions shall be; (1) considered as minimum requirements; (2) liberally construed in favor of the governing body; and (3) deemed neither to limit nor repeal any other powers granted under State statutes.
- (7) **Warning and Disclaimer or Liability.** The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

(c) Administration

- (1) **Designation of the Floodplain Administrator.** The Planning Director is appointed the Floodplain Administrator to administer and implement the provisions of this ordinance and other appropriate sections of 44 CFR (Emergency Management and Assistance - National Flood Insurance Program Regulations) pertaining to floodplain management.
- (2) **Duties & Responsibilities of the Floodplain Administrator.** Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:
 - a. Maintain and hold open for public inspection all records pertaining to the provisions of this ordinance.
 - b. Review permit application to determine whether to ensure that the proposed building site project, including the placement of manufactured homes, will be reasonably safe from flooding.
 - c. Review, approve or deny all applications for development permits required by adoption of this ordinance.
 - d. Review permits for proposed development to assure that all necessary permits have been obtained from those Federal, State or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.



- e. Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Floodplain Administrator shall make the necessary interpretation.
- f. Notify, in riverine situations, adjacent communities and the State Coordinating Agency which is the Texas Water Development Board (TWDB), prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
- g. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
- h. When base flood elevation data has not been provided in accordance with subsection (b) of this section, the Floodplain Administrator shall obtain, review and reasonably utilize any base flood elevation data and floodway data available from a Federal, State or other source, in order to administer the provisions of subsection (d) of this section.
- i. When a regulatory floodway has not been designated, the Floodplain Administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.
- j. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in Zones A1-30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more than 1 foot, provided that the community first completes all of the provisions required by Section 65.12.

(3) Permit Procedure

- a. Application for a Floodplain Development Permit shall be presented to the Floodplain Administrator on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to areas of special flood hazard. Additionally, the following information is required:
 - 1. Elevation (in relation to mean sea level), of the lowest floor (including basement) of all new and substantially improved structures;
 - 2. Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;
 - 3. A certificate from a registered professional engineer or architect that the non-residential floodproofed structure shall meet the floodproofing criteria of, subsection (a) of this section;



4. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development;
 5. Maintain a record of all such information in accordance with subsection (c)(2)h of this section;
 6. An elevation certificate shall be required before pouring of foundation for any new or substantially improved structure.
 7. All applications for a floodplain development permit shall be accompanied by an application fee of \$200.00.
 8. Floodplain verification letter requests shall incur a fee of \$ 25.00.
- b. Approval or denial of a Floodplain Development Permit by the Floodplain Administrator shall be based on all of the provisions of this ordinance and the following relevant factors:
1. The danger to life and property due to flooding or erosion damage;
 2. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 3. The danger that materials may be swept onto other lands to the injury of others;
 4. The compatibility of the proposed use with existing and anticipated development;
 5. The safety of access to the property in times of flood for ordinary and emergency vehicles;
 6. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;
 7. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site;
 8. The necessity to the facility of a waterfront location, where applicable;
 9. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.
- c. A description of the extent to which any watercourse will be altered or relocated as a result of proposed development. Computations by a licensed professional engineer must be submitted that demonstrate that the altered or relocated segment will provide equal or greater conveyance than the original stream segment. If buildable lots are proposed adjacent to the altered watercourse and fall within the existing floodplain, then the applicant must submit any maps, computations or other material required by the Federal Emergency Management Agency (FEMA) to revise the documents enumerated in subsection (a) of this section, when notified by the Local Administrator, and must pay any fees or other costs assessed by FEMA for this purpose.
- (4) **Variance Procedures**



