
COMPREHENSIVE ZONING ORDINANCE



CITY OF CASTROVILLE, TEXAS

| | | | |
|---------|------|---------|------|
| Adopted | 1975 | Amended | 2005 |
| Amended | 1983 | Amended | 2006 |
| Amended | 1986 | Amended | 2007 |
| Amended | 1988 | Amended | 2008 |
| Amended | 1991 | Amended | 2009 |
| Amended | 1997 | Amended | 2015 |
| Amended | 2001 | Amended | 2017 |
| Amended | 2002 | Amended | 2018 |
| Amended | 2003 | Amended | 2020 |
| Amended | 2004 | Amended | 2022 |

[This page intentionally blank]

CONTENTS

| <u>ARTICLE</u> | <u>PROVISIONS</u> | <u>PAGE</u> |
|--------------------|---|-------------|
| | | |
| <i>ARTICLE I</i> | <i>GENERAL PROVISIONS</i> | |
| | | |
| Section 1. | Short Title | 2 |
| Section 2. | Purpose | 2 |
| Section 3. | Ordinances Repealed | 2 |
| Section 4. | Adoption of Legislative Grant of Power | 2 |
| Section 5. | Validity and Severability | 2 |
| Section 6. | Rules of Construction | 3 |
| Section 7. | Special Definitions Noted and Related to Use Regulations | 3 |
| Section 8. | General Definitions | 8 |
| Section 9. | Performance Standards | 14 |
| Section 10. | Group Housing | 15 |
| Section 11. | Yard Encroachments | 16 |
| Section 12. | Fences, Walls, and Hedges | 17 |
| Section 13. | Buffer Yards and Landscaping | 18 |
| Section 14. | Accessory Uses and Structures | 26 |
| Section 15. | Exclusions from Height Limits | 26 |
| Section 16. | Municipal and Other Public Uses | 27 |
| Section 17. | Zoning Districts Established | 27 |
| Section 18. | Zoning District Map | 29 |
| Section 19. | Zoning District Boundaries | 29 |
| Section 20. | Temporary Zoning – Annexed Territory | 30 |
| | | |
| <i>ARTICLE II</i> | <i>USE REGULATION DISTRICTS</i> | |
| | | |
| Section 1. | Use of Land and Buildings | 31 |
| | | |
| <i>ARTICLE III</i> | <i>HEIGHT, YARD, LOT AREA, LOT WIDTH, AND LOT DEPTH REGULATIONS</i> | |
| | | |
| Section 1. | Table of Requirements | 44 |
| Section 2. | Supplementary Yard Regulations | 46 |
| Section 3. | Lot Depth Regulations | 47 |
| | | |
| <i>ARTICLE IV</i> | <i>SPECIAL USE REGULATIONS</i> | |
| | | |
| Section 1. | Specific Use Permits | 48 |
| Section 2. | Special Historical District Regulations | 48 |
| Section 3. | Special Commercial District Regulations | 64 |
| Section 4. | Reserved | 68 |
| Section 5. | P-D, Planned Development District | 68 |
| Section 6. | Special Manufactured Home Regulations | 69 |

| | | |
|---------------------|--|----|
| Section 7. | Building Within Flood Prone Areas | 69 |
| Section 8. | Dish Antennas | 69 |
| Section 9. | Business/Residential Transition Areas | 69 |
| Section 10. | Home Occupation Regulations | 71 |
| Section 11. | Single Family Design | 74 |
| Section 12. | Modular Homes | 75 |
| | | |
| ARTICLE V | <i>OFF-STREET PARKING AND LOADING</i> | |
| Section 1. | Applicability, Review and Approval | 77 |
| Section 2. | General Requirements | 78 |
| Section 3. | Off-Street Parking – Design and Construction Standards | 80 |
| Section 4. | Special Provisions for Certain Uses | 84 |
| Section 5. | New and Unlisted Uses | 84 |
| Section 6. | Non-Conforming Uses and Structures | 85 |
| Section 7. | Table of Off-Street Parking | 85 |
| Section 8. | Off-Street Loading Requirements for Non-Residential Properties | 87 |
| | | |
| ARTICLE VI | <i>NONCONFORMING USES AND STRUCTURES</i> | |
| Section 1. | Nonconforming Uses | 89 |
| Section 2. | Completion of Existing Buildings | 89 |
| Section 3. | Nonconforming Structures | 89 |
| | | |
| ARTICLE VII | <i>BOARD OF ADJUSTMENT</i> | |
| Section 1. | Creation, Tenure of Members and Organization | 91 |
| Section 2. | Appeals Procedures | 91 |
| Section 3. | Powers | 92 |
| | | |
| ARTICLE VIII | <i>AMENDMENTS TO ORDINANCE</i> | |
| Section 1. | Petition for Changes and Amendments | 94 |
| Section 2. | Filing Petition and Fee | 94 |
| Section 3. | Changes and Amendments by the City | 94 |
| Section 4. | Public Hearing by City Planning and Zoning Commission | 94 |
| Section 5. | Public Hearing by City Council | 94 |
| Section 6. | Amendment Under Protest | 95 |
| | | |
| ARTICLE IX | <i>CERTIFICATE OF OCCUPANCY AND COMPLIANCE</i> | |
| Section 1. | Requirements | 96 |
| | | |
| ARTICLE X | <i>INTERPRETATION, PURPOSE, AND CONFLICT</i> | |
| Section 1. | Interpretation | 97 |
| Section 2. | Classification of New and Unlisted Uses | 97 |
| | | |
| ARTICLE XI | <i>VIOLATION AND PENALTIES</i> | |

| | | | |
|--------------------|------------------|--|-----|
| | Section 1. | Violation and Penalties | 99 |
| | | | |
| <i>ARTICLE XII</i> | <i>ENACTMENT</i> | | |
| | Section 1. | Enactment | 100 |
| | | | |
| <i>APPENDICES</i> | | | |
| | Appendix A. | Table 1: Xeriscape Landscape Plantings | 101 |
| | | | |

Ordinance No. 107

AN ORDINANCE REGULATING THE CONSTRUCTION, RECONSTRUCTION, ALTERATION, LOCATION, AND USE OF BUILDINGS, STRUCTURES, LAND AND WATER, FOR TRADE, INDUSTRY, RESIDENCE, OR OTHER PURPOSES; REGULATING THE SIZE OF BUILDINGS AND OTHER STRUCTURES HEREAFTER ERECTED OR ALTERED, THE SIZE AND DIMENSIONS OF YARDS, COURTS, AND OTHER OPEN SPACES SURROUNDING BUILDINGS; REGULATING THE DENSITY OF POPULATION, AND, FOR SAID PURPOSES, DIVIDING THE CITY OF CASTROVILLE, AS SHOWN ON THE OFFICIAL ZONING MAP INTO DISTRICTS OF SUCH NUMBER, SHAPE, AND AREA AS ARE DEEMED BEST SUITED TO CARRY OUT THESE REGULATIONS DESIGNATING THE KINDS OR CLASSES OF TRADES, INDUSTRIES, RESIDENCES, OR OTHER PURPOSES FOR WHICH BUILDINGS OR OTHER STRUCTURES OR PREMISES MAY BE ERECTED, ALTERED, OR USED; TO PROVIDE FOR THE REGULATION OF THESE USES; REPEALING ALL OTHER LAWS AND PARTS OF LAWS IN CONFLICT; AND TO PRESCRIBE PENALTIES FOR THE VIOLATION OF THE PROVISIONS OF THIS ORDINANCE;

WHEREAS, THE CITY COUNCIL OF THE CITY OF CASTROVILLE DEEMS IT NECESSARY IN ORDER TO LESSEN CONGESTION IN THE STREETS; TO SECURE SAFETY FROM FIRE, PANIC, AND OTHER DANGERS; TO PROMOTE HEALTH AND GENERAL WELFARE; TO PROVIDE ADEQUATE LIGHT AND AIR; TO PREVENT THE OVERCROWDING OF LAND; TO AVOID UNDUE CONCENTRATION OF POPULATION; TO FACILITATE THE ADEQUATE PROVISIONS OF TRANSPORTATION, WATER, SEWAGE, SCHOOLS, PARKS, AND OTHER PUBLIC REQUIREMENTS; TO MAKE AND PROMULGATE SUCH REGULATIONS WITH REASONABLE CONSIDERATION, AMONG OTHER THINGS, TO THE CHARACTER OF THE DISTRICT AND ITS PECULIAR SUITABILITY FOR PARTICULAR USES, AND WITH A VIEW TO CONSERVING THE VALUE OF BUILDINGS AND ENCOURAGING THE MOST APPROPRIATE USE OF LAND THROUGHOUT SAID CITY, IN ACCORDANCE WITH THE CITY'S COMPREHENSIVE PLANNING PROCESS.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CASTROVILLE, TEXAS:

ARTICLE I

GENERAL PROVISIONS

Section 1. Short Title

THIS ORDINANCE SHALL BE KNOWN AND MAY BE CITED AS THE “COMPREHENSIVE ZONING ORDINANCE” OF THE CITY OF CASTROVILLE.

Section 2. Purpose

The Zoning Regulations and Districts as herein established have been made in accordance with a comprehensive plan for the purpose of promoting health, safety, morals, and the general welfare of the City, and for the protection and preservation of places and areas of historical and cultural importance and significance therein. They have been designed to lessen the congestion in the streets; to secure safety from fire, panic, and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements. They have been made with reasonable consideration, in order to preserve the character of the City and its unique suitability for particular uses, and with a view to conserving the value of the buildings and encouraging the most appropriate use of the land throughout the City.

Section 3. Ordinances Repealed

The following ordinances are hereby repealed, to-wit:

- (1) Ordinance No. 71, passed and adopted March 30, 1965, and amendments thereto, as well as all other ordinances or parts of ordinances inconsistent herewith, but only to the extent of such inconsistency; provided however, that whenever higher or more restrictive standards are established by the provisions of any other applicable statute, ordinance or regulation than are established by the provisions of this Ordinance, the provisions of such other statute, ordinance or regulation shall govern.

Section 4. Adoption of Legislative Grant of Power

Articles 1011a through 1011j of the Revised Civil Statutes of the State of Texas are hereby adopted, and the provisions of this Ordinance are adopted in the exercise of the power granted to municipalities by such statutes and pursuant to any and all other applicable laws.

Section 5. Validity and Severability

If any section, paragraph, subdivision, clause, phrase, or provision of this Ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof, other than the part so declared to be invalid or unconstitutional.

Section 6. Rules of Construction

(1) Words, phrases, and terms defined herein shall be given the following meaning.

“CITY” shall mean the City of Castroville, “BOARD” shall mean the City Zoning Board of Adjustment of the City of Castroville; “PERSON” shall mean natural person, joint venture, joint stock company, partnership, association, club, company, corporation, business trust, or the manager, lessee, agent, servant, officer, or employee of any of them; “SHALL” and “MAY”: “Shall” is mandatory; “May” is permissive.

Words used in the present tense include the future; the singular number includes the plural and the plural the singular; the words “DESIGNED FOR” include the meaning “USED FOR”; the word “STRUCTURE” includes the word “BUILDING”; and “BUILDING” the word “STRUCTURE”; the word “LOT” includes the words “PLOT”, “SITE”, and “TRACT”; the words “AREA” and “DISTRICTS” may indicate and include the meaning of “ZONE”. The word “USED” shall include “ARRANGED”, “DESIGNED”, “CONSTRUCTED”, “ALTERED”, “CONVERTED”, “RENTED”, “LEASED”, or “INTENDED TO BE USED”. The word “LAND” shall include water surface and land under water.

Section 7. Special Definitions Noted and Related to “Use Regulations”

For the purpose of this Ordinance, certain words and terms in this Ordinance are defined as follows:

- (1) **ONE-FAMILY DWELLING (DETACHED)** – A dwelling designed and constructed for occupancy by one (1) family and located on a lot or separate building tract and having no physical connection to a building located on any other lot.
- (2) **ONE-FAMILY DWELLING (ATTACHED)** – A dwelling which is joined to another dwelling at one or more sides by a party wall or abutting separate wall, which is erected upon a separate lot of record and is designed for occupancy by one (1) family.
- (3) **TWO-FAMILY DWELLING** – A single structure designed and constructed with two living units under a single roof for occupancy by two (2) families.
- (4) **MULTIPLE-FAMILY DWELLING (APARTMENT)** – Any building or portion thereof, which is designed, built, rented, leased or let to be occupied as three (3) or more dwelling units or apartments or which is occupied as a home or place of residence by three (3) or more families living in independent dwelling units.
- (5) **COMMUNITY UNIT DEVELOPMENT** – An area of three (3) acres or more (planned as a single integral residential development), which may contain variable types of housing with yard, height, and open space standards differing from the district in which it is located, but which observes the overall density standards set forth in such district. Where the overall density standards are proposed to vary from those of the district in which the Community Unit Development is located, the development shall be considered by the Planning Commission and Council in accordance with the provisions of the Ordinance applicable to a Planned Development District.
- (6) **BOARDING HOUSE OR ROOMING HOUSE** – A building other than a hotel, where lodging and meals for three (3) or more persons are served for compensation.

(7) HOTEL OR MOTEL – Any building which is designated to cater to transient occupancy, offering a temporary abiding place to individuals and families. To be classified as a hotel or motel an establishment shall contain individual guest rooms, maintain a registration area, furnish services such as supply of linens, maids and furnishings.

(8) MANUFACTURED HOUSING - Means any one of three types of prefabricated housing products that are typically manufactured or assembled at a location other than the end user's permanent site, and that are regulated by the Texas Manufactured Housing Standards Act (Article 5221f and 5221f-1, V.A.C.S.) and the Texas Occupations Code Chapter 1202. Industrialized Housing and Buildings. For the purpose of this Ordinance, there are three types of manufactured homes:

- a) Mobile Home
 - i. A mobile home is any manufactured home that was constructed prior to June 15, 1976.
 - ii. As governed by the definition within the Texas Manufactured Housing Standards Act (Article 5221f), a movable dwelling designed to be transported on its own chassis on the highway (either intact or in major sections) by a prime mover, that is constructed with a base section so as to be independently self-supporting, and that does not require a permanent foundation for year-round living.
- b) Manufactured Home
 - i. Manufactured Homes are regulated by HUD Code. A HUD-Code manufactured home is also defined as a movable manufactured home that was constructed after June 15, 1976. A HUD-Code manufactured home will display a red certification label on the exterior of each transportable section.
 - ii. As governed by the definition within the Texas Manufactured Housing Standards Act (Article 5221f), a movable dwelling designed to be transported on the highway, either intact or in major sections, by a prime mover, that can be used as a residential dwelling either with or without a permanent foundation.
- c) Modular Home
 - i. Modular Homes are regulated the same as a traditional home and are often referred to as "industrialized homes." Industrialized homes must meet all applicable local codes and zoning regulations that pertain to construction of traditional site constructed ("stick built") homes. See Article IV, Section 12.
 - ii. As governed by the definition within the Texas Manufactured Housing Standards Act (Article 5221f-1.), a structure or building module that is transportable in one or more sections on a temporary chassis or other conveyance device, and that is designed to be installed and used by a consumer as a permanent residence on a permanent foundation system. The term includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. The term does not include a Mobile Home or Manufactured Home as defined in the Texas Manufactured Housing Standards Act (Article 5221f, V.A.C.S.).

