

ARTICLE 4

CHANDLER ZONING DISTRICTS

Sec. 4-1. ESTABLISHMENT OF DISTRICTS

In order to classify, regulate, and restrict the use of land, buildings and structures; to regulate and restrict the height and bulk of buildings; to regulate the area of yards and other open spaces about buildings; to regulate the intensity of land use, and to promote the orderly urban growth within the corporate area of the City of Chandler, Texas, the following zoning districts are established:

Agricultural District (AG)

The purpose of this district is to provide for areas of the city on the outer edge of urbanized development in which urban usage is usually premature due to the lack of adequate utility service or transportation systems. It is likely that this district will be changed to more intense urban zoning districts as utility services can be feasibly extended and the undeveloped areas within existing service limits are used up or become in short supply. Uses within this district are mostly related to farming or semi-urban functions and are not necessarily compatible with higher density residential development.

Single-Family Detached Residential District (R-1)

The purpose of this district is to provide for low density, single-family, residential development of a moderately spacious character together, with such public and semi-public buildings and facilities and accessory structures as may be necessary and are compatible with residential development of this nature. The provisions of this district are intended to protect and stabilize the essential characteristics of such existing development; to encourage such future development to occur on vacant land where the natural characteristics of such land are suitable for this type of development; to provide policies which will encourage low density development to occur where public facilities and services and other factors are available which are conducive to residential development of such densities; and to discourage any activities not compatible with such residential development.

Single-Family Detached Residential/Garden Home District (R-2)

The purpose of this district is to provide for low density, single-family residential development of a relatively spacious character together with facilities and accessory structures as may be necessary and are compatible with residential development of this nature. The provisions of this district are intended to protect and stabilize the essential characteristics of such existing development; to permit population densities that are low enough to be compatible with neighboring single-family development; to encourage such future development to occur on vacant land where the natural characteristics of such land are suitable; to provide policies that will encourage medium density development to occur where public facilities and services and other factors are available that are conducive to residential development of such densities; and to discourage any activities not compatible with such residential development.

Multiple-Family Residential District (MF-1)

The purpose of this district is to provide for an efficient and economic use of land at a medium and higher density residential development together with such public and semi-public buildings and facilities and accessory structures as may be necessary and are compatible with such development. The provisions of this district are intended to encourage such development projects to locate within close proximity to activity centers; to serve as a buffer between low intensity land uses and other more intense land uses; to avoid undue traffic concentration on minor streets by directing such new development to abut upon or have relatively close access to major transportation arteries, to provide for the development of projects in areas where such projects could be logically integrated with or located near high density, single-family areas or in transitional areas on land where the clustering of units would permit the most effective utilization of such land, while preserving open space and other natural features; to encourage privacy, internal stability, attractiveness, order and efficiency in the areas by providing for adequate light, air, and usable open space for dwellings and related facilities through the careful design and consideration of the proper functional relationship among uses permitted; and to provide policies which will encourage such residential development to occur, where public facilities and services are existing or planned.

Manufactured Home Subdivision District (MHS)

The “MHS” Manufactured Home (HUD Code) and Modular Housing Subdivision district is intended to provide for quality manufactured home and modular home subdivision development containing most of the characteristics and atmosphere of a standard single-family residential subdivision. MHS districts shall be not less than ten (10) acres in size.

Manufactured Home Park District (MHP)

The purpose of this district is to provide for manufactured home park developments together with such public and semi-public buildings and facilities and accessory structures as may be necessary and are compatible with residential surroundings of this type. The district is specifically designed to accommodate manufactured homes on rented parcels at acceptable densities; to accommodate the housing needs of those residents who prefer manufactured home living and of those who desire an economic alternative to conventional dwellings; to encourage such future development to occur on vacant land where the natural characteristics of such land are suitable for this type of development; to avoid undue traffic congestion on minor streets by directing such developments to abut upon or have relative close access to major transportation arteries; to provide policies which will encourage such residential development to occur where public facilities and services are existing [or] planned; and to protect manufactured home parks from encroachment by incompatible uses.