- a. The Board of Adjustment shall hear and render judgment on requests for variances from the requirements of this ordinance.
- b. The Board shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this ordinance.
- c. Any person or persons aggrieved by the decision of the Board may appeal such decision in the courts of competent jurisdiction.
- d. The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.
- e. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this ordinance.
- f. Variances may be issued for new construction and substantial improvements to be erected on a lot of 1/2 acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in C (2) of this Section have been fully considered. As the lot size increases beyond the 1/2 acre, the technical justification required for issuing the variance increases.
- g. Upon consideration of the factors noted above and the intent of this ordinance, the Board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this Section.
- h. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- i. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
- j. Prerequisites for granting variances:
 1. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 2. Variances shall only be issued upon: (i) showing a good and sufficient cause; (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 3. Any application to which a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood



insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

- k. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that (i) the criteria outlined in subsection (c)(4)a through -i above are met, and (ii) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

(d) Provisions for Flood Hazard Reduction

- (1) **General Standards.** In all areas of special flood hazards the following provisions are required for all new construction and substantial improvements:
 - a. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
 - b. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
 - c. All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
 - d. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed (example: flood proofing) and/or located (example: elevated above the BFE) so as to prevent water from entering or accumulating within the components during conditions of flooding;
 - e. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
 - f. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters; and,
 - g. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- (2) **Specific Standards.** In all areas of special flood hazards where base flood elevation data has been provided as set forth in (i) subsection (b)(2) above, (ii) subsection (c)(2)h, or (iii) Section (d)(3)c, the following provisions are required:
 - a. **Residential Construction.** New construction and substantial improvement of any residential structure shall have the lowest floor (including basement), together with attendant utilities (for example, junction boxes, breaker boxes, electrical outlets, switches, plugs, HVAC systems, a/c ductwork, hot water heaters or any non-structural system which when inundated with water would make the structure uninhabitable), elevated 18 inches (or more) above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standard of this subsection as proposed in subsection (c)(3)a.1, is satisfied.



- b. Nonresidential Construction.** New construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement), together with attendant utilities (for example, junction boxes, breaker boxes, electrical outlets, switches, plugs, HVAC systems, a/c ductwork, hot water heaters or any non-structural system which when inundated with water would make the structure uninhabitable), elevated 18 inches (or more) above the base flood level or together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are flood proofed shall be maintained by the Floodplain Administrator.
- c. Enclosures.** New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
1. A minimum of two openings on separate walls having a total net area of not less than 1 square inch for every square foot of enclosed area subject to flooding shall be provided.
 2. The bottom of all openings shall be no higher than 1 foot above grade.
 3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- d. Manufactured Homes**
1. Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.
 2. Require that manufactured homes that are placed or substantially improved within Zones A1- 30, AH, and AE on the community's FIRM on



sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated 18 inches (or more) above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

3. Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision with Zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of paragraph (4) of this section be elevated so that either:
 - a. the lowest floor of the manufactured home is 18 inches (or more) above the base flood elevation, or
 - b. the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

- e. **Recreational Vehicles.** Require that recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either (i) be on the site for fewer than 180 consecutive days, or (ii) be fully licensed and ready for highway use, or (iii) meet the permit requirements of subsection (c)(3)a, and the elevation and anchoring requirements for "manufactured homes" in paragraph (4) of this section. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

(3) Standards for Subdivision Proposals

- a. All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent the purpose statement (bullets 2 and 3) and subsection (a) of this ordinance.
- b. All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet Floodplain Development Permit requirements of subsection (b)(3); subsection (c)(3); and the provisions of subsection (d) of this section.
- c. Base flood elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which is greater than 50 lots or 5 acres, whichever is lesser, if not otherwise provided pursuant to subsection (b)(2) or subsection (c)(2)h of this ordinance.



- d. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.
 - e. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.
- (4) **Standards for Areas of Shallow Flooding (AO/AH Zones).** Located within the areas of special flood hazard established in subsection (b)(2) are areas designated as shallow flooding. These areas have special flood hazards associated with flood depths of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:
- a. All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated 18 inches (or more) above the base flood elevation or the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least 3 feet if no depth number is specified).
 - b. All new construction and substantial improvements of non-residential structures;
 - c. (a) have the lowest floor (including basement) elevated to or above the base flood elevation or the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least 3 feet if no depth number is specified), or
 - d. (b) together with attendant utility and sanitary facilities be designed so that below the base specified flood depth in an AO Zone, or below the Base Flood Elevation in an AH Zone, level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.
 - e. A registered professional engineer or architect shall submit a certification to the Floodplain Administrator that the standards of D herein, as proposed in subsection (c)(3) are satisfied.
 - f. Require within Zones AH or AO adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.
- (5) **Floodways.** Located within areas of special flood hazard established in subsection (b)(2), are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:
- a. Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that