(9) MANUFACTURED HOME OR MOBILE HOME PARK - Any premises where one or more HUD Code manufactured homes and/or legal nonconforming mobile homes are placed for living and sleeping purposes, or where they are connected to any utility, or any premises used or set aside for the purpose of supplying to the public space for one or more manufactured homes and/or legal nonconforming mobile homes for living and sleeping purposes, and which include any buildings, structures, vehicles, or enclosure used or intended for use as part of the equipment in such manufactured home/mobile home park. These sites must be approved by the City Council and are the only location where HUD Code manufactured housing may be located.

(10) SECONDARY RESIDENTIAL STRUCTURE – For the purposes of this Ordinance, secondary residential structures shall be permitted as a dwelling for accommodating a caretaker or watchman in the I-I District.

(11) ACCESSORY BUILDING – A subordinate building which is detached and used for a purpose customarily incidental to the use of the main structure (e.g.: tool sheds, storage buildings, greenhouses, etc.), but not constituting the same, a separate or secondary principal use.

(12) COMMUNITY CENTER (PRIVATE) – A central social and/or recreational building complex associated with residential development only in planned residential subdivisions.

(13) FARM ACCESSORY BUILDING – A structure, other than a dwelling, on a farm as herein defined, for the housing, protection and/or storage of the usual farm equipment, animals and crops.

(14) SERVANT OR CARETAKER'S QUARTERS – For the purpose of this Ordinance, said quarters shall be within the principal residence occupied or owned by the employer. A secondary dwelling unit is permitted within that I-I District for the purpose of accommodating a night watchman.

(15) HOME OCCUPATIONS – A home occupation is a business activity conducted in the home and further defined and regulated by Article IV, Section 10 “Home Occupation Regulations”.

(16) COUNTRY CLUB, PRIVATE – A private recreational club with restricted membership, which provides a golf course and clubhouse, swimming pool or tennis court, or similar recreational facilities, none of which are available to the general public.

(17) DAY NURSERY OR KINDERGARTEN SCHOOL – An establishment licensed by the State of Texas, where six (6) or more children are left for care or training during the day or portion thereof.

(18) FARM, GARDEN, ORCHARD, OR NURSERY – An area which is used for the growing of usual farm products, vegetables, fruits, trees and grain and for the raising thereon of the usual farm poultry and farm animals such as horses, cattle, goats and sheep, and including the necessary accessory uses for treating and storing products raised on the premises, but not including the commercial feeding of offal or garbage to swine or other animals. No retail or wholesale activities shall be conducted on the premises, and there shall not be more than one larger animal (e.g.: horse, etc.) or four smaller animals (e.g.: goats, etc.) kept on the property for each increment of 6,500 square feet of land, said increment of land utilized for such purposes to be located no closer than eighty-five (85) feet from the front lot line of the site. No accessory structure utilized for shelter of livestock shall be closer than 100 feet to any dwelling unit located on any other property having proximity.

(19) HOSPITAL (ACUTE CARE) – An institution where sick or injured patients are given medical or surgical treatment intended to restore them to health and an active life and which is licensed by the State of Texas.

(20) HOSPITAL (CHRONIC CARE) – An institution where those persons suffering from illness, injury, deformity, deficiency or age are given care and treatment on a prolonged or permanent basis and which is licensed by the State of Texas.

- (21) INSTITUTIONS OF RELIGIOUS OR PHILANTHROPIC NATURE – Institutions sponsored or operated by organizations established for religious or philanthropic purposes.
- (22) RESIDENCE HOME FOR THE AGED – A home where elderly people are provided with lodging and meals with or without nursing care.
- (23) PRIVATE SCHOOL, PRIVATE COLLEGE, OR PRIVATE UNIVERSITY – An institution established for educational purposes and offering a curriculum similar to the public schools or an accredited college or university.
- (24) PUBLIC SCHOOL – A school under the sponsorship of a public agency.
- (25) TENNIS CLUB – A private recreational club with restricted membership, usually of less area than a Country Club, but including a club house, tennis courts or similar recreational facilities, none of which are available to the general public.
- (26) RAILROAD TRACK AND RIGHT-OF-WAY, but not including railroad stations, sidings, team tracks, loading facilities, docs, yards, or maintenance areas.
- (27) TELEPHONE EXCHANGE, SWITCHING RELAY AND TRANSMITTING EQUIPMENT, but not including public business facilities, storage or repair facilities.
- (28) UTILITY INSTALLATION, PUBLIC OR PRIVATE, NOT LISTED – Any public or private utility facility franchised or approved by the City of Castroville, such as television cable vision or steam distribution or other similar utility not specifically covered by the uses listed in the use schedule.
- (29) UTILITY SHOPS OR STORAGE YARDS AND BUILDINGS – An area or building used by public or private utilities for the repair and/or storage or equipment, vehicles or supplies.
- (30) AMUSEMENT, COMMERCIAL (OUTDOOR) – Any amusement enterprise offering entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open, including but not limited to a golf driving range, amusement park, archery range, and miniature golf course.
- (31) AMUSEMENT, COMMERCIAL (INDOOR) – An amusement enterprise wholly enclosed in a building which is treated acoustically so that no noise of the enterprise is perceptible at the bounding property line and including but not limited to a bowling alley or billiard parlor.
- (32) RIDING STABLES – An area of at least three (3) acres which accommodates stables, a caretaker's quarters, and attendant facilities which are normally associated with such a facility, and which may include area devoted to riding trails. Such a facility may be of either a public or private nature.
- (33) SEMI-PUBLIC RECREATIONAL ACTIVITY – An area devoted to periodic group functions sponsored by civic, fraternal and/or similar organizations.
- (34) WRECKING OR SALVAGE YARDS FOR AUTOS OR PARTS – A tract of land devoted to wrecking and/or salvage operations where automobiles and/or other vehicles are subject to being dismantled, compacted, or similarly processed. All such operations, inclusive of the storage of vehicles, shall be completely enclosed by a wall at least eight (8) feet in height.
- (35) STORAGE OF AUTOS – A tract of land devoted to storing operative and/or inoperative automobiles and/or other vehicles, that is enclosed by a wall at least eight (8) feet in height, and which accommodated, on a continuing basis, the temporary storage of such automobiles. In no instance, however, shall wrecking and/or salvage operations be affiliated with the use of the land.
- (36) BAKERY, OR CONFECTIONERY SHOP, RETAIL – A place for preparing, baking or selling all products on the premises where prepared.

(37) CLEANING SHOP OR LAUNDRY, LIMITED AREA – A custom cleaning shop not exceeding five thousand (5,000) square feet of floor area.

(38) CLEANING OR LAUNDRY SELF SERVICE SHOP – To be of the customer self-service type and not a commercial laundry or cleaning plant.

(39) PACKAGE STORE – Any enterprise which has its principal business the sale of alcoholic beverages for off-premises consumption.

(40) APPLIANCE SERVICE AND REPAIR, including radio and television, but not involving the use of equipment which, generate noise, odor, or electrical frequencies so as to interfere with the use and enjoyment of adjacent property.

(41) TAVERN – Any enterprise which has as its principal business the selling of alcoholic beverages for consumption on the premises.

(42) BANQUET/EVENT CENTER - A building and/or property which is rented, leased or otherwise made available to any person or group for a private event function, whether or not a fee is charged, not including places of worship or public buildings, with the purpose of hosting gatherings where food, beverages, music or dancing may be offered for purposes such as life cycle events (i.e. birthdays, anniversaries, weddings, reunions, etc.); corporate or professional functions (i.e. seminars, meetings, lectures, retreats, etc.); other special events including charitable events, fundraisers, and art shows.

(43) TRADE OR COMMERCIAL SCHOOL – A school, operated as a business enterprise, teaching vocational and avocational skills, including but not limited to business schools, dancing schools, construction trades schools of automobile mechanics.

(44) MANUFACTURING PROCESSES – Any process which does not emit detectable dust, odor, smoke, gas, or fumes beyond the bounding property lines of the lot or tract upon which the use is located, and which does not generate noises or vibrations at the boundary of the district which is generally perceptible in frequency or pressure above the ambient level of noise in the adjacent areas and including:

- a) Woodworking and planer mill with dust and noise control
- b) Textile manufacturer with dust and odor control
- c) Ceramic and pottery manufacturer with dust, odor and fume control
- d) Plastic products manufacturer with dust and fume control
- e) Paint, oil, shellac, and lacquer manufacturer when hoods and fume destructors are used in the cooking process
- f) Grain processing with hoods, dust and odor controls
- g) Electroplating or battery making with acid, fume and odor controls
- h) Other manufacturing or industrial operations of the type which are in compliance with the conditions hereinafter set forth within Section 9 of this Article.

(45) RENDERING ESTABLISHMENT - An establishment or part of an establishment, a plant, or any other premises at which dead animals or raw materials are rendered, boiled, processed, or otherwise prepared to obtain a product for commercial use or disposition, other than as food for human consumption. The term includes all other operations and facilities that are necessary or incidental to the establishment. This definition does not include restaurants, temporary food establishments, retail food establishments or catering operations that provide food directly to a consumer.

(46) **SLAUGHTERHOUSE** - Any building or premises used commercially for the killing of cattle, sheep, swine, goats, horses, fowl, or game for human consumption and the storage, freezing and curing of meat and the preparation of meat products. This definition does not include restaurants, temporary food establishments, retail food establishments or catering operations that provide food directly to a consumer.

(47) **MEAT MARKET** - Any building or premises used commercially for the processing of cattle, sheep, swine, goats, horses, fowl, or game for human consumption and the storage, freezing and curing of meat and the preparation of meat products. This definition does not include any building or establishment which kills animals on site. Also, this definition does not include restaurants, temporary food establishments, retail food establishments or catering operations that provide food directly to a consumer.

(48) **TAXIDERMY ESTABLISHMENT** - Any building or premises used commercially for creating lifelike representations of animals by using their prepared skins and various supporting structures.

Section 8. General Definitions.

(1) **ACCESSORY USE** – A use subordinate to and incidental to the primary use of the main building or to the primary use of the premises.

(2) **ALLEY** – A public space or thoroughfare which affords only secondary means of access to property abutting thereon.

(3) **APARTMENT** – A room or suite of rooms in a multi-family dwelling or apartment house arranged, designed or occupied as a dwelling unit by a single family, individual or group of individuals.

(4) **AREA OF THE LOT** – The area of the lot shall be the net area of the lot and shall not include portions of streets and alleys.

(5) **BASEMENT** – A building story which is partly underground but having at least one-half of its height above the average level of the adjoining ground. A basement shall be counted as a story in computing building height.

(6) **BIORETENTION AREA** – A stormwater collection area consisting of a ponding area with planting soil and plants that functions as a filtration device to remove pollutants.

(7) **BLOCK** – Area enclosed by streets and occupied by or intended for buildings; or if said word is used as a term of measurement, it shall mean the distance along a side of a street between the nearest two streets which intersect said street on the said side.

(8) **BOARD** – The Zoning Board of Adjustment

(9) **BUFFER YARD** – An area without buildings or structures that includes a landscaped buffer strip and a masonry wall or wood fence that screens or blocks vision, noise, pollutants, and other negative by-products that is provided and maintained along the entire length of the boundary line between different zoning districts.

(10) **BUILDING** – Any structure built for the support, shelter and enclosure of persons, animals, chattels or movable property of any kind. When subdivided in a manner sufficient to prevent the spread of fire each portion so subdivided may be deemed a separate building.

(11) **BUILDING LINE** – A line parallel or approximately parallel to the street line at a specified distance therefrom marking the minimum distance from the street line that a building may be erected.

(12) **BUILDING SETBACK LINE** - The setback shall be deemed to mean a line parallel to the lot line separated by the required setback distance between the lot line and the nearest point of a building or structure. The buffer yard building setback is supplemental to and applied in addition to minimum yard requirements and supplemental yard regulations.

(13) **CALIPER** - Tree caliper, or diameter, is measured six (6) inches above the ground for young and recently planted trees.

(14) **CANOPY TREE** - Trees that are trees with dense, wide-spreading branches that create canopies that provide shade and reach at least fifteen (15) feet in height at maturity. Canopy trees may be deciduous, evergreens or flowering fruit trees.

(15) **CELLAR** – A building story with more than one-half its height below the average level of the adjoining ground. A cellar shall not be counted as a story in computing building height.

(16) **CERTIFICATE OF OCCUPANCY AND 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.

(17) **CITY PLANNING AND ZONING COMMISSION** – The agency appointed by the City Council as an advisory body to it and which is authorized to recommend changes in the zoning, specific use approvals, and subdivision plats. The Commission shall also prepare and recommend for the approval of the Council a Comprehensive Plan for the City.

(18) **CITY ADMINISTRATOR** – Unless otherwise designated by the Council, shall be the Mayor.

(19) **CLINIC** – A group of offices for one or more physicians, surgeons, or dentists to treat such or injured out-patients who do not remain overnight.

(20) **COURT** – Usable Open Space, bounded on three or more sides by walls of a building which are designed and used for access of light or air, emergency access purposes, outdoor living, recreation, and/or related amenities. An inner court is an area entirely enclosed by exterior walls of a building. An outer court is an area having one side open to a street, alley, yard, or other permanent open space.

(21) **COURT, DEPTH OF** – The mean dimension from the exterior building face at the open end of an outer court to the face of the building at the opposite end of such court.

(22) **COURT, WIDTH OR LENGTH** – In an inner court the average dimension in opposite directions across floor surface of the enclosed space from one opposite wall to the other opposite wall. The width of an inner court shall be interpreted as being the dimension between any two opposite walls and the length of such court shall be the dimension between the other two opposite walls.

(23) **DEPTH OF LOT** – The mean horizontal distance between the front and rear lot lines.

(24) **DISTRICT** – A section of the City of Castroville for which the regulations governing the area, height, or use of the land and buildings are uniform.

(25) **DWELLING UNIT** – A building or portion thereof which is arranged, occupied, or intended to be occupied as living quarters and which includes sanitary facilities and facilities for food preparation and sleeping.

(26) **EVERGREEN PLANT** - A plant that does not lose its leaves and remains green in the winter.

(27) **FAMILY** – Any number of individuals living together as a single housekeeping unit of which not more than two individuals are unrelated by blood, marriage, or adoption.

(28) **FENCE OR WALL** - A continuous vertical, freestanding structure of metal, masonry, composition or wood or any combination thereof resting on or partially buried in the ground and rising above the ground level, and use for confinement, screening, or partition purposes.

(29) FLOOR AREA – The total square feet of floor space within the outside dimensions of a building including each floor level, but excluding cellars, carports, or garages.

(30) GROUNDCOVER - Groundcover shall be grass, turf, sod, vines, bulbs, potted flowers, or bedding plants identified in Appendix A, Table 1, Xeriscape Landscape Plantings. Pebbles, wood chips, bark, mulch, straw and similar materials, may be used in conjunction with groundcover to delineate planting beds and complement planting design. Areas dedicated for lawns shall be cleared of debris, graded level, and covered with sod, turf, or grass seed.

