

## ZONING ORDINANCE DISTRICT DESCRIPTIONS\*

### Section 11 [250] PO – Professional Office District

A. Purpose of District[.] The PO (Professional Office District) is a restricted business district comprised of business and professional service establishments that serve primarily the everyday professional business needs of the surrounding residential neighborhood. These establishments will have low impact on surrounding residential neighborhoods and the floor space of individual establishments is generally less than 3,000 square feet. The regulations of this district are designed to permit the uses listed while protecting adjacent residential development by establishing residential density standards.

B. Allowed Uses[.] In this district no building or land shall be used and no building shall be hereafter erected, reconstructed or structurally altered or enlarged except for one or more of the following principal uses:

1. Accounting or tax preparation;
2. Financial institutions, mortgage companies;
3. Attorneys and law practitioners;
4. Engineering and architectural professionals;
5. Human health service facilities: clinics, offices of dentists, doctors and other practitioners of the healing arts licensed or similarly recognized under the laws of the State of Texas; offices for specialists in supportive health service fields, such as physical, audio and speech therapy, physiotherapy, podiatry, and psychological testing and counseling; dental, medical and optical laboratories;
6. Land title companies;
7. Office for business, professional and semi-professional uses and occupations;
8. Real estate services;
9. Advertising and marketing, graphic design;
10. Insurance agency; or
11. Studio, for professional work or teaching of any form of commercial or fine arts, photography, music, drama, dance, fitness center, but not including a dance hall.

C. Accessory Use[.] Any use may be established as an accessory use to any permitted principal use provided that such accessory use:

1. Is customarily incident to and is maintained and operated as a part of the principal use;
2. Is not hazardous to and does not impair the use or enjoyment of nearby property in greater degree than the principal use with which it is associated;
3. Does not create levels of noise, odors, vibration and lighting, or degrees of traffic congestion, dust or other pollutants, in a greater amount than that customarily created by the principal use;
4. Is located behind the minimum front and side street building setback lines.

D. Special Exceptions[.] None at this time.

E. Development Regulations

1. No commercial, retail, manufacturing, or industrial nature shall be permitted.
2. The uniform height and area regulations set forth in the City of Haslet Zoning Ordinance shall apply to all buildings, walls and uses established on all premises contained within the district but shall be subject to the specific limitations and modifications set forth elsewhere in this Ordinance.
3. All outdoor signs shall be in compliance with the City of Haslet Sign Ordinance.
4. All exterior lighting shall be installed such that it is not a nuisance to any neighboring residential areas.
5. Outdoor storage of trash receptacles shall be in the side or rear yards and shall be screened from view by a fence, plantings or other visual barrier.
6. On and Off-street parking and loading shall be in accordance with the City of Haslet Zoning Ordinance.
7. Landscaping is required in front yards. Landscaping is also required in rear and side yards if they abut a public thoroughfare or are normally open to patrons of the business. A landscaping plan shall be submitted with the development plat. Landscaping shall conform to the following:
  - (a). The physical elements composing the landscape shall be permanent in form and nature and perpetually maintained;
  - (b). The form and nature of the physical elements shall consist primarily of trees, shrubs, ground covers, grass and ornamental annuals, biennials, and perennials; and (rocks, gravel and similar elements shall be secondary)

(c). The physical elements composing the landscape shall be located and maintained so as not to obstruct the vision of motorists or pedestrians at alley, street, or drive intersections.

8. All aspects of the Vision 2004 Highway 156 overlay shall be adhered to.
9. Primary hours of operation shall be from 7:00 a.m. to 7:00 p.m.

F. Site Plans

1. Preliminary and Final Plats for any development in this district shall be accompanied by a Site Plan of the area to be developed. The purpose of the Site Plan is to provide the Planning and Zoning Commission and the City Council with a more finite definition of the finished development and its intended uses. A Site Plan approved by the Planning and Zoning Commission and the City Council is a prerequisite to issuance of building permits and certificates of occupancy.

2. Site Plans shall contain the following data.

- (a) 1" = 20', 1" = 40 or 1" = 100'
- (b) North arrow
- (c) Small scale location map
- (d) Name of development
- (e) Name and address of owner
- (f) Name, address, and phone number of firm preparing the plan
- (g) Metes and bounds labeled on property boundary
- (h) Right of way on or adjacent to the site labeled and dimensioned
- (i) Adjacent street widths shown
- (j) Adjacent property labeled with owner's name, existing zoning, and Land Use Map designation
- (k) Width and type of proposed buffer yard
- (l) Designation, location and size of all proposed points of ingress/egress to the site
- (m) Pedestrian walks, malls and open areas

(n) Location, type and height of all walls, fences and screening

3. Site data summary chart to include the following data

(a) Existing zoning of this tract and any proposed zoning changes

(b) Gross and net acreage of the project

(c) Number of proposed lots and location

(d) Percentage of land coverage by structures

(e) Anticipated schedule of development

(f) Parking and loading spaces required and provided

(g) Area of public open space and percentage of total development

(h) Outside storage location and percentage of total development

(i) Location, dimensions, height, number of stories, uses and gross floor area of all existing or proposed structures including buildings fences, storage areas, etc.

(j) Square footage broken down by proposed use

(k) Entrances and exits to buildings

(l) Architectural renderings or elevations of the proposed structures, noting whether or not the facades meet the requirements of the City of Haslet

(m) Distances between buildings and distances from buildings to property lines

(n) Clear designation of all parking stalls for off-street parking and loading

(o) Dimensions of parking stalls, parking capacity and dimensions of parking areas in total and as a percentage of the total development

(p) Location and dimensions of all driving lanes on the site

(q) Type of surface material for parking and loading areas

(r) Location and type of all exterior lighting

(s) All building lines

- (t) Location, size, height, type, and orientation, or signs, lighting luminaries and exterior auditory speakers. The applicant shall also provide representative renderings of the signs to be placed including sign type, material composition, facings and colors
- (u) Location of any on-site liquid, solid, or hazardous waste storage
- (v) Location of all trash dumpsters and type of screening
- (w) Type of surfacing, such as turf, gravel, paving, cement or brick to be used at various locations
- (x) Easements on or adjacent to the site labeled and dimensioned
- (y) Location and distance of the nearest fire hydrant to the property and proposed fire hydrants
- (z) Location, dimensions and labeling of any proposed fire lanes
  - (aa) Proposed finished grade of the site shown to contour intervals not exceeding two feet. Spot elevations must be shown at all critical points including but not limited to edges of pavement, curb returns, building corners, drainage paths, etc. Directional flow arrows and location of existing or proposed drainage structure labeled with size, type, and flow line elevations. Show location of existing drainage easements
  - (ab) A summary chart showing all variances proposed to the City of Haslet Zoning Ordinances
  - (ac) Location and type of landscaping, trees, shrubs, turf, etc. & percentage of landscaping of the total development
  - (ad) Location and description of storage facility for any material defined as hazardous by the Occupational Safety and Health Administration (OSHA) or the Environmental Protection Agency (EPA).

(Ordinance 0902-05, sec. 1 (ex "A"), adopted 9/6/05)