- b. the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
 - c. If subsection (d)(5)a above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of subsection (d).
 - d. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first completes all of the provisions required by Section 65.12.
- (e) **Severability.** If any section, clause, sentence, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.
- (f) **Penalties for Noncompliance.** No structure or land shall be constructed, located, extended, converted, or altered without full compliance with the terms of this court order and other applicable regulations. Violation of the provisions of this court order by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this court order or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$ 500 for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent The City of Laredo from taking such other lawful action as is necessary to prevent or remedy any violation.



24.2.19 Historic District (H)

Purpose: the historic overlay district establishes regulations that safeguard the historic, archaeological, architectural, and cultural resources of the city, promoting preservation, restoration, and rehabilitation of those resources or ensuring the compatibility of new construction within designated historic districts. The requirements of this district are in addition to the requirements of the underlying zoning district.

(a) Creating Historic Districts

- (1) **Authority.** Texas Local Government Code, Chapter 211, authorizes historic preservation. The City Council of the City of Laredo is authorized to create, define, amend, or eliminate historic districts subject to this Chapter.
- (2) **Designation.** Historic districts bear the word "historic" in the zoning designation as a supplemental zoning designation. Property in a historic district continues to bear its use designations by letter and number as provided in this Article (e.g. H-MX-2, H-C, etc.). Before making a historic district designation, the City Council shall receive a recommendation from the Historic District/Landmark Board and the Planning and Zoning Commission, which shall recommend for or against the historic district designation according to the procedures presently used to consider other zoning designations or changes.

[Note: Three (3) historic districts are currently designated: San Agustin de Laredo, Old Mercado, and St. Peter's.]

- (3) **Requirements for Creation.** Areas designated as a historic district shall:
 - a. be a "registered" historic district; or
 - b. have documentation establishing its contribution to the historic and cultural heritage of the City, or
 - c. have documentation establishing its archaeological or architectural significance; and
 - d. have documentation describing the need for an historic district to be created to assist in preserving the City's history and cultural heritage and its relationship to the City's Comprehensive Plan; and
- (4) **Public Hearing.** The City shall conduct a public hearing to receive testimony for and against the creation of an historic district.

(b) Designating Locally Significant Historic Landmarks

- (1) **Authority.** The Historic District/Landmark Board may designate individual sites and structures as locally significant historic landmarks subject to this section.
- (2) **Requirements for Designation.** Structures and sites considered for designation as locally significant historic landmarks shall:
 - a. be a Recorded Texas Historic Landmark or listed individually on the National Register of Historic Places; or
 - b. have documentation establishing its contribution to the historic and cultural heritage of the city, or
 - c. have documentation establishing its archaeological or architectural significance; and



- (2) Applications (see Article 12 for contents) shall be filed with the Historic Preservation Officer before meeting with the Historic District/Landmark Board at least twenty (20) days prior to a regularly scheduled meeting of the board.
 - (3) In reviewing an application, the Historic District/Landmark Board shall consider the guidelines established in the Secretary of the Interior's Standards for Rehabilitation.
 - (4) In all applications involving the demolition or partial demolition of a structure in an historic district or a locally significant historic landmark, the Historic District/Landmark Board may order the postponement of demolition for a period of time no more than ninety (90) days.
 - (5) Any person aggrieved by the decision of the historic district/landmark board may appeal the decision to the council by filing a written appeal, specifying the reasons, within thirty (30) days of the time the order is issued.
- (e) **Miscellaneous Provisions - Parking Regulations.** The Building Official upon written application and good cause shown may waive fifty (50%) percent of the off-street parking requirements for properties in a historic district or a locally significant historic landmark. Legal and adjacent on-street parking shall be counted towards the total off-street parking requirements. To be considered adjacent, the on-street parking must be located on right-of-way which fronts the site being considered. To be considered legal, the on-street parking must be on a street which allows long-term public parking during business hours (whether metered or un-metered).
- (f) **Violations and Penalties.** Any person(s), firm or corporation violating any provision of this ordinance is guilty of a misdemeanor, and is deemed guilty of a separate offense for each day or portion thereof during which any violation hereof is committed, continued or permitted, and upon conviction any a violation is punishable by a fine of up to one thousand dollars (\$1,000) for each day that the violation exists.