(31) HEIGHT – The vertical distance of a building measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher, to 1) the highest point of the roof's surface if a flat surface, 2) to the deck line of mansard roofs or, 3) to the mean height level between eaves and ridge for hip and gable roofs and, in any event, excluding chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding ten (10) feet in height. If the street grade has not been officially established, the average front yard grade shall be used for a base level.

(32) IRRIGATION SYSTEM - A water distribution system that ensures that all plant materials and landscaped areas are watered on a regular basis.

(33) LANDSCAPED BUFFER STRIP - A planted area consisting of trees, shrubs and groundcover required in a buffer yard.

(34) LANDSCAPED AREA - An area of a lot that is improved with grass, shrubs, trees, other vegetation and/or ornamental objects. Typically, landscaped areas are designed and arranged to produce an aesthetically pleasing effect

(35) LOT – Land occupied or to be occupied by a building and its accessory building and including such open spaces as are required under this Ordinance and having its principal frontage upon a public street or officially approved place.

(36) LOT DEPTH AND WIDTH – The mean distance between the front and rear lot lines and the width of a lot at the front building setback line, respectively. (See Paragraph (51) Illustrations)

(37) LOT LINES – The lines bounding a lot as defined herein.

(38) LOT OF RECORD – A lot, which is part of a subdivision, the plat of which has been recorded in the office of the County Clerk of Medina County or a parcel of land, the deed for which is recorded in the office of the County Clerk of Medina County prior to the adoption of the City's Subdivision Ordinance.

(39) LOT, REVERSE CORNER – A corner lot which has a rear lot line contiguous with the side lot line of an adjacent lot.

(40) MAIN BUILDING – The building or buildings on a lot which are occupied by the principal use.

(41) NONCONFORMING USE – A building, structure or use of land lawfully existing at the time of the effective date of this Ordinance or amendments thereto, and which does not conform to the use regulations of this Ordinance applicable to the district in which it is located.

(42) OCCUPANCY – The use or intended use of the land or buildings by proprietors or tenants.

(43) HISTORICAL DISTRICT BOARD – The body established by this Ordinance and appointed by the City Council to administer and guide the preservation, protection, reconstruction, and enhancement of places of historic and cultural significance in the City of Castroville.

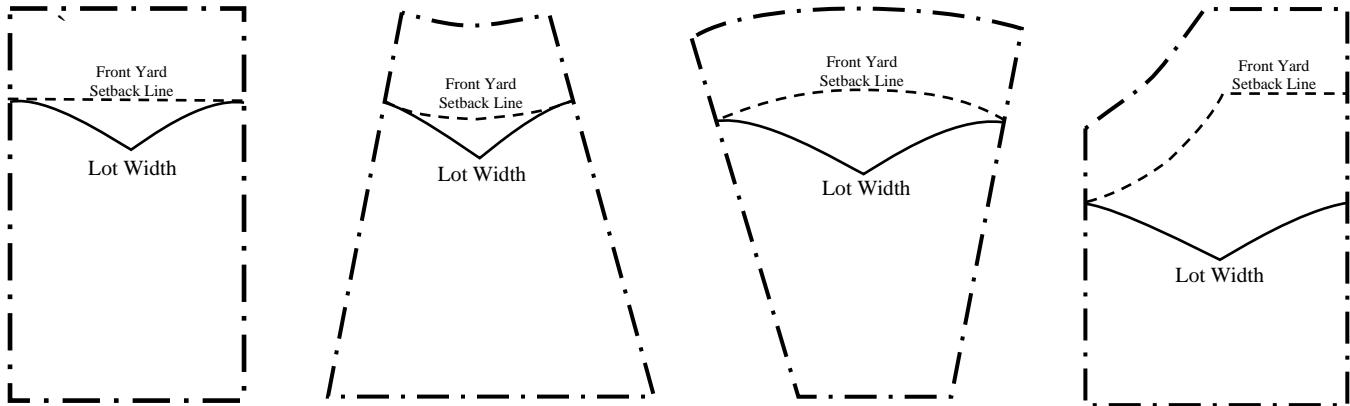
(44) OPEN SPACE – Area included in any side, rear or front yard or any unoccupied space on the lot that is open and unobstructed to the sky except for the ordinary projections of cornices, eaves, or porches.

- (45) PREMISES – Land together with any buildings or structures occupying it.
- (46) PRIVATE GARAGE – An accessory building housing vehicles owned and used by occupants of the main building; if occupied by vehicles of others, it is a storage space.
- (47) RESIDENCE – Same as a dwelling; also, when used with District, an area of residential regulations.
- (48) SHRUB - A small to medium sized woody perennial plant, having several stems arising from the base, and usually does not exceed ten (10) to fifteen (15) feet in height at maturity. Shrubs may be evergreen or deciduous. A small shrub is no more than five (5) feet in height at maturity, and a medium shrub is between five (5) and ten (10) feet in height at maturity. A large shrub is ten (10) feet in height and up to twenty-five (25) feet in height at maturity.
- (49) SPECIAL EVENT - An event that is sponsored or recognized or organized by an organization such as a neighborhood association, religious group, cultural group, political party, church, school, sports team, fraternal organization, non-profit group/organization, city, county, state, or federal government or an organized mass gathering of people such as a concert, sporting event, trade show, flea market, farmers market, carnival, circus, or other similar type of show or celebration, or a celebration or gathering which may be based around a specific calendar date which is recognized by the federal, state, county or city government as a holiday or celebratory day or by an abovementioned group or organization, or an event approved by the City.
- (50) STORY – The height between the successive floors of a building as measured from finished floor level to finished floor level, or in the instance of the top floor, from finished floor level to the top of the roof structure.
- (51) STREET – Any thoroughfare, public driveway, or cul-de-sac, other than an alley, which has been dedicated or deeded to the public for public use or is an officially approved place by the City Planning and Zoning Commission.
- (52) STREET LINE – A dividing line between a lot, tract, or parcel of land and a contiguous street.
- (53) STRUCTURAL ALTERATIONS – Any change in the supporting member of a building, such as a bearing wall, column, beam, or girder.
- (54) TEMPORARY FOOD ESTABLISHMENT - A food establishment that operates for a period of no more than fourteen (14) consecutive days in conjunction with a single special event or celebration and shall also include an establishment that is granted an exemption by the City to operate for up to twenty-one (21) consecutive days of operation.
- (55) TRAILER, HOUSE – Same as Mobile Home.
- (56) TREE - Any self-supporting woody plant which visually produced one main trunk, and a more or less distinct and elevated head with many branches that typically reach at least fifteen (15) feet in height at maturity.
- (57) THOROUGHFARE – Same as street.
- (58) VARIANCE – A modification of any regulation of the Ordinance other than the USE regulations as set forth by Article II.
- (59) VISIBILITY TRIANGLE - Within the area formed by the right-of-way lines of intersecting streets or streets and driveways, and a straight line connecting points on such right-of-way lines at a distance of twenty-five (25) feet from their point of intersection of streets and ten (10) feet from their point of intersection of streets and driveways, such connecting lines extending beyond the points to the curved lines, there shall be a cleared space with no obstructions between the height of three (3) feet and the height of ten (10) feet above the average street grade of each street as measured at the center line thereof.

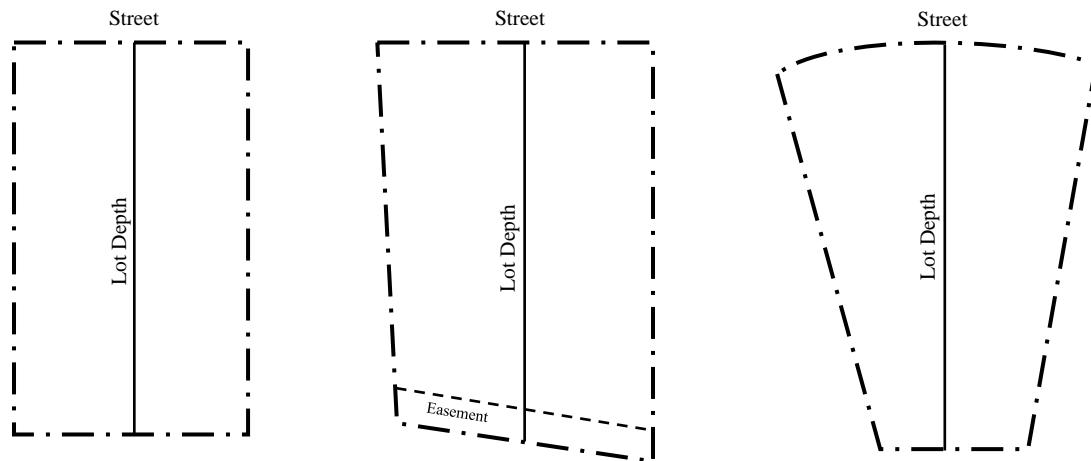
- (60) XERISCAPE - A type of landscaping with native plants that utilizes the existing environmental conditions to the best advantage, to conserve water and protect the environment by using site appropriate plants, an efficient watering system, proper planning and design, soil analysis, practical use of turf, the use of mulches and proper maintenance.
- (61) YARD – An open space other than a court, which is unobstructed from a point thirty (30) inches above the ground level to the sky, except as provided for by Section 11. of this Article.
- (62) YARD, FRONT – An open, unoccupied space on a lot facing a street extending across the front of the lot between the side lot lines and from the main building to the front lot or street line with the minimum horizontal distance between the street line and the main building line as specified for the district in which it is located.
- (63) YARD, REAR – An open, unoccupied space, except for accessory buildings as herein permitted, extending across the rear of a lot from one side lot line to the other side lot line and having a depth between the building and the rear lot line as specified in the district in which the lot is situated.
- (64) YARD, SIDE – An open, unoccupied space or spaces on one or two sides of a main building and on the same lot with the building, situated between the building and a sideline of the lot and extending through from the front yard to the rear yard. Any lot line not the rear line or a front line shall be deemed a sideline.
- (65) ZONING COMMISSION – Synonymous with the Planning Commission.
- (66) ZONING DISTRICT MAP – The official certified map upon which the boundaries of the various zoning Districts are drawn, and which is an integral part of the Zoning Ordinance.

Illustrations

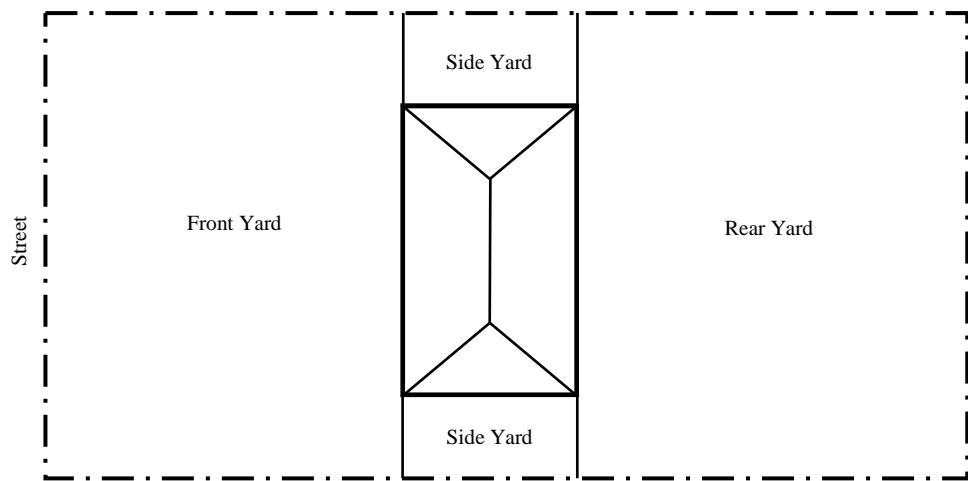
A. Lot Width



B. Lot Depth



C. Front, Side, and Rear Yard



Section 9. Performance Standards

(1) **GENERAL** – All uses within the I (Industrial) District shall be constructed, maintained and operated so as not to be injurious or offensive to the occupants of premises having proximity, by reason of the emission or creation of noise, vibration, smoke, dust or other particular matter, toxic or noxious waste materials, odors, fire, and explosive hazard or glare, more specifically, in conformity with the standards set forth by Sections (2) through (7) of this Article.

(2) **NOISE** - Every USE shall be so operated as to comply with the maximum performance standards governing noise described below. Objectionable noises due to intermittence, beat frequency or shrillness shall be muffled or eliminated so as not to become a nuisance to USES having proximity. Sound levels shall be measured with a sound level meter and associated octave band filter manufactured according to standards prescribed by the American Standards Association.

| Octave bands in cycles per second | Along property line abutting a residential district between 8:00 A.M. and 6:00 P.M. Maximum permitted sound level in decibels | Along property line abutting in industrial or commercial district. Maximum permitted sound level in decibels |
|-----------------------------------|--|---|
| 0 - 75 | 72 | 79 |
| 75 – 150 | 67 | 74 |
| 150 – 300 | 59 | 66 |
| 300 - 600 | 52 | 59 |
| 600 – 1,200 | 46 | 53 |
| 1,200 – 2,400 | 40 | 47 |
| 2,400 – 4,800 | 34 | 41 |
| Over 4,800 | 32 | 39 |

* Permissible sound level between 6:00 P.M. and 8:00 A.M. shall be decreased by 3 decibels in each of the octave bands.

(3) **VIBRATION** – Every USE shall be so operated that ground vibration inherently and recurrently generated is not perceptible, without instruments at any point on the property line of the property on which the USE is located. No vibration at any time shall produce an acceleration of more than 0.1g or shall result in any combination of amplitudes and frequencies beyond the “safe” range of Table 7 U.S. Bureau of Mines Bulletin No. 442. The equations of said bulletin shall be used to determine the values for enforcement.

- (4) SMOKE – Every USE shall be so operated as to prevent the emission of smoke, from any source whatever, to a density greater than described as Number 1 on the Ringelmann Smoke Chart, provided however, that smoke equal to, but not in excess of, that shade of appearance described as Number 2 on the Ringelmann Chart may be emitted for a period or periods totaling four minutes in any thirty minutes. For the purpose of grading the density of smoke, the Ringelmann Chart as published and used by the United States Bureau of Mines, and which is hereby made, by reference, a part of this Ordinance. All measurements shall be at the point of emission.
- (5) DUST AND DIRT – Every USE shall be so operated as to prevent the emission into the air of dust or other solid matter which may cause damage to property and health of persons or animals at or beyond the lot line of the property on which the USE is located.
- (6) INDUSTRIAL SEWAGE AND WASTE – Every USE shall be so operated as to prevent the discharge into any stream, lake, or the ground of any waste which will be dangerous or discomforting to persons or animals or which will damage plants or the like beyond the lot line of the property on which the USE is located.
- (7) ODORS – Every USE shall be so operated as to prevent the emission of objectionable or offensive odors in such concentration as to be readily perceptible at any point at or beyond the lot line of the property on which the USE is located. There is hereby established as a guide in determining the quantities of offensive odors Table III, Chapter 5, "Air Pollution Abatement Manual" of the Manufacturing Chemists' Association, Inc., Washington, D.C.

Section 10. Group Housing

In instances where more than one residential building is permitted on a site, all such buildings shall be erected and maintained in conformity with a development plan which shall clearly indicate and depict the following relative to the location and arrangement of such buildings as well as their attendant facilities on the site:

- (1) The size, height, spacing, extent of use, access and circulation for vehicles and pedestrians, relationship to easement and/or to streets, parking areas, yards, and open spaces, landscape treatment, and the general relationship of the development to adjacent property.
- (2) Dimensions and other pertinent information relative to the arrangement that may be deemed necessary with respect to the supplying of municipal facilities or services and/or maintenance.