An area designated as a Manufactured Home Park District shall meet all requirements of the City’s building codes and any applicable provisions of the City’s Subdivision Ordinance. A manufactured home park shall be for the explicit purpose of renting or leasing of sites for locating manufactured homes and/or recreational vehicles. The sale of lots within any area designated as a Manufactured Home Park District is specifically prohibited.

Local Business District (B-1)

The purpose of this district is to provide for a limited number of existing or potential low intensity office, business, and commercial facilities. The provisions of this district are intended to encourage existing and new office and commercial developments which benefit from being in close proximity to each other; to avoid the development of any large general strip commercial or business developments; to encourage such future low intensity development to occur on vacant land where the natural characteristics of such land are suitable for this type of development; to avoid undue traffic congestion on minor streets by directing such developments to abut upon or have relative close access to major transportation arteries; and to discourage any encroachment by industrial, residential, or other uses considered capable of adversely affecting the localized commercial and business characteristics of the district.

General Business District (B-2)

The purpose of this district is to provide for areas that are designed for the commercial needs that appeal to a wide community interest. The provisions of this district are intended to encourage general commercial development to occur along major arteries where sites are adequate for an integrated design of commercial establishments, particularly adjacent to major intersections where such development could most adequately serve the needs of the community's residents and those of the traveling public without resorting to excessive quantities of strip development; and to discourage any encroachment by industrial, residential or other uses that could adversely affect the general business characteristics of this district.

Light Industrial District (I-1)

The purpose of this district is to provide for areas that are appropriate for the light industrial needs in the City. Development in this district is to be restricted to uses that do not produce substantial air or water pollution and excessive noise or odor. The provisions hereof are further meant to discourage residential development in or near this district and to discourage any other development that would hinder or adversely affect light industrial development and activities.

General Industrial District (I-2)

The purpose of this district is to provide sufficient space in appropriate locations physically suitable for the development of certain types of research operations and wholesale and storage distribution concerns and enterprises engaged in general manufacturing, processing, and/or fabrication of products and machinery. The provisions of this district are intended to accommodate enterprises with functions requiring access to transportation services by providing them with locations that are in close proximity to major transportation facilities for the reception and distribution of their goods and/or services; to require appropriate buffering around such development either through natural features. or landscaping in an attempt to maintain its compatibility with surrounding land uses; and to provide policies that require such development to occur where appropriate public facilities and services are existing or planned.

Planned Development District (PD)

The Planned Development District is intended to provide for combining and mixing of uses and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this ordinance is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD District may be used to permit new and innovative concepts in land utilization. While flexibility is given that will allow development not otherwise permitted, procedures are established herein to insure that public health, safety, and welfare are preserved.

Thoroughfare District (overlay district) (THOR)

The Thoroughfare District is designed to provide for the diverse uses that can take advantage of the access provided by a major arterial or freeway, without sacrificing the integrity of the thoroughfare or freeway in its primary function as a means of moving vehicular traffic through the community. This district is established to create an attractive, higher intensity use corridor composed primarily of office, retail, limited light industrial and commercial uses, hotels, motels, and restaurants. To protect the integrity of the thoroughfare, minimum lot sizes will be larger, setback requirements will be greater, and more stringent access restrictions will be imposed in the THOR District than in other commercial and industrial districts. The THOR District should have increased water, sewer, and drainage capacity, and increased fire protection to accommodate the higher intensity uses typically found in the district. The THOR District is an overlay district, meaning that the regulations within the district are in addition to the base district that is being overlaid.

Flood Hazard District (overlay district) (FH)

The Flood Hazard District is designed to provide for the appropriate use of land that has a history of inundation or is determined to be subject to flood hazard, and to promote the general welfare and provide protection from flooding portions of certain districts. Flood hazard areas shall include all areas subject to inundation by floodwaters of the one hundred (100) year frequency as delineated by the most recent Flood Hazard Boundary Map or Flood Insurance Rate Map, as the case may be, issued by or on behalf of the Federal Insurance Administration, and are designated with a Flood Hazard Prefix, FH, on the official Zoning Map of the City.