24.2.20 Planned Development District (PD)

Purpose: the Planned Development District (PD) enables the development of property and projects which because of design considerations, topographical features, environmental and/or other land use considerations may justify mixed uses, special dimensional standards, substitution of standards, or waiver of standards within a specified area. Planned Development Zoning is established prior to or concurrently with any subdivision of land.

(a) Applicability

- (1) A Planned Development District (PD) can be initiated in any zoning district, see minimum size requirements in Table 2.20-1.
- (2) A PD designation requires a rezoning to the PD overlay district initiated by the applicable property owner. After the PD designation is approved, all uses, buildings and structures shall comply with:
 - a. the conditions of the PD rezoning; unless district is designed in accordance with Traditional Neighborhood Design (TND) Manual, See Appendix A. No additional conditions shall be placed upon an application in complete compliance with the TND Manual.
 - b. all requirements of the applicable base district, except for dimensional standards that are modified; and
 - c. any provisions of this Chapter not addressed by the PD conditions.
- (3) A PD designation may modify provisions of this Chapter and impose additional standards but shall not reduce the quality of development.
- (4) A PD rezoning shall be consistent with the Comprehensive Plan.
- (5) A PD may be approved in phases.

(b) Minimum Size Requirements. The minimum area requirements of a PD District are:

(c) Table 2.20-1 PD Size

Future Land Use Map designation	Area (<i>min</i>)
Agricultural / Rural; Low Density Residential	20 acres
Medium Density Residential; High Density Residential	15 acres
Neighborhood Mixed-Use; Mixed-Use Center; Downtown Mixed-Use	10 acres
Light or Heavy Industrial	20 acres

(d) Special Alterations Permitted

- (1) Development and performance standards for the PD overlay district shall be established as a condition of rezoning approval.
- (2) The PD overlay district may specifically restrict alter the following:
 - a. Required colors for facades;
 - b. Density;
 - c. Minimum lot, height and setback dimensions;
 - d. Fencing and screening types;
 - e. Building height;



- f. Amenity space;
 - g. Off-street and on-street parking and loading;
 - h. Signs;
 - i. Screening, landscaping or buffering;
 - j. Building design;
 - k. Site design;
 - l. Tree preservation;
 - m. Street and sidewalk configuration, with approval from the Traffic Director;
 - n. Project phasing;
 - o. Compatibility standards; and
 - p. Any additional standards relating to the use or development of property needed to implement the comprehensive plan or to mitigate the development's impacts.
- (3) These alterations may be more or less restrictive than the standard development requirements contained elsewhere in the UDC.
- (4) The Building Official or the Board of Adjustment shall not waive or modify any of the restrictions in subsections (1) or (2) above.

(e) Public Facilities

- (1) All streets, water, sewer, stormwater, parks, and civic spaces shall be adequate to accommodate the impacts of the proposed development. For transportation facilities, this includes traffic circulation and emergency access to the proposed development.
- (2) The applicant shall provide a traffic study prepared by a competent professional identifying the traffic impact of the proposed development within the boundaries of the development, and on any public street connecting with a proposed private street. The Planning & Zoning Commission may require the mitigation of any adverse impacts or traffic by offsite improvements, including improved connectivity, additional vehicle or multi-modal capacity, providing for turning movements, signalization of intersections, construction of medians and other traffic control devices.
- (3) Construction standards for private streets shall meet or exceed those required by the city for public streets.
- (4) The City may, but is not required to provide garbage collection and disposal services.