In all districts permitting more than one residential building on a site, the minimum horizontal distance(s) between any two buildings (referred to as building A and building B) shall vary according to the length and height of such buildings. Such minimum distances, except as may be provided for elsewhere in this section, shall be the distance required under the following formula:

$$S = \frac{LA \text{ plus } LB \text{ plus } 2(HA \text{ plus } HB)}{6} \text{ where:}$$

S = REQUIRED MINIMUM HORIZONTAL DISTANCE - Between any wall, or the imaginary extension thereof, of Building A, at any given level, and any wall, or the extension thereof, of Building B, at any given level.

LA = EFFECTIVE LENGTH OF BUILDING A - The effective length of Building A is the length of that portion of its wall, or walls, from which perpendicular lines drawn in a horizontal plane will intersect any wall of Building B. Where Building A has a curved or irregular surface, such surface shall be enclosed within an imaginary rectangle having its side nearest to Building B parallel with Building B, and all measurements shall be made from said imaginary rectangle.

LB = EFFECTIVE LENGTH OF BUILDING B - The effective length of Building B is the length of that portion of its wall, or walls, from which perpendicular lines drawn in a horizontal plane will intersect any wall of Building A. Where Building B has a curved or irregular surface, such surface shall be enclosed within an imaginary rectangle having its side nearest to Building A parallel with Building A, and all measurements shall be made to said imaginary rectangle.

HA = HEIGHT OF BUILDING A - The height of Building A is the height above natural grade of any portion of any wall at any given level along the effective length of Building A.

HB = HEIGHT OF BUILDING B - The height of Building B is the height above natural grade of any portion of any wall at any given level along the effective length of Building B.

In all Districts where buildings are erected less than three (3) stories in height, the minimum separating distance shall be ten (10) feet or the distance prescribed by the formula, whichever is greater.

In all Districts where building(s) are erected in excess of three (3) stories in height, and "LA plus LB" is equal to zero, the formula set forth shall not apply, and the minimum separating distance shall be thirty-six (36) feet. However, the minimum required distance between two (2) buildings on a single zoning lot, as derived from the formula set forth in this Section, shall be reduced by 12½% in the event that:

- (1) One of the said two (2) buildings has a height of two stories or less, and the other has a height of six stories or more, and
- (2) The difference in height between the said two (2) buildings is sixty (60) feet or more.

Section 11. Yard Encroachments

Every part of every required yard shall be open and unobstructed from the ground to the sky except as hereinafter provided or as otherwise permitted in the zoning ordinance:

- (1) Sills or belt courses may project not over twelve inches (12") into a required yard.
- (2) Cornices, eaves, or gutters may project not over three (3) feet into a required yard, provided that where the yard is less than six (6) feet in width such projection shall not exceed one-half the width of the yard.
- (3) Chimneys, fireplaces, or pilasters may project not over two (2) feet into a required yard.
- (4) Movable awnings may be placed over doors or windows in any required yard, but such awnings shall not project closer than two (2) feet to any lot line or be vertically supported.

- (5) Private balconies may project not over five (5) feet into a required rear yard, or not over three (3) feet into a required side yard of a multiple-family dwelling, hotel or motel. For a one-family or two-family residence, unenclosed stairways and balconies may project not over five (5) feet into a required rear yard, or not over two (2) feet six (6) inches into a required side yard.
- (6) Meter rooms may project not over five (5) feet into a required rear yard. Meter rooms shall not be located within any required front or side yards.
- (7) Unenclosed porches or terraces not over three (3) feet six (6) inches (3'6") above the ground except for railings and roof structure may extend five (5) feet into a required front yard, ten (10) feet into a required rear yard, and three (3) feet into a required side yard, provided that any such structure having a roof shall not extend into any required yard area to a greater distance than one-half (½) the required yard area. The roof structure shall not be structurally supported vertically.
- (8) A canopy may extend into a front yard, from the entrance door to the street line of any main building in multiple-family residential, commercial, and industrial districts. Where a sidewalk and curb exist, the canopy may extend to within twenty-four (24) inches of the curb line. Such canopies shall not exceed fifteen (15) feet in width or twelve (12) feet in height or be screened or enclosed in any manner and shall provide an unobstructed, clear space between the grade and the bottom of the valance of at least six and one-half (6½) feet.

Section 12. Fences, Walls, and Hedges

Fences, walls, gates, and hedges may be erected, maintained, or grown along a lot line on residentially zoned property, or adjacent thereto within required yard areas, to heights not exceeding the following:

- (1) FRONT YARDS - All fences, walls, gates, or other enclosures placed in the front yard of a residential property shall:
 - a) Not exceed four (4) feet in height.
 - b) For active streets, allow a minimum of 50% percent opacity or;
 - c) Not encroach into a twenty (20) foot visibility triangle at corner lot and fifteen (15) foot visibility triangle at driveway corner.
- (2) SIDE YARDS - It is unlawful for any person to construct, erect, or permit a fence or gate in any side yard or along any side yard lot line that exceeds six (6) feet in height.
- (3) REAR YARDS - It is unlawful for any person to construct, erect, maintain, or permit a fence or gate in any rear yard or along any rear lot line that exceeds six (6) feet in height
- (4) CORNER LOT - Fence or gate located in the side and/or rear yard on a corner lot must be set back fifteen (15) feet from the public right of way and cannot exceed six (6) feet in height.
- (5) Where a lot line is adjacent to either non-residentially zoned property or a limited access highway, fences, walls, hedges, or shrubbery may be erected, placed, maintained, or grown to a maximum of eight (8) feet in height.

Section 13. Buffer Yards and Landscaping

(1) APPLICABILITY – Buffer Yards

- a) When required. A buffer yard consisting of an area without buildings or structures that contains a landscaped buffer strip and masonry wall or wood fence that screens or blocks vision, noise, pollutants, and other negative by-products shall be provided and maintained along the entire length of the boundary line between different zoning districts as specified in this section.
- b) Activities subject to Regulations. This section shall apply to any of the following, except where exempted pursuant to subsection C below:
 - i. The construction or erection of any new occupiable building or structure with a floor area equal to or greater than one thousand (1,000) square feet for which a building permit is required.
 - ii. Any enlargement of a building or structure by more than two thousand five hundred (2,500) square feet.
 - iii. Any construction of a new parking lot regardless of size.
 - iv. Any enlargement of an existing parking lot by more than two thousand five hundred (2,500) square feet.
- c) Exemptions. This section shall not apply to the following situations:
 - v. Agricultural uses.
 - vi. One-family and two-family residential uses adjoining other one-family and two-family residential uses of the same zoning classification.
 - vii. Multi-family residential uses adjoining other multi-family residential uses of the same zoning classification.
 - viii. Mobile home park uses adjoining other mobile home park uses of the same zoning classification.
 - ix. Nonresidential uses adjoining other nonresidential uses of the same zoning classification.
 - x. Any use, building or structure for which only a change of use is requested, and which use does not increase the existing building square footprint by more than two thousand five hundred (2,500) square feet.
 - xi. Contiguous commercial parcels or land under the same ownership.
 - xii. Occupied one-family and two-family dwellings, and lots zoned H-E or R-A.
 - xiii. Non-occupiable buildings or structures regardless of size such as cellular communication equipment and utility systems, sign support structures, sign monuments, or retaining walls that serve a utility or public infrastructure purpose. However, buildings or structures that serve a utility or public infrastructure purpose shall be screened if visible from a public street with vegetation.
 - xiv. Uses adjacent to a river or creek, power transmission or other easement where such right-of-way or easements are at least fifty (50) feet in width, or public street right-of-way at least fifty (50) feet in width.

- xv. The reconstruction of an existing building of which fifty (50) percent or less of the floor area was destroyed or ruined by flooding, fire, windstorm or act of God. This exemption shall apply only where reconstruction of that building will not result in an increase in building size or paving area of the parking facilities to be provided by more than two thousand five hundred (2,500) square feet.
- xvi. Temporary buildings in place for a maximum of five (5) years and erected as construction contractor buildings, or as accessory buildings for elementary and secondary schools and institutions of higher education.
- xvii. Interior finish work or remodeling in a portion of a building that does not result in an increase in the paving area of the parking facilities within the street yard or in an enlargement of the exterior dimensions of an existing building by more than two thousand five hundred (2,500) square feet.

d) Reduction in Required Buffer Yard. Table 1.13-2 provides the minimum landscape buffer strip widths. Such minimum widths shall be provided in a linear fashion along abutting properties where applicable. The width of the landscape buffer strip at any point along its length may be greater or less than the minimum required by Table 1.13-2 provided the total calculated area of the landscape buffer strip must remain the same and further provided that the minimum width of the landscape buffer strip at any point is not less than seventy-five (75) percent of the minimum width indicated by Table 1.13-2. The net buffer yard building setback for a property to be developed shall be reduced by no more than fifty (50) percent where a buffer yard exists on an abutting property, and the net buffer yard building setback satisfies the minimum buffer yard building setback requirements of this section. Should a retention pond or bioretention area be located in the buffer yard, the buffer yard building setback may be reduced by a 1:1 ratio, provided that a fence or wall and landscape buffer strip are installed in accordance with the provisions of this section. A buffer yard shall be required even when an alley is located between adjacent zoning districts; however, the buffer yard building setback may be reduced by a 1:1 ratio, provided that a fence or wall and landscaped buffer strip are installed in accordance with the provisions of this section.

e) Open space. The landscaped buffer strip in buffer yards may count towards required parks, open space or greenways.

(2) USES IN BUFFER YARDS.

- a) Prohibited Uses in Buffer Yards – Structures, accessory structures, buildings, dwellings, and accessory dwellings are not permitted in these areas except as provided for in (2) b. Such areas shall not be used for signs, grease traps/interceptors, dumpsters or other garbage containers, and any type of storage.
- b) Permitted Uses and Structures within Building Setback Exclusive of Landscaped Buffer Strip:
 - i. All Properties - Detention or retention ponds, bioretention areas, natural drainage channels, walls, fences, retaining walls, sidewalks, trails and trail heads, surface parking areas, driveways, lighting, and structures required in conjunction with public utility services.

- ii. Multifamily and Non-residential Properties - Uncovered surface parking areas that provide automobile and truck access, and passive recreational amenities such as benches shall be permitted. Exterior lighting fixtures shall be permitted, provided the fixture shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of ninety degrees. Off-street loading is permitted in accordance with Article V. Off-Street Parking, Stacking and Loading.
- iii. P-D Planned Development District with One-Family or Two-Family Residential Use - Accessory structures incidental and subordinate to a residence and unenclosed swimming pools are permitted in accordance with Section 14.

(3) REQUIRED BUFFER YARD TYPES FOR ADJOINING ZONING DISTRICTS - A required buffer yard shall consist of an area without buildings or structures as defined by a building setback to the adjoining lot line of the different zoning district of which said setback area contains a landscaped buffer strip and a wall or fence as set forth in this section and described in Table 1.13-1 – Required Buffer Yard Types and Table 1.13-2 Required Buffer Yard Standards. A required buffer yard is based on a property's base zoning and the abutting property's base zoning, regardless of if there is a specific use permit approved for said property or the abutting property.

Table 1.13-1 – Required Buffer Yard Types

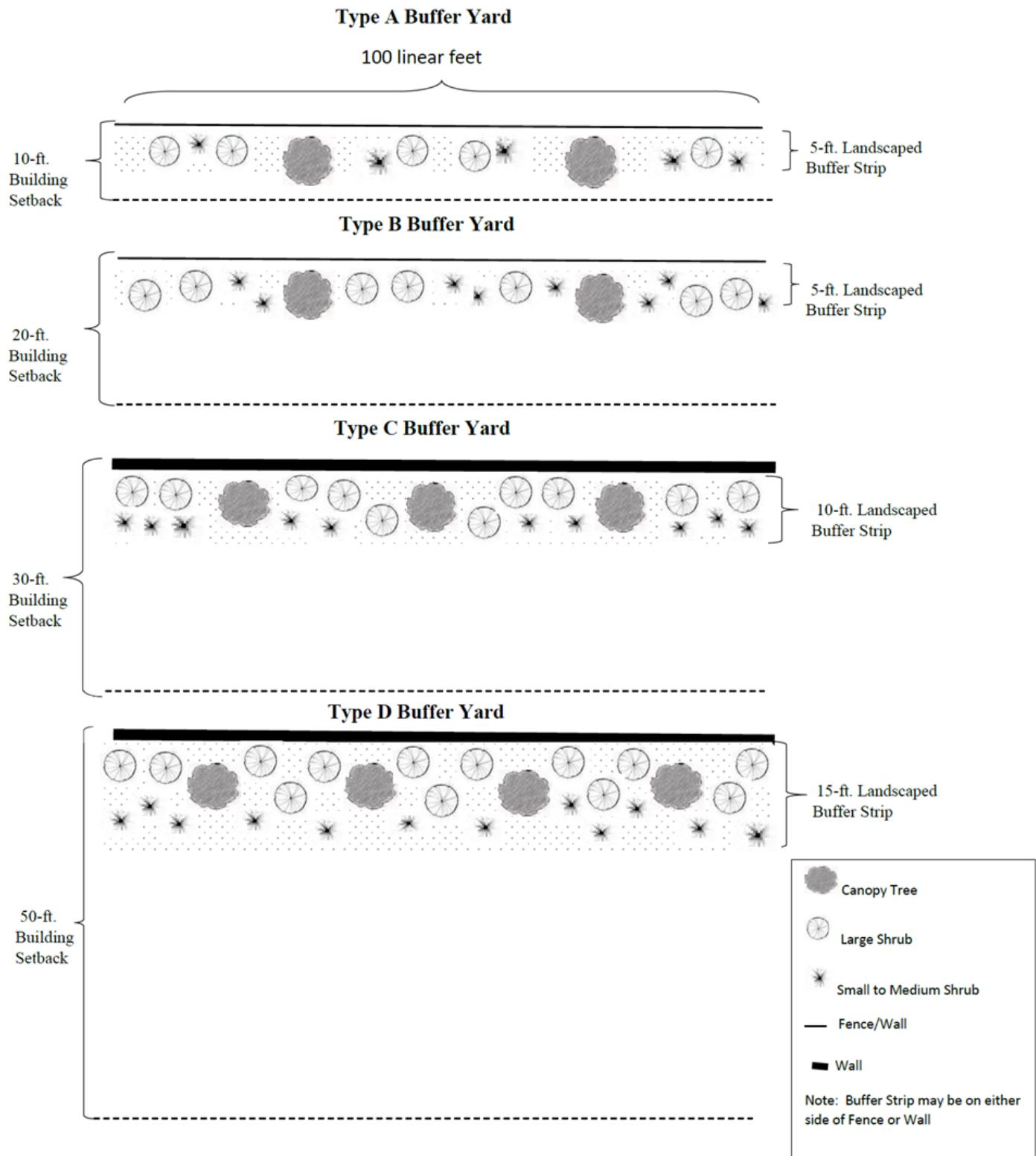
| Zoning District/ Abutting Zoning District | R-A, H-E, P-D with One- Family or Two- Family Residential Use | R-C, M-H, P-D with Multifamily Residential Use | P-D with Mixed Residential/ Commercial Use | C-F, P-D with Commercial Use | C-G | C-H | I-I, P-D with Industrial Use |
|---|---|--|--|------------------------------|----------------|------|------------------------------|
| R-A, H-E, P-D with One-Family or Two-Family Residential Use | None | A | B | B | None | C | D |
| R-C, M-H, P-D with Multifamily Residential Use | A | None | B | B | None | C | D |
| P-D with Mixed Residential/ Commercial Use | B | B | B | C | None | C | D |
| C-F, P-D with Commercial Use | B | B | C | None | None | None | C ¹ |
| C-G | None | None | None | None | None | None | C ¹ |
| C-H | C | C | C | None | None | None | None |
| I-I, P-D with Industrial Use | D | D | D | C ¹ | C ¹ | None | None |

¹ Required buffer yard may be constructed without the landscaped buffer strip.

