

## **ARTICLE 30. S OR SUP, SPECIAL USE PERMITS**

### **Sec. 12-30-5. "SF-ED" single family estate district.**

1. Airport. (private)
2. Cemetery.
3. Charity House or Transitional Housing.
- ~~3-4.~~ Charitable organizations.
- ~~4-5.~~ Lodges and similar public organizations.
- ~~5-6.~~ Lodging houses.
- ~~6-7.~~ University, college or parochial school and related facilities. (public or private)
- ~~7-8.~~ Country club or golf course and related uses such as driving ranges but not including similar forms of commercial amusement such as miniature golf.
- ~~8-9.~~ Day nursery or day care.
- ~~9-10.~~ Public utilities such as electric substation and transmission line.
- ~~10-11.~~ Hospital and related uses.
- ~~11-12.~~ Post Office.
- ~~12-13.~~ Riding academy or other equestrian related facilities.
- ~~13-14.~~ Sewage treatment plant. (private)
- ~~14-15.~~ Stadium.
- ~~15-16.~~ Stucco type construction.
- ~~16-17.~~ Temporary batching plant for any period in excess of 180 days.

(Ord. No. 91500; Ord. No. 91500-A-123; Ord. No. 91500-A-421, § 1, 10-11-05; Ord. No. 91500-A-790 , § 2, 5-9-23)

### **Sec. 12-30-6. Single-Family-18 (SF-18), Single-Family-12 (SF-12), Single-Family-9 (SF-9) and Single-Family-7 (SF-7).**

1. Cemetery.
2. Charitable organizations.
3. Charity House or Transitional Housing.
- ~~3-4.~~ Lodges and similar public organizations.
- ~~4-5.~~ Lodging houses.

- 
- ~~5-6.~~ University, college or parochial school and related facilities. (public or private)
- ~~6-7.~~ Country club or golf course and related uses such as driving ranges but not including similar forms of commercial amusement such as miniature golf.
- ~~7-8.~~ Day nursery or day care.
- ~~8-9.~~ Public utilities such as electric substation and transmission line.
- ~~9-10.~~ Hospital and related uses.
- ~~10-11.~~ Post Office.
- ~~11-12.~~ Sewage treatment plant. (private)
- ~~12-13.~~ Stadium.
- ~~13-14.~~ Stucco type construction.

(Ord. No. 91500; Ord. No. 91500-A-790 , § 2, 5-9-23)

### **Sec. 12-30-13A. "H" Historic.**

1. Auto parking lot.
2. Auto parts sales (new).
3. Broadcasting facilities, radio or television {for towers see section 12-32A - Telecom. Ordinance}.
4. Building footprint exceeding 5,000 square feet.
5. Carpentry, painting or, plumbing shops.
- ~~6.~~ Cemetery.
- ~~6-7.~~ Charity House or Transitional Housing when part of a single-family residential development or mixed-use development and shall not include live/work units.
- ~~7-8.~~ College, university, or parochial school, private school and related facilities.
- ~~8-9.~~ Day nursery or day care centers (children or adult).
- ~~9-10.~~ Drive-in theater (outdoor).
- ~~10-11.~~ Electric substation, transmission line or other public utilities.
- ~~11-12.~~ Grocery and convenience stores.
- ~~12-13.~~ Hospital.
- ~~13-14.~~ Lodging House when part of a single-family residential development or mixed-use development and shall not include live/work units.
- ~~14-15.~~ Limited warehousing and distribution shall be limited to a maximum of 20 percent of the floor area of the building.
- ~~15-16.~~ Mortuary or funeral services.
- ~~16-17.~~ Motel, hotel, residence hotel (refer to section 12-30-18 for specific regulations).
- ~~17-18.~~ Multi-story garage (commercial).
- ~~18-19.~~ Nursing home, convalescent home, home for the aged, assisted living, etc.

---

~~19-20.~~ Office, retail, or commercial with residential on second floor.

~~20-21.~~ Office warehouse with less than 20 percent of the floor area being devoted to warehousing.

~~21-22.~~ Radio broadcasting towers.

~~22-23.~~ Radio, television or microwave receiving dish (subject to screening regulations; see section 12-33-1).

~~23-24.~~ Residential development in general conformance with Old Coppel Concept Plan.

~~24-25.~~ Sports, recreation and entertainment (indoor or outdoor).

(Ord. No. 91500-A-409, § 2, 5-11-05; Ord. No. 91500-A-434, § 2, 6-13-06; Ord. No. 91500-A-790, § 4, 5-9-23)

## **ARTICLE 42. SPECIAL DEFINITIONS**

### **Sec. 12-42-1. Definitions.**

....

*Building, principal:* A building in which the principal use of the lot, on which it is located, is conducted. All residential uses, except bona fide servants quarters, are principal uses.

*Building, residential:* A building which is arranged, designed, used, or intended to be used for residential occupancy by one or more families or lodgers.

*Canopy:* A roofed structure constructed of metal, wood or any other solid material supported by the building or by support extending to the ground directly under the canopy [and] placed so as to extend outward from the building providing a protective shield from doors, windows, and other openings.

*Carport:* A structure open on a minimum of three sides designed or used to shelter the owner's vehicle(s), not to exceed 24 feet on its longest dimension.

*Cellar:* See basement.

*Certificate of occupancy or compliance:* An official certificate issued by the city through the enforcing official which indicates conformance with or approved conditional waiver from the zoning regulations and authorizes legal use of the premises for which it is issued.

*Charity House or Transitional Housing:* Shall mean short or long-term temporary occupancy of a single family residential structure, uncompensated or de minimis fee, for person(s) that are sick, very poor, homeless or have special needs or disabled. This definition does not include assisted living, group homes, half-way house or other type of temporary house licensed under state law or defined in the Code of Ordinances.

*City:* Shall mean the City of Coppel, Texas.

*City council:* The governing body of the City of Coppel, Texas.

*City manager:* The chief city administrative officer.

*Clinic:* The office of one or more medical doctors, dentists, optometrists, or similar members of the medical professions who may or may not have associated in the practice of their professions.

*Cleaning:* A custom cleaning shop not exceeding 5,000 square feet of floor area.

---

*Clustering:* A land development concept whereby the buildings on a site are grouped closely together but not attached to allow for communal open space and economies in development. Clustering permits variation in lot size, shape and orientation without an increase in the overall density of the development.