(f) Procedures

- (1) ***Preliminary Development Meeting***
- a. The owner/developer shall schedule a meeting with the Planning Director for a Preliminary Development Meeting to review proposed development. The Planning Director will confirm that the proposed development meets the minimum size requirement, review all proposed land uses and Special Alterations to performance standards. Applicants who intend to comply with TND Manual are not required to attend a Preliminary Development Meeting.
- (2) ***Application for Rezoning***



- a. After completion of the Preliminary Development Meeting, the owner/developer shall submit a complete application for rezoning in accordance with rezoning procedures. The application will comply with Article XII, Submittal Requirements, including but not limited to:
 1. Site Plan
 - a. The owner/developer shall submit a site plan to the Planning Director for review concurrent with application for rezoning. The Planning Director will review and provide a written report to applicant identifying any required revisions, with documentation of non-compliance or conflict with City ordinance. After all comments from the Planning Director have been addressed, the final site plan will go to Planning and Zoning Commission for approval. Site Plan requires the same notice to surrounding property owners as a rezoning. Applicants complying with TND Manual will not require Planning and Zoning approval prior to proceeding to rezoning.
 - b. The site plan shall be prepared by an architect, landscape architect, engineer or planning consultant, and shall include the information required by Article XII at a level of detail to permit final approval by the Commission.
 - c. Substantive changes to any approved site plan relating to street layout, sidewalk construction and buffering shall be approved by the Planning & Zoning Commission and the City Council.
- (3) **Rezoning.** The site plan approval process may proceed concurrently with a rezoning to a PD overlay district. However, plat approval with design alterations which do not conform with the UDC must wait until after the approval of the PD district and site plan to be scheduled for consideration at a Planning & Zoning Commission meeting.
- (4) **Building Permits Not Conforming to Site Plan**
 - a. Building permit applications which do not conform to the approved site plan in a PD overlay district require approval by the Planning & Zoning Commission.
 - b. The Planning & Zoning Commission may authorize the Building Official to approve minor changes administratively. That authorization requires an approved motion during a public hearing at a Planning & Zoning Commission meeting.
- (g) **Property Owners Association Required.** Any project proposing the use of any common or shared property, including but not limited to, private streets, common areas, common utilities, and party walls (shared), shall establish a non-profit association of homeowners or property-owners pursuant to the requirements of the Texas Local Government Code and Section 501(c)(4) of the Internal Revenue Code. The association shall be organized for the purpose of assigning ownership of common property and providing a plan for the maintenance of all common and shared property associated with the project.



Division 4 Special Districts

24.2.21 Oil & Gas Production Zone (OG)

The supplemental use regulations for oil and gas extraction and production apply to the Oil & Gas Production Zone (OG). See Article 6 (Supplemental Use Regulations) for the standards that apply to this district.

24.2.22 Redevelopment (RD)¹

Purpose: The Redevelopment (RD) district permits existing industrial development to continue where redevelopment is expected to alter future land use patterns. The City will not create additional RD districts, or expand existing RD districts.

(a) Permitted Uses. Refer to Use (Section 24.2.16).

(b) Dimensional Standards

[GRAPHIC – AXON] [GRAPHIC – PLAN VIEW]

Table 2.22-1 RD Dimensional Standards

1	Lot area (<i>min</i>)	n/a
2	Coverage (<i>% of lot in buildings and paved surface</i>)	80%
3	Height	n/a
4	Front yard (<i>min</i>)	25 feet
5	Side yard (<i>min-interior/corner</i>)	10*/10 feet
6	Rear yard (<i>minimum-abutting RL, RM districts only</i>)	10* feet
7	Lot Width (<i>min</i>)	n/a

* Setbacks shall have the designated width or that established in Table 503 in the adopted International Building Code, whichever is greater.

¹ Truck access provisions deleted here and moved to Article 3.