Table 1.13-2 Required Buffer Yard Standards

| Buffer Yard Type | Buffer Yard Minimum Width | Landscaped Buffer Strip Standards | Fence or Wall Standards | Building Setback to Adjoining Lot Line |
|---|---------------------------|--|--|--|
| A | Ten (10) feet | Minimum width: five (5) feet Minimum plantings: <ul style="list-style-type: none">• two (2) canopy trees per one hundred (100) linear feet,• five (5) large and five (5) small to medium shrubs per one hundred (100) linear feet,• groundcover and/or grass plantings on the remainder of the landscaped buffer strip of which no more than 30% may have bark, mulch, or permeable hardscape materials in lieu of groundcover or grass | Minimum six (6) feet high solid fence or wall | Ten (10) feet |
| B | Twenty (20) feet | Minimum width: five (5) feet Minimum plantings: <ul style="list-style-type: none">• two (2) canopy trees per 100 linear feet,• seven (7) large and eight (8) small to medium shrubs per one hundred (100) linear feet,• groundcover and/or grass plantings on the remainder of the landscaped buffer strip; however, up to 30% of the buffer strip may have bark, mulch, or permeable hardscape materials in lieu of groundcover or grass | Minimum six (6) feet high solid fence or wall | Twenty (20) feet |
| C | Thirty (30) feet | Minimum width: ten (10) feet Minimum plantings: <ul style="list-style-type: none">• three (3) canopy trees per 100 linear feet,• ten (10) large and ten (10) small to medium shrubs per one hundred (100) linear feet,• groundcover and/or grass plantings on the remainder of the landscaped buffer strip; however, up to 30% of the buffer strip may have bark, mulch, or permeable hardscape materials in lieu of ground cover or grass | Minimum six (6) feet high solid masonry wall | Thirty (30) feet |
| D | Fifty (50) feet | Minimum width: fifteen (15) feet Minimum plantings: <ul style="list-style-type: none">• four (4) canopy trees per one-hundred 100 linear feet,• thirteen (13) tall and twelve (12) small to medium shrubs per one hundred (100) linear feet,• groundcover and/or grass plantings on the remainder of the landscaped buffer strip; however, up to 30% of the buffer strip may have bark, mulch, or permeable hardscape materials in lieu of groundcover or grass | Minimum eight (8) feet high solid masonry wall | Fifty (50) feet |
| Site design standards: The fence or wall and the landscaped buffer strip are permitted within the building setback. The landscaped buffer strip shall be installed adjacent to the fence or wall within the lot. If adjacent to R-A, H-E or P-D One-Family or Two-Family Residential Use, the landscaped buffer strip shall be installed between the fence or wall and the common property line; however, for all other adjoining zoning districts the landscaped buffer strip shall be located either on the interior side of the fence or wall, or between the fence or wall and the common property line. | | | | |

Figure 1.13-1 Buffer Yard Types – For Illustrative Purposes Only



(4) FENCE AND WALL REQUIREMENTS FOR BUFFER YARDS.

- a) The owner and/or occupant of the use shall also erect and maintain a solid wall or fence, to the minimum height above the grade of adjacent property along the entire adjacent property line or within fifteen (15) feet of the property line except for minimum required front yards and visibility triangles. Walls and fences shall be continuous solid structures, one hundred percent (100%) opaque, with a minimum of one-half (1/2) inch in thickness made of brick, stone, stucco, concrete, wood, synthetic wood, or composite material. Corrugated and galvanized steel or metal sheets shall not be permitted.
- b) For a Type C and Type D buffer yard, a masonry wall shall be required.
- c) For a Type D buffer yard, a masonry wall shall be a minimum of eight (8) feet in height.
- d) Walls may be concrete, concrete block with stucco finish, masonry, stone, or a combination of these materials. The support posts shall be placed on and faced toward the inside of the developing property so that the surface of the wall or fence is smooth and finished on the adjoining property side.
- e) Walls and fences shall be maintained structurally sound and in good repair.

(5) LANDSCAPING AND IRRIGATION REQUIREMENTS.

- a) Purpose. This sub section is intended to provide a positive community image by promoting quality development, enhancing property values, and providing aesthetic quality, by providing landscape improvements with native and adaptive plants.
- b) Applicability. Landscape and irrigation requirements shall be applicable to all provisions in the Comprehensive Zoning Ordinance that require landscaping.
- c) All landscaping must be irrigated by an underground automatic irrigation system, provided, however, that, when the total area of the landscaped area is less than one thousand (1,000) square feet, an irrigation system shall not be required if there is a working water faucet located no more than one hundred (100) feet from every part of the landscaped area.
- d) The landscaped area shall be sodded with turf grass or ground cover that will provide the appearance of a finished planting. A landscaped buffer strip may have up to 30% of the area constructed with bark, mulch, or hardscape materials such as pavers, landscape rocks, pebbles, stones, gravel, decomposed granite, or crushed rock, provided the materials allow permeability of water. The landscaping shall be protected from vehicular encroachment by curbs, railroad ties, concrete retainers, or other permanent barriers. Any landscaped area or buffer strip shall have mulch installed prior to planting.
- e) Landscape plan required. A landscape plan shall be submitted at the time an application for a building permit is submitted that provides a site plan showing the required plantings with a planting schedule and a written statement indicating the required plants. The landscape plan shall show:
 - i. Calculation of net site area showing all existing and proposed structures, parking and access, other paved areas, and all required landscaped areas;
 - ii. Calculation of required landscape area;
 - iii. Location and dimensions of areas to be landscaped and total amount of landscaped area;

- iv. Location, number and planting size of all trees, shrubs, and groundcover including both required and actual materials provided; and
- v. Location and coverage of required irrigation system.

f) Landscaped Plantings.

- i. Plantings shall be selected from the list in Appendix A, Table 1. Other plantings may be selected, if the plantings are native or appropriate for xeriscape and approved by the City Arborist or a designee. Trees shall measure a minimum of two (2) inches caliper when measured six (6) inches above grade. Large shrubs shall be a minimum height of two (2) feet and small to medium shrubs shall be a minimum height of (1) foot at time of planting. Plant materials shall show a variety of texture, color shape and other characteristics.
- ii. When the required landscaping is placed in proximity to utility services, consideration shall be given to the estimated mature height of required plant materials. Understory trees which have an estimated mature height less than that of the overhead utility service may be substituted on a 2:1 ratio for canopy trees.
- iii. Shrubs and vegetative groundcover may be grouped or clustered to present a more natural appearance. However, groups or clusters shall be distributed throughout the landscaped buffer strip. If no spacing measurement is specified, spacing between plants shall be based on the plant spread at maturity.
- iv. Landscaped bioretention areas are encouraged for natural drainage channels to reduce runoff and increase infiltration of water into the soil.
- v. Protected trees, or existing trees and plants that are listed in Appendix A, Table 1 may be substituted using a one-to-one ratio, should they be located in the landscaped buffer strip.

g) Modification of Landscape Requirements. The Community Development Director or a designee may approve minor variations in the location of required landscape materials due to unusual topographic constraints, site restrictions, siting requirements, preservation of existing stands of native trees or similar conditions. These minor changes may vary the location of required landscape materials but may not reduce the amount of required landscape area or the required amount of landscape materials. The landscape plan shall be submitted and shall specify the modifications requested and present a justification for such modifications.

h) Installation and Maintenance. All landscape materials shall be installed before the issuance of a Certificate of Occupancy. Should extraordinary circumstances delay the installation, the Community Development Director may extend the required installation up to 90 days with a temporary Certificate of Occupancy issuance. Upon completion of installation of all plant materials, the owner shall notify the Community Development Department of completion of installation and shall request inspection. Verification by the Community Development Department of installation in compliance with this Section shall be required. The owner shall maintain landscaping in a healthy, neat, and orderly condition.

Section 14. Accessory Uses and Structures

The following regulations shall apply:

- (1) In all Districts, accessory structures shall not be located in a required front or street side yard area, unless specifically provided for elsewhere by the provisions of this Ordinance.
- (2) In residential Districts, all accessory structures (except those Structures specifically excepted and regulated elsewhere by this Ordinance) located in a rear and/or side yard shall be located at least five (5) feet from an interior side or rear lot line and at least fifteen (15) feet from any property line adjacent to a street, and if not attached to a main building, shall be separated by at least ten (10) feet from said main building, or separated by a distance prescribed by Section 10 of this ARTICLE, or whichever is greater. Accessory structures shall not exceed twenty-five (25) feet in height.
- (3) In non-residential Districts, all uses and structures (except uses and structures subject to other regulations of this Ordinance), which are not permissible as principal uses or structures, shall be located on the half of an interior lot which is farthest from any street upon which the lot abuts, or shall be erected on the quarter of a corner lot which is farthest from the streets upon which the lot abuts.
- (4) Accessory buildings permitted in rear and/or side yards shall not occupy a combined total area of more than thirty-five (35) percent of said required yards, unless otherwise provided for by the provisions of this Ordinance.
- (5) Unenclosed swimming pools may be erected to within five (5) feet of any rear or interior lot line and to within fifteen (15) feet of any property line adjacent a front or street side yard area, when erected so as to be not less than five (5) feet from either a front or side property line and are confined within an area enclosed by a decorative masonry or wood wall of at least four (4) feet in height.
- (6) In Residential Districts R-A, R-C and H-E; construction of an accessory structure will only be allowed in conjunction with the principal building.

Section 15. Exclusions from Height Limits

The following regulations shall apply:

- (1) HEIGHT LIMITS
 - a) Scenery lofts, towers, cupolas, steeples, domes, flag poles, airplane beacons, chimneys, stacks, tanks, and roof structures, used only for ornamental or mechanical purposes, not exceeding ten (10) percent of the roof area, shall be excluded from the height of the building in determining setbacks and lot coverage.
 - b) Parapet walls may extend not more than five (5) feet above the allowable height of a building.

Section 16. Municipal and Other Public Uses

The provisions of this Ordinance are not intended, and shall not be construed, to preclude the use of any property owned by the City, County, State, or Federal Government in any government capacity, function, or purpose, provided, however, that any public use of such governmental units shall be subject to the review and consideration of the City Council.

Section 17. Zoning Districts Established

The City of Castroville is hereby divided into eleven (11) zoning districts. The use, height and area regulations as set out herein are uniform within each district. The eleven districts established are herein described and shall be known as:

- (1) **R-A, SINGLE-FAMILY DWELLING DISTRICT** - This district comprises the preponderant portion of the existing housing development in the City of Castroville, and in addition, is considered to be the property classification for large areas of the undeveloped land remaining in the City either as an interim or permanent zoning. This district is intended to be composed of single-family dwellings together with public schools, churches and public parks and other uses of a similar and compatible nature as permitted by this Ordinance which are essential to create basic neighborhood units. The single-family district is not intended to be subject to major alterations in the boundaries of a district may be appropriate in order to realize a reasonable development of the land.
- (2) **R-C, GENERAL RESIDENCE DISTRICT** - This district is intended to be applied to areas containing a mixture of single-family, two-family, and multiple-family dwellings. Districts are intended to be located near commercial and industrial areas and other types of activity and employment centers where they will serve both the City's housing needs and as transition areas between heavy traffic generators and single-family dwelling districts. The regulations of this Ordinance are designed to protect the residential character and to prevent the over-crowding of land by providing minimum standards for building spacing, yards, off-street parking and building coverage. The building height permitted in this district shall be a maximum height of thirty (30) feet or two and a half (2½) stories.
- (3) **P-D, PLANNED DEVELOPMENT DISTRICT** - This district is intended to be applied to areas of the City (e.g.: subsequent to the adoption of this Ordinance) where it can be determined that the approval of an overall development plan presented by a petitioner will result in appropriate land use which will be of benefit to the City in terms of compatibility of use, as well as timeliness and orderliness of development, while offering a developer flexibility in terms of regulatory controls applicable to "single purpose development".
- (4) **H-E, HISTORICAL DISTRICT** - This district is intended for application where there exists in the City of Castroville areas and places of cultural and historical importance which are the local, state, and national significance. The areas are characterized by the existence of a substantial number of homes, buildings, landmarks, and other historic places constructed and established by the founders and early settlers of Castroville, many of which are of log, stone and frame construction in the style commonly referred to as Alsatian, German or Early Texas and Victorian. These buildings and places exist in significant quantity and concentrations within the City and establish a unique historic character which establishes the necessity for historic zoning districts.

- (5) C-F, NEIGHBORHOOD BUSINESS DISTRICT - This district allows retail type uses which are of a convenience nature to residential areas having proximity. The C-F District is intended to be applied at the intersections of major thoroughfares and/or collector streets.
- (6) C-G, (HISTORIC) CENTRAL BUSINESS DISTRICT - This district is comprised of numerous historic structures and landmarks. This district is subject to the provisions of Article IV, Section Two (2) as to permitted uses and regulatory control. The building height permitted in this district shall be a maximum height of thirty (30) feet or two and a half (2 ½) stories.
- (7) C-H, West Commercial District - This district shall begin at the Western City limits of the City and shall run eastwardly the length of Highway 90 to Constantinople Street. The northern and southern boundaries of the district are as shown on the Comprehensive Zoning Ordinance Map of the City of Castroville. This district shall permit a wide variety of commercial uses intended to serve the entire community and includes the strip commercial areas which have developed along the major thoroughfares and highway in the City of Castroville. The maximum building height permitted in this area is forty (40) feet or three (3) stories.
- (8) C-H, CENTRAL COMMERCIAL DISTRICT - This district shall begin with Constantinople Street on the west and shall run eastwardly along Highway 90 to the Medina River. The northern and southern boundaries of this district are as shown on the Comprehensive Zoning Ordinance Map of the City of Castroville. This district shall provide a wide variety of commercial uses intended to serve the entire community. The maximum building height permitted in this area is thirty (30) feet or two and a half (2½) stories.
- (9) C-H, East Commercial District - This district shall begin at the Medina River and shall run eastwardly along Highway 90 and shall end at the eastern City limit. The northern and southern boundaries of this district are as shown on the Comprehensive Zoning Ordinance Map of the City of Castroville. This district shall permit a wide variety of commercial uses intended to serve the entire community and includes the strip commercial areas which have developed along the major thoroughfares and highway in the City of Castroville. The maximum building height permitted in this area is forty (40) feet or three (3) stories.
- (10) I-I, INDUSTRIAL DISTRICT - By its nature, the district is intended for application in areas where uses of an industrial nature that do not emit noxious odors, noises, dust, smoke, and vibrations will be compatible with other districts having proximity.
- (11) M-H, MANUFACTURED HOME PARK - This district is intended to be applied to areas of the City where use of the land is dictated by previous use or previous zoning for Manufactured Home Park, obtained by Gilliam Mobile Home Park and excluding all others, for areas where the establishment of a Manufactured Home Park will provide additional economical housing for the citizens of the community and where such development may be appropriate in order to realize a reasonable development of vacant land within the City.

Section 18. Zoning District Map

The boundaries of the zoning districts set out herein are delineated upon the Zoning District Map of the City of Castroville said Map being a part of this Ordinance as fully as if the same were set forth herein in detail.

- (1) Two original, official, and identical copies of the Zoning District Maps are hereby adopted bearing the signature of the Mayor and the attestation of the City Secretary and shall be filed and maintained as follows:
 - a) One copy shall be filed with the City Secretary and retained as the original record and shall not be changed in any manner.
 - b) One copy shall be filed with the Planning and Zoning Commission and shall be maintained up to date by the Commission by posting thereon all changes and subsequent amendments for observation in issuing Building Permits, Certificates of Compliance and Occupancy and enforcing the Zoning Ordinance.

Section 19. Zoning District Boundaries

The district boundary lines shown on the Zoning District Maps are usually along streets, alleys, property lines or extensions thereof, where uncertainty exists as to the boundaries of districts as shown on the official Zoning Maps, the following rules shall apply:

- (1) Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines.
- (2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- (3) Boundaries indicated as approximately following city limits shall be construed as following city limits.
- (4) Boundaries indicated as following railroad right-of-way shall be construed to be the centerline of the right-of-way or, if no centerline is established, the boundary shall be interpreted to be midway between the right-of-way lines of such railroad.
- (5) Boundaries indicated as approximately following the centerlines of streams, creeks, or other bodies of water shall be construed to follow such centerlines.
- (6) Boundaries indicated as parallel to or extensions of features indicated in 1 through 5 above shall be so construed. Distances not specifically indicated on the original Zoning Maps shall be determined by the scale of the Map.
- (7) Whenever any street, alley or other public way is vacated by official action of the City Council or whenever such area is franchised for building purposes, the zoning district line adjoining each side of such street, alley, or other public way shall be automatically extended to the centerline of such vacated street, alley, or way and all area so involved shall then and henceforth be subject to all regulations of the extended districts.

Where physical features on the ground are at variance with information shown on the official Zoning District Map or when there arises a question as to how or whether a parcel of property is zoned and such question cannot be resolved by the application of subsections 1 through 7, the property shall be considered as being temporarily classified as One-Family Dwelling (R-A) District, and the issuance of a building permit shall be based on establishment of permanent zoning in accordance with applicable procedures established by law.

Section 20. Temporary Zoning – Annexed Territory

All territory hereafter annexed to the City of Castroville shall be temporarily classified as R-A, One-Family Dwelling District, until permanent zoning is established by the City Council of the City of Castroville, the procedure for establishing permanent zoning on annexed territory shall conform to the procedure established by law for the adoption of the original zoning regulations.

(1) In an area temporarily classified as R-A, One-Family Dwelling District:

- a) No person shall erect, construct, or add to any building or structure or cause the same to be done in any newly annexed territory to the City of Castroville without first applying for and obtaining a building permit or certificate of occupancy therefore from the Building Official or the City Council as may be required herein.
- b) No permit for the construction of a building or use of land shall be issued by the Building Official other than a permit which will allow the construction of a building permitted in the R-A, One-Family Dwelling District, unless and until such territory has been classified in a zoning district other than the R-A, One-Family Dwelling District by the City Council in the manner provided by law, except that a building permit may be issued in accordance with the provisions of (1)C., as follows.
- c) An application for a permit for any other use than that specified in paragraph b. above shall be made to the Building Official of the City of Castroville and referred to the City Planning and Zoning Commission for consideration and recommendation to the City Council. The City Planning and Zoning Commission in making its recommendation to the City Council concerning any such permit shall take into consideration the appropriate land use for the area in deference to the Comprehensive Land Use Plan for the City. The City Council, after receiving and reviewing the recommendations of the City Planning and Zoning Commission, may by an affirmative majority vote authorize the issuance of a Building Permit.

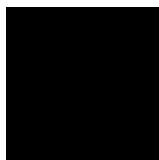
ARTICLE II

USE REGULATION DISTRICTS

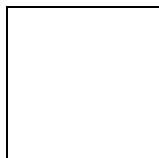
Section 1. Use of Land and Buildings

LAND AND BUILDINGS IN EACH OF THE FOLLOWING CLASSIFIED DISTRICTS MAY BE USED FOR ANY OF THE FOLLOWING LISTED USES:

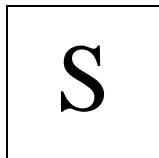
LEGEND



Designates use permitted in district indicated.



Designates use is not permitted in district indicated.



Indicated use may be approved as "Specific Use" Permits

Note: Symbols applicable to the following Use Schedule Charts

- * A minimum side yard of 15 feet shall be provided adjacent to public street right-of-way.
- ** Minimum lot area of 12,000 square feet for first four (4) dwellings units within a multiple family dwelling and 1,000 square feet of additional lot area for each excess of the first four (4) units.
- *** No maximum height; however, any portion of a building erected on a property line.
- **** No required yard area (setback) where a firewall is erected on property line.

| Schedule of Uses | R-A One-Family Dwelling District | R-C General Residential District | H-E Historical District | C-F Neighborhood Business District | C-G Central Business District | C-H Commercial District | I-I Industrial District | P-D Planned Development District | M-H Mobile Home Parks |
|--|---|---|-------------------------------|---|--|-------------------------------|-------------------------------|---|-----------------------------|
| PRIMARY RESIDENTIAL USES | | | | | | | | | |
| One Family Dwelling Detached (1) | | | | | | | S | | |
| One Family Dwelling Attached (2) | | | | | | | | | |
| Two Family Dwelling (3) | | | | | | | | | |
| Multiple Family Dwelling (4) | | | | | | | | | |
| Community Unit Development (5) | | S | | S | S | S | | S | |
| Boarding or Rooming House (6) | | | | | | | | | |
| Hotel or Motel (7) | | | | | | | S | | |
| Manufactured Housing (8) | | | | | S | S | S | S | S |
| Manufactured Home or Mobile Home Park (9) | | | | | S | S | S | S | S |
| Secondary Residential Structure (10) | | | | | | | | | |
| ACCESSORY AND INCIDENTAL USES | | | | | | | | | |
| Accessory Building (11) | | | | | | | | | |
| Community Center (Private) (12) | S | S | S | | | | | | |

| Schedule of Uses | R-A | R-C | H-E | C-F | C-G | C-H | I-I | P-D | M-H |
|---|------------------------------|------------------------------|---------------------|--------------------------------|---------------------------|---------------------|---------------------|------------------------------|-------------------|
| | One-Family Dwelling District | General Residential District | Historical District | Neighborhood Business District | Central Business District | Commercial District | Industrial District | Planned Development District | Mobile Home Parks |
| Farm Accessory Building (13) | S | S | S | S | S | S | | S | |
| Off Street Parking Incidental to Main Use | | | | | | | | | |
| Servant or Caretakers Quarters (14) | S | S | S | S | S | S | | | |
| Swimming Pool (Private) | | | | | | | | | |
| Home Occupation (15) | | | | | | | | | |

INSTITUTIONAL AND SPECIAL SERVICES USES

| | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|--|
| Airport, Heliport, or Landing Field | | | | S | | S | | S | |
| Cemetery or Mausoleum | | | | | | | | S | |
| Church or Rectory | S | | S | | | | | | |
| Country Club (Private) (16) | S | S | S | S | S | S | S | | |
| Convent or Monastery | S | | S | | | | | S | |
| Day Nursery or Kindergarten (17) | S | | S | | | | | | |
| Fairgrounds or Exhibition Area | | | | | | | S | | |
| Farm, Garden, Orchard, or Nursery (18) | | | | | | | | | |

| Schedule of Uses | R-A | R-C | H-E | C-F | C-G | C-H | I-I | P-D | M-H |
|--|------------------------------|------------------------------|---------------------|--------------------------------|---------------------------|---------------------|---------------------|------------------------------|-------------------|
| | One-Family Dwelling District | General Residential District | Historical District | Neighborhood Business District | Central Business District | Commercial District | Industrial District | Planned Development District | Mobile Home Parks |
| Fraternity or Sorority Lodge or Civic Club | | | | | | | | | |
| Home for Alcoholic, Narcotic, or Psychiatric Patients | | | | | | | | S | |
| Hospital (General, Acute Care) (19) | | S | | | | | | | |
| Hospital (Chronic Care) (20) | | | | | | | | | |
| Institutions of Religious or Philanthropic Nature (21) | | | | | | | | | |
| Library or Museum | | | | | | | | | |
| Park, Playground, or Community Center (Public) | | | | | | | | | |
| Public Administration Office | | | | | | | | | |
| Residence Home for Aged (22) | | S | | | | | | | |
| Private School, Collage, or University (23) | | S | | | | | S | | |
| Public School (24) | | | | | | | | | |
| Tennis Club (25) | | S | | | | | S | | |

| Schedule of Uses | R-A One-Family Dwelling District | R-C General Residential District | H-E Historical District | C-F Neighborhood Business District | C-G Central Business District | C-H Commercial District | I-I Industrial District | P-D Planned Development District | M-H Mobile Home Parks |
|--|-------------------------------------|-------------------------------------|----------------------------|---------------------------------------|----------------------------------|----------------------------|----------------------------|-------------------------------------|--------------------------|
| UTILITY AND RELATED SERVICE AREAS | | | | | | | | | |
| Electrical Substation | S | S | S | | | | | | |
| Electric Power Generating Plant | | | | | | | | S | |
| Fire Station | | | | | | | | | |
| Gas Transmission and Metering Station | | | | | | | | | |
| Local Utility Distribution Lines | | | | | | | | | |
| Radio or Television Towers, or Dish Antennas | S | S | S | S | S | S | S | S | |
| Radio or Television Transmission Stations | S | S | | S | S | S | S | S | |
| Sewage Pumping Station | | | | | | | | | |
| Sewage Treatment Plant (Private) | S | S | | S | | S | | | |
| Railroad Track and Right-of-Way (26) | S | S | S | S | S | S | S | S | |
| Telephone Business Office | | | | | | | | | |
| Telephone Exchange Switching Relay and Transmitting Equipment (27) | S | S | S | | | | | | |
| Utilities, Public or Private, Not Listed (28) | S | S | S | | | | | | |

| Schedule of Uses | R-A | R-C | H-E | C-F | C-G | C-H | I-I | P-D | M-H |
|--|------------------------------|------------------------------|---------------------|--------------------------------|---------------------------|---------------------|---------------------|------------------------------|-------------------|
| | One-Family Dwelling District | General Residential District | Historical District | Neighborhood Business District | Central Business District | Commercial District | Industrial District | Planned Development District | Mobile Home Parks |
| Utility Shops, or Storage Yards and Buildings (29) | | | | | | | | S | |
| Water Treatment Plant (Private) | S | S | | S | S | S | | S | |
| Water well, Reservoir Pumping Station or Storage | | | | | | | | | |
| RESORT AND RELATED RECREATIONAL USES | | | | | | | | | |
| Amusement, Commercial (Outdoor) (30) | | | | | | | | | |
| Amusement, Commercial (Indoor) (31) | | | | | | | | | |
| Boat Storage and Service Structures | | | | | | | | | |
| Bait and Tackle Sales | | | | | | | | | |
| Boat Servicing | | | | | | | | | |
| Rental of Boats and Fishing Equipment | | | | | | | | | |
| Marina (River Oriented) | | S | | S | | S | S | | |
| Provisioning and Recreational Sporting Good Sales | | S | | | | | | | |
| Souvenir and Sporting Goods Sales | | S | | | | | | | |
| Concessions, Temporary | | | | S | S | S | S | S | |
| Camper Park | | | | | | | | | |

| Schedule of Uses | R-A | R-C | H-E | C-F | C-G | C-H | I-I | P-D | M-H |
|--|------------------------------|------------------------------|---------------------|--------------------------------|---------------------------|---------------------|---------------------|------------------------------|-------------------|
| | One-Family Dwelling District | General Residential District | Historical District | Neighborhood Business District | Central Business District | Commercial District | Industrial District | Planned Development District | Mobile Home Parks |
| Hunting Lodge | | | | | | | | | |
| Riding Stables (32) | | | | | | | | | |
| Semi-Public Recreational Activity (33) | S | S | S | S | S | S | | | |

AUTOMOBILE RELATED USES

| | | | | | | | | | |
|--|--|--|--|---|--|---|---|--|--|
| Auto Laundry (Car Wash) | | | | S | | | | | |
| Auto Sales and Repair (In Building) | | | | | | | | | |
| Auto Sales, New or Used Car Lot (Open) | | | | S | | | | | |
| Auto Painting and Body Shop | | | | | | | | | |
| Drag Strip or Commercial Racing | | | | | | S | S | | |
| Gasoline Service Station | | | | | | | | | |
| Go Cart Track | | | | | | S | S | | |
| Parking Lot or Structure – Auto | | | | | | | | | |
| Parking Lot – Truck Storage | | | | | | | | | |
| Sale Used Auto Parts (In Building) | | | | | | | | | |

| Schedule of Uses | R-A | R-C | H-E | C-F | C-G | C-H | I-I | P-D | M-H |
|---|------------------------------|------------------------------|---------------------|--------------------------------|---------------------------|---------------------|---------------------|------------------------------|-------------------|
| | One-Family Dwelling District | General Residential District | Historical District | Neighborhood Business District | Central Business District | Commercial District | Industrial District | Planned Development District | Mobile Home Parks |
| Sale New Auto Accessories and Parts (In Building) | | | | | | | | | |
| Seat Cover or Muffler Installation Shop | | | | | | | | | |
| Tire Retreading and Capping | | | | | | | | | |
| Wrecking or Salvage Yard for Autos or Parts (34) | | | | | | | S | | |
| Storage of Autos (35) | | | | | | S | | | |

RETAIL AND RELATED SERVICE USES

| | | | | | | | | | |
|---|--|--|--|--|--|--|---|--|--|
| Antique Shop | | | | | | | | | |
| Art Supply Store | | | | | | | | | |
| Animal Clinic or Pet Hospital (No Outside Pens) | | | | | | | S | | |
| Bank or Savings and Loan Office | | | | | | | | | |
| Book and Stationery Store | | | | | | | | | |
| Barber and Beauty Shop | | | | | | | | | |
| Bakery and Confectionery Shop (36) | | | | | | | | | |

| Schedule of Uses | R-A | R-C | H-E | C-F | C-G | C-H | I-I | P-D | M-H |
|--|------------------------------|------------------------------|---------------------|--------------------------------|---------------------------|---------------------|---------------------|------------------------------|-------------------|
| | One-Family Dwelling District | General Residential District | Historical District | Neighborhood Business District | Central Business District | Commercial District | Industrial District | Planned Development District | Mobile Home Parks |
| Cafeteria or Restaurant | | | | | | | | | |
| Camera Shop | | | | | | | | | |
| Cleaning Shop or Laundry (Limited Area) (37) | | | | | | | | | |
| Cleaning or Laundry Pickup Station | | | | | | | | | |
| Cleaning or Laundry Self Service Shop (38) | | | | | | | | | |
| Clinic, Medical or Dental | | | | | | | | | |
| Drug Store or Pharmacy | | | | | | | | | |
| Department Store or Discount House | | | | | | | | | |
| Grocery Store | | | | | | | | | |
| Furniture or Appliance Store | | | | | | | | | |
| Florist Shop | | | | | | | | | |
| Garden Shop and Plant Sales | | | | | | | | | |
| Handcraft and Art Object Sale | | | | | | | | | |
| Hardware Store | | | | | | | | | |

| Schedule of Uses | R-A | R-C | H-E | C-F | C-G | C-H | I-I | P-D | M-H |
|--|------------------------------|------------------------------|---------------------|--------------------------------|---------------------------|---------------------|---------------------|------------------------------|-------------------|
| | One-Family Dwelling District | General Residential District | Historical District | Neighborhood Business District | Central Business District | Commercial District | Industrial District | Planned Development District | Mobile Home Parks |
| Hobby Shop | | | | | | | | | |
| Key Shop | | | | | | | | | |
| Laboratory Medicine or Dental | | | | | | | S | | |
| Letter or Mimeograph | | | | | | | | | |
| Medical Appliances Fitting and Sales | | | | | | | | | |
| Mortuary | | | | | | | S | | |
| Office, Professional | S | S | S | | | | | | |
| General Business | | | | | | | | | |
| Optical Shop or Laboratory | | | | | | | | | |
| Package Store (39) | | | | | | | S | | |
| Pawn Shop | | | | | | | | | |
| Pet Shop, Small Animals, Birds, or Fish | | | | | | | | | |
| Personal Custom Services such as Tailor, Millner, etc. | | | | | | | | | |
| Retail Shops, Apparel, Gifts, and Similar Items | | | | | | | | | |

| Schedule of Uses | R-A | R-C | H-E | C-F | C-G | C-H | I-I | P-D | M-H |
|--|------------------------------|------------------------------|---------------------|--------------------------------|---------------------------|---------------------|---------------------|------------------------------|-------------------|
| | One-Family Dwelling District | General Residential District | Historical District | Neighborhood Business District | Central Business District | Commercial District | Industrial District | Planned Development District | Mobile Home Parks |
| Appliance Service and Repair (40) | | | | | | | | | |
| Shoe Repair | | | | | | | | | |
| Studio, Music, Drama, Dance | | | | | | | | | |
| Studio, Health, or Similar Service | | | | | | | | | |
| Studio, Artist, Photography, Decorator, and Display of Art Objects | | | | | | | | | |
| Tavern (41) | | | | | | | | | |
| Travel Bureau of Consultant | | | | | | | | | |
| Veterinarian, Office, (No Animal Hospital) | | | | | S | | | | |
| Variety Store | | | | | | | S | | |
| COMMERCIAL AND RELATED SERVICE USES | | | | | | | | | |
| Bakery Wholesale | | | | | | | | | |
| Banquet/Event Center (42) | | | | | S | S | S | S | |
| Building Material Sales | | | | | | | | | |
| Cabinet or Upholstery | | | | S | | | | | |

| Schedule of Uses | R-A | R-C | H-E | C-F | C-G | C-H | I-I | P-D | M-H |
|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Clothing Manufacturing or Similar Light Manufacturing Process | | | | | | | | | |
| Cleaning, Dyeing or Laundry Plant Commercial | | | | | | S | | | |
| Contractors Storage or Equipment Yard | | | | | | | | | |
| Dance Hall or Night Club | | | | S | | | | | |
| Drive-In Theatre | | | | | | | | | |
| Heavy Machinery Sales Storage and Repair | | | | | | | | | |
| Open Storage and Sale of Furniture Appliance and Machinery | | | | | | S | S | | |
| Lithographer or Print Shop | | | | | | | | | |
| Milk Depot, Dairy, or Ice Cream Plant | | | | | | | | | |
| Maintenance and Repair Service for Buildings | | | | | | | | | |
| Laboratory Scientific or Research | | | | | | | | | |
| Laboratory, Manufacturing | | | | | | | | | |
| Paint Store | | | | | | | | | |

| Schedule of Uses | R-A | R-C | H-E | C-F | C-G | C-H | I-I | P-D | M-H |
|--|------------------------------|------------------------------|---------------------|--------------------------------|---------------------------|---------------------|---------------------|------------------------------|-------------------|
| | One-Family Dwelling District | General Residential District | Historical District | Neighborhood Business District | Central Business District | Commercial District | Industrial District | Planned Development District | Mobile Home Parks |
| Plumbing Shop | | | | | | | | | |
| Railroad or Blue Passenger Station | | | | | | | | | |
| Railroad Team Tracks Freight Depot or Docks | | | | | | | | | |
| Storage Warehouse | | | | | | | | | |
| Trade or Commercial Schools (43) | | | | | | | | | |
| Trailer and Mobile Home Sales or Rental | | | | | | S | S | S | |
| Veterinarian Storage and Baggage Terminal | | | | | | | | | |
| Welding or Machine Shop | | | | | S | | | | |
| Wholesale Office, Storage or Sales | | | | | | | | | |
| Manufacturing Processes (44) | | | | | | S | | | |
| Rendering Establishment (45) | | | | S | S | S | | S | |
| Slaughterhouse (46) | | | | S | S | S | | S | |
| Meat Market (47) | | | | | | | | | |
| Taxidermy Establishment (48) | | | | S | S | S | | S | |

ARTICLE III

HEIGHT, YARD, LOT AREA, LOT WIDTH, AND LOT DEPTH REGULATIONS

Section 1. Table of Requirements

| District | Minimum Front Yard (Feet) | Minimum Side Yard (Feet) | Minimum Rear Yard (Feet) | Minimum Lot Area (Square Feet) | Maximum Height (Feet or Stories) | Minimum Lot Width (Feet) | Minimum Lot Depth (Feet) |
|----------------|--------------------------------|--------------------------|--------------------------|--------------------------------|----------------------------------|--------------------------|--------------------------|
| R-A | 20 | 10* | 25 | 12,000 | 30 2½ Stories | 80 | 115 |
| R-C | 20 | 10* | 25 | ** 12,000 (+) | 30 2½ Stories | 80 | 115 |
| P-D | Refer to Article IV, Section 5 | | | | | | |
| H-E | 20 | 10* | 25 | 13,911.12 | 30 2½ Stories | 83.4 | 166.8 |
| C-F | 20 | **** 10 | **** 20 | ** 6,000 | 30 2½ Stories | 40 | 100 |
| C-G | 0 | **** 5 | **** 10 | ** 4,000 | *** None | 25 | 100 |
| C-H WEST # | 25 | 5 | 10 | ** 6,000 | 40 3 Stories | 40 | 100 |
| C-H CENTRAL ## | 25 | 5 | 10 | ** 6,000 | 30 2½ Stories | 40 | 100 |
| C-H EAST ### | 25 | 5 | 10 | ** 6,000 | 40 3 Stories | 40 | 100 |
| I-I | 30 | 10* | 30 | 12,000 | *** None | 80 | 150 |

Note: Supplementary yard regulations provided for by Article III, Sec. 2

Note: Please see next page for additional information.

- # Begins at the western city limits of the city and runs eastwardly the length of Highway 90 to Constantinople street; the northern and southern boundaries of this district are as shown on the Comprehensive Zoning Ordinance Map of the City of Castroville.
- ## Begins with Constantinople Street on the West and runs eastwardly along Highway 90 to the Medina River; the northern and southern boundaries of this district are as shown on the Comprehensive Zoning Ordinance Map of the City of Castroville.
- ### Begins at the Medina River and runs eastwardly along Highway 90 and shall end at the eastern city limits; the northern and southern boundaries of this district are as shown on the Comprehensive Zoning Ordinance of the City of Castroville.

- * A minimum side yard of 15 feet shall be provided adjacent to public street right-of-way.
- ** Minimum lot area of 12,000 square feet for first four (4) dwellings units within a multiple family dwelling and 1,000 square feet of additional lot area for each excess of the first four (4) units.
- *** No maximum height; however, any portion of a building erected in excess of thirty (30) feet in height shall maintain a setback in accordance with Article I, Section 8.
- **** No required yard area (setback) where a firewall is erected on property line.

Section 2. Supplementary Yard Regulations

(1) Reversed corner lots shall provide a side yard of a depth equal to at least the depth of the front yard required on the lot to the rear of the reversed corner lot.

(2) Special front yard regulations:

- a) Where a building line has been established by plat and such line requires a greater front yard setback than is prescribed by this Ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by such plat.
- b) In all residential districts, an average alignment front yard set-back shall be required of a greater or lesser depth than prescribed by Section 1. above if two or more buildings exist which have setbacks that are irregular, but do not deviate in excess of twenty (20) feet.
- c) Gasoline service station pump islands may not be located nearer than sixteen (16) feet to the front property line.
- d) Carports (only) may be built to the front of the houses on Lots 8 thru 15 in the Karm Addition to extend to a minimum of 12' from the front property line with an overhang not to exceed one foot.

(3) Special side yard regulations.

- a) A one-family attached dwelling separated from another such dwelling by a fire or party wall need not provide a side yard except that no complex of attached one-family dwellings shall exceed three hundred (300) feet in length. A minimum required side yard of ten (10) feet shall be provided between building complexes.
- b) Accessory buildings shall be allowed within required side yards; provided, however, that no accessory building may be closer than ten (10) feet to any principal building (if not attached to a principal building on the same lot), nor closer than five (5) feet to a common property line. In no instance, however, shall an accessory building be closer than fifteen (15) feet to a side lot line adjacent to street right-of-way.

(4) Special rear yard regulations - No building or structure shall hereafter be located, erected or altered to have a rear yard smaller than herein required, except that where a lawfully existing building at the effective date of this Ordinance may have a smaller rear yard than herein prescribed, such building shall have the status of a lawful non-conforming structure, and no rear yard existing at the time of passage of this Ordinance shall be reduced below the minimum set forth below.

- a) In districts permitting one-family attached dwellings, no rear yard is required where the rear wall of a dwelling structure is attached to another dwelling structure, provided that all such one-family attached dwelling structures have at least one side of each building exposed to a public street or officially approved place or court, and, provided further, that where interior courts are used for access to light and air, such courts shall provide the minimum required open space provided for by Section 2, (6) of this Article.
- b) No rear yard is specified for non-residential uses located upon a lot which has a rear lot line adjacent to any alley of at least twenty (20) feet in width. A rear yard of five (5) feet shall be required adjacent to alleys of ten (10) feet in width.

- c) Accessory buildings may be located within a required rear yard; however, no accessory building, as permitted herein, shall occupy more than sixty (60) percent of the required rear yard area. Accessory buildings shall be set back five (5) feet from the rear property line unless the rear lot line is contiguous with the line of an alley twenty (20) feet or more in width. In such instance, no rear yard shall be required.

(5) Court standards - The minimum dimension and area of outer or inner courts provided in buildings occupied for residential purposes shall be in accordance with the provisions of Article I., Section 10.

(6) Usable open space - All residential use shall provide and maintain a minimum of two- hundred (200) square feet of **USABLE OPEN SPACE** for each dwelling unit. For the purpose of this Ordinance, **USABLE OPEN SPACE** is as follows:

- a) Usable open space shall mean outdoor area, excluding parking and other service areas, which is utilized for livability and/or related amenity, such as outdoor living, associated recreation and/or landscaping, and which is open and unobstructed from its lowest level to the sky except for roof overhangs and architectural projections. All usable open space, unless hereinafter excepted shall be accessible to, and usable by, all residents residing on the site. Private court yards or balconies may constitute usable open space for the purpose of calculating up to thirty (30) percent of the total required usable open space. Usable open space may include areas at the ground level and/or on roofs, decks or balconies designed for common use, provided, that such areas meet other criteria as hereinafter set forth. The minimum dimension for usable open space at the ground level shall be ten (10) feet and the minimum area shall be two hundred (200) square feet. The minimum dimensions for usable open space located on roofs or decks that are available for common use shall be twenty (20) feet and the minimum area shall be four hundred (400) square feet. At least one-half ($\frac{1}{2}$) of the required usable open space shall be at the ground level.

Section 3. Lot Depth Regulations.

(1) Lot Depth regulations that would shorten the minimum lot depth to 115' in the R-A and R-C classifications.

ARTICLE IV.

SPECIAL USE REGULATIONS

Section 1. Specific Use Permits.

- (1) The City Council of the City of Castroville, Texas, after public hearing and proper notice to all parties affected, in accordance with the notice procedure prescribed for amending the Zoning Ordinance, and after recommendation by the Planning and Zoning Commission, may authorize the issuance of "Specific Use Permits" for the uses indicated in Article II.
- (2) The Planning and Zoning Commission in considering and determining their recommendation, or the City Council in considering any request for a Specific Use Permit, may require from the applicant plans and/or pertinent information concerning the location, function and characteristics of any use proposed. The City Council may, in the interest of assuring compliance with the intent and purposes of this Ordinance, establish conditions of operation with respect to any use for which a permit is authorized.
- (3) *The Planning and Zoning Commission shall not take action upon any request for specific use permit for buildings listed on the 1969 Texas Historical Commission Survey until it has received a recommendation from the Historic Review Board or a certificate from the Board showing failure to take action.

* Any provision contained in the Comprehensive Zoning Ordinance that are inconsistent with this amendment are hereby repealed.

Section 2. Historic Districts and Landmarks

A. SPECIAL HISTORIC DISTRICT AND LANDMARK REGULATIONS

I. Purpose.

The purpose of this article is to:

- (1) Protect, enhance, and perpetuate the city's history, culture and architecture by promoting the value and importance in establishing historic landmarks and districts;
- (2) Strengthen the economy of the City of Castroville;
- (3) Protect and enhance Castroville's attractiveness to visitors and residents;
- (4) Promote the enjoyment and use of historic resources by the people of Castroville;
- (5) Acknowledge and preserve diverse architectural styles, patterns of development, and design preferences reflecting phases of Castroville's history;
- (6) Ensure harmonious, orderly, and managed growth and development of the city;
- (7) Increase public awareness and appreciation of Castroville's historic past and unique sense of place;
- (8) Educate the public on the benefits of historic preservation; and
- (9) Maintain a generally harmonious outward appearance of both historic and modern structures that are compatible and complementary in scale, form, color, proportion, texture, and material.

II. Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- (1) Alteration means any construction or change to the exterior of a building, site, or structure. Alterations shall include, but not be limited to, the changing to a different type, style, or size of roofing or siding materials; changing, eliminating, or adding doors, door frames, windows, window frames, shutters, fences, railings, porches, columns, balconies, walls, steps, signs, or other ornamentation; the changing of paint color; regarding; dismantling, removing, or moving of any exterior features or demolition. Alteration does not include routine maintenance.
- (2) Archaeology means the science or study of the material remains of past life or activities and physical site, location, or context in which they are found, as delineated in the Department of the Interior's Archaeological Resources Protection Act of 1979.
- (3) Area means a specific geographic division in the City of Castroville.
- (4) Certificate of Appropriateness means a signed and dated certificate evidencing the approval of the reviewing authority for any alteration proposed by an owner or applicant, pursuant to CZO, Article IV, Section 2, Subsection A (VII).
- (5) Contributing structure means a structure that physically or historically contributes to the significance of a historic district.
- (6) Demolition means an act or process that destroys or razes in whole, or in part, a building, object, site or structure, including the permanent impairment of structural integrity. This includes demolition by neglect, which is defined as inaction or series of inaction that result in the destruction or irredeemable deterioration of a landmark building.
- (7) Design guidelines means guidelines which are adopted by the Historic Landmark Commission and guide property owners or residents to appropriate treatments to property designated as a historic landmark or within a landmark district.
- (8) Historic district also referred to as a historic overlay zone, means a designated geographic area in the city which satisfies two or more of the criteria set out in CZO, Article IV, Section 2, Subsection A (V), containing landmarks or clusters of structures, including their accessory buildings, fences and other appurtenances, and natural resources having historical, cultural, and archeological significance, and which is designated as such in accordance with that section. A historic district may have within its boundaries other structures that, while not of such historic, cultural, or architectural significance as to be designated as a historic landmark, nevertheless contribute to the overall visual setting and character of the district.
- (9) Historic landmark also referred to as a historic overlay zone, means a building, structure or site which satisfies two or more of the criteria set out in CZO, Article IV, Section 2, Subsection A (V) and which is designated as such in accordance with that section.
- (10) Historic overlay zone sees historic district and historic landmark.
- (11) Historic preservation plan or preservation plan means a document established by the Historic Landmark Commission and adopted by the City Council providing policy recommendations to guide historic preservation activities for the city.
- (12) In-kind replacement means repairing or replacing materials to match the existing materials in composition, design and color.

(13) Historic Landmark Commission or Commission means the Historic Landmark Commission of the City of Castroville, established in accordance with this chapter.

(14) Move-in building means a building that has been moved onto an existing lot.

(15) Noncontributing structure means a structure in a historic district that does not contribute to the district's significance through location, design, setting, materials, workmanship, feeling and/or association.

(16) Preservation means act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property.

(17) Reasonable rate of return means a reasonable profit or capital appreciation which may accrue from the use or ownership of a structure or property as the result of an investment or labor.

(18) Reconstruction means the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

(19) Rehabilitation means the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

(20) Relocation means any change to the location of a structure, object, or material thing from its present setting to another setting.

(21) Restoration means the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

(22) Reviewing Authority means the following:

- a) The Historic Preservation Officer is the reviewing authority for applications regarding:
 - i. Repair (other than routine maintenance) of a structure or property designated or pending designation as a historic landmark or located in an area designated or pending designation as a historic district; and
 - ii. Material changes in any doors, roofs, windows, stonework, woodwork, light fixtures, signs, sidewalks, fences, steps, paving and/or other exterior elements visible from a public right-of-way which affect the appearance and compatibility of any structure or property designated or pending designation as a historic landmark or district.
- b) The Historic Landmark Commission is the reviewing authority for applications regarding:
 - i. Reconstruction, alteration, addition, stabilization, restoration or rehabilitation of a structure or property designated or pending designation as a historic landmark or located in an area designated or pending designation as a historic district
 - ii. Demolition or relocation of a site or structure designated or pending designation as a historic landmark or district; and

- iii. New construction on real property which is located in an area designated or pending designation as a historic landmark or district or on land necessary for access to and use of a structure designated or pending designation as a historic landmark or district; and
- iv. The Historic Preservation Officer may at any time, for any reason, defer judgement regarding a Certificate of Appropriateness to the Historic Landmark Commission.

(23) Routine maintenance means any work which is to correct any deterioration, decay or damage to a structure or property, or any part thereof, and to restore to the same condition prior to such deterioration, decay or damage, using the same materials and design as the original. Routine maintenance does not include a change in design, material or outward appearance, but does include in-kind replacement or repair. Examples of routine maintenance include but are not limited to: repainting in same colors that exist, replacement of roofing materials in the same color, materials and design, repairing siding or windows in the same materials and design, and repair of sidewalks and driveways using the same type and color of materials.

(24) Secretary of the Interior's Standards for Rehabilitation means the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as those documents may be updated from time to time.

(25) Site means the location of a significant event, a prehistoric or historic occupation or activity, or a structure or cluster of structures, whether standing, ruined, or vanished, where the location itself maintains historical or archeological value, regardless of the value of any existing structure.

(26) Stabilization means the act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated structure or property while maintaining the essential form as it presently exists.

(27) Structure means anything constructed or erected which requires location on the ground or is attached to something having a location on the ground, including, without limitation, buildings.

(28) Survey and inventory means the systematic listing of cultural, historic, architectural or archeological resources prepared by the city, state or federal government, following standards set forth by federal, state and city regulations for evaluations of cultural properties.

III. Historic Landmark Commission.

A Commission is hereby created to be known as the Historic Landmark Commission, which may be referred to as the "Commission" or "Historic Landmark Commission" in this article.

- (1) **Membership.** The Commission is composed of seven members appointed by the City Council with consideration given to the following recommended professions: architect, planner, historian, licensed real estate broker, property owner of a historic landmark or in a historic district, attorney, and archeologist.
- (2) **Membership credentials.** All Commission members shall have a known and demonstrated interest, competence, or knowledge in historic preservation within the city.
- (3) **Terms.** Commission members shall serve for staggered terms of two years ending on October 31. The City Council shall appoint the chairperson of the Commission. The vice-chairperson shall be elected annually by the Commission members.

(4) Ex officio members. In addition to seven members appointed by the City Council, the Historic Preservation Officer, a liaison from the Planning and Zoning Commission, and the Building Official shall sit on the Commission as ex officio members. Liaisons from different segments of the community may also be appointed by the City Council to assist the Commission in its official duties. None of the ex officio members shall have voting power but shall assist the Commission in its various functions.

(5) Powers and duties. The powers of the Commission shall include:

- a) *Landmark eligibility.* To thoroughly familiarize itself with the structures, land, areas, and districts within the city that may be eligible for designation as historic landmarks.
- b) *Survey and inventory.* Conduct surveys and maintain an inventory of significant historic, architectural, and cultural landmarks and all properties located in historic districts within the city.
- c) *Preservation plan.* To create, examine and update the historic preservation plan and present any modifications to Planning and Zoning Commission for inclusion in the comprehensive plan of the city.
- d) *Recommend designations.* Recommend the designation of resources as landmarks and historic districts.
- e) *Certificates of appropriateness.* Approval or disapproval of certain applications for certificates of appropriateness and certificates of demolition pursuant to this Chapter.
- f) *Demolition by neglect.* To identify cases of demolition by neglect and initiate remedial actions.
- g) *Maintain minutes.* Maintain written minutes that record all actions taken by the Commission and the reasons for taking such actions. These minutes shall be forwarded to the CLG Director each month at the Texas Historical Commission.
- h) *Design guidelines.* Prepare specific design guidelines for the review of landmarks and districts.
- i) *Incentive programs.* Propose preservation incentive program(s) for landmarks or districts.
- j) *Recognize contributions to preservation.* Confer recognition upon the owners of landmarks or within districts by means of certificates, plaques, or markers.
- k) *Increase public awareness.* Increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education and training programs.
- l) *Recommendations for use of funds.* Make recommendations to the city government concerning the utilization of state, federal, or private funds to promote the preservation of landmarks and historic districts within the city.
- m) *Annual report.* Prepare and submit annually to the City Council and to the Certified Local Government Program of the Texas Historical Commission a report summarizing the work completed during the previous year.
- n) *Recommendations for acquisitions.* Recommend the acquisition of a landmark structure by the city government where its preservation is essential to the purpose of this act and where private preservation is not feasible.

- o) *Create committees.* Create committees from among its memberships and delegate to these committee's responsibilities to carry out the purposes of this chapter.
- (6) Meetings. The regularly scheduled Commission meetings shall be scheduled at least once each month as necessary to complete its work in a timely manner, with additional meetings upon call by the Commission chairperson or upon petition of a simple majority of Commission members. Four members present shall constitute a quorum, and issues shall be decided by a simple majority vote of the members present. All meetings shall be held in conformance with the Texas Open Meetings Act, V.T.C.A., Texas Local Government Code Ch. 551. The minutes of each meeting shall be filed in the City Secretary's Office. The Commission must meet no less than six times per year.
- (7) Effect of decisions. Unless appealed, the determinations of the reviewing authority on certificates of appropriateness or certificates of demolition are final. Actions taken or recommendations made by the Historic Landmark Commission that are subject to review by the Planning and Zoning Commission or the City Council are not binding on those bodies, and the reviewing body may decide a matter contrary to recommendations or actions of the Historic Landmark Commission.

IV. Historic Preservation Officer.

- (1) *Appointment.* The City Administrator shall provide for the appointment of a qualified staff person to serve as the Historic Preservation Officer, or City Council shall contract with a qualified outside entity to serve as the Historic Preservation Officer. The Historic Preservation Officer shall administer this Chapter and advise the Commission on matters submitted to it.
- (2) *Duties.* In addition to serving as representative of the Commission, the Historic Preservation Officer is responsible for:
 - a) Coordinating the city's historic preservation activities with those of local, state, and federal agencies and with local, state, and national nonprofit preservation organizations, as well as other municipal departments and the general public.
 - b) The Historic Preservation Officer shall maintain the city's survey and inventory and shall update such survey from time to time.
 - c) The Historic Preservation Officer shall also have the authority to set deadlines for submittals of applications in order to assure adequate staff review time and notification of the Commission and general public.
 - d) The Historic Preservation Officer is the reviewing authority for certain certificates of appropriateness as defined previously in this Chapter. The Historic Preservation Officer may at any time, for any reason, defer judgement regarding a Certificate of Appropriateness to the Historic Landmark Commission.

V. Criteria for establishing historic landmarks and districts.

A historic landmark or district may be established to preserve places and areas of historic, cultural, or architectural importance and significance if it meets any two of the following criteria:

- (1) *History, heritage, and culture.* Represents the historic development, ethnic heritage or cultural characteristics of the city, state, or county.

- (2) *Historic context.* Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
- (3) *Significant persons.* Is associated with the lives of persons significant in our past.
- (4) *Architecture.* Embodies the distinctive characteristics of a type or period of architecture, method of construction, exceptional craftsmanship, architectural innovation, landscape or site design, or contains details which represent folk or ethnic art.
- (5) *Architect or master builder.* Represents the work of a master designer, builder, or craftsman.
- (6) *Unique visual feature.* Represents an established and familiar visual feature that is a source of pride or cultural significance.
- (7) *Archeological.* Possesses archeological or paleontological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.
- (8) *National and state recognition.* Eligible for or designated as a National Historic Landmark, Recorded Texas Historic Landmark, State Antiquities Landmark, American Civil Engineering Landmark, or eligible for inclusion in the National Register of Historic Places.
- (9) *Historic education.* Represents an era of architectural, social, or economic history that allows an understanding of how the place or area was used by past generations.

VI. Process for designating historic landmarks and districts.

- (1) Authority to designate. The City Council may designate and zone certain sites, districts, areas, buildings, and lands in the city as historic landmarks to be protected, enhanced, and preserved in the interest of culture, prosperity, education and general welfare of the people, and define, amend, and delineate the boundaries thereof.

The Letter "H" shall indicate the historic zoning overlay designation of those historic landmarks and districts which the City Council has designated. Such designation shall be in addition to any other zoning district designation established in the Comprehensive Zoning Ordinance. All zoning district maps shall reflect the designation of historic landmarks and/or districts by the letter "H".

- (2) Authority to initiate a request for designation. Historic landmark and district applications and/or requests may be initiated by the owner of the property(s) or his/her authorized representative, or the City Council, Historic Landmark Commission or Planning and Zoning Commission may direct the Historic Preservation Officer to initiate such a request on behalf of the city. The Historic Preservation Officer shall provide property owners with notice of a public hearing to initiate the historic designation process at least ten days before the date set for the public hearing.
- (3) Moratorium upon initiation of designation. Upon initiation of the designation, the Historic Preservation Officer shall immediately notify the Building Official. The Building Official shall not accept any application for a permit to alter, demolish, or remove any structure on the property unless a Certificate of Appropriateness has been issued in accordance with CZO, Article IV, Section 2, Subsection A (VII & VIII). This moratorium ends on the earliest of the following dates:
 - a) If the proposed zoning change is approved, the effective date of the ordinance implementing the change;
 - b) If the proposed zoning change is denied, the day after the City Council makes its final decision; or

- c) One year after the date of initiation of a request for designation as an historic overlay, regardless of who initiated the designation.

(4) Appeal. If the historic designation procedure is initiated by the Historic Landmark Commission or Planning and Zoning Commission, the property owner may appeal the initiation to the City Council by filing a written notice with the Historic Preservation Officer within ten days after the action of the Historic Landmark Commission or Planning and Zoning Commission. Within 180 days after the filing of the appeal, the Historic Preservation Officer shall prepare, and the Historic Landmark Commission shall adopt, a designation report and submit it to the City Council. After submission of the designation report, the City Council shall hold a public hearing on the appeal. The sole issue on appeal is whether the Historic Landmark Commission or Planning and Zoning Commission erred in evaluating the significance of the property based on the characteristics listed in CZO, Article IV, Section 2, Subsection A (V). Appeal to the City Council constitutes the final administrative remedy.

(5) Designation report. Upon initiation of the historic designation procedure, the property owner, or the Historic Preservation Officer in the case of the Historic Landmark Commission initiating designation, shall coordinate research to compile a written report regarding the historical, cultural, and architectural significance of the property proposed for historic designation. This report must include a statement on each of the following to the extent that they apply:

- a) A physical description of the structure(s) or site, including discussion of character defining features;
- b) A description of the historical, cultural, and architectural significance of the structures and site;
- c) Legal description of the property;
- d) A description of the boundaries of the proposed historic overlay district, including subareas and areas where new construction will be prohibited; and
- e) Historic and current photographs of the property.

The designation report must be submitted to the Historic Preservation Officer, and if complete, the designation will be scheduled for a public hearing with the Historic Landmark Commission.

(6) Notification of property owners. Property owners of proposed historic landmarks for designation, or properties within a potential historic district for designation, shall be notified at least ten days prior to the Historic Landmark Commission public hearing on the initiated designation. At the Commission's public hearing, owners, interested parties and technical experts may present testimony or documentary evidence which will become part of a record regarding the historic, architectural, or cultural importance of the proposed historic landmark.

(7) Timing of review and recommendations.

- a) *Historic Landmark Commission review.* The Historic Landmark Commission shall conduct a public hearing on the proposed designation within 45 days after receipt of the designation report by the Historic Preservation Officer.

- b) *Planning and Zoning Commission review.* Upon recommendation of the Historic Landmark Commission, the proposed designation shall be submitted to the Planning and Zoning Commission. The Planning and Zoning Commission shall give notice and conduct its public hearing on the proposed designation within 45 days of receipt of such recommendation from the Commission. Such public hearings shall be in the same manner and according to the same procedures as specifically provided in the Comprehensive Zoning Ordinance of the city.
- c) *City Council public hearing.* The City Council shall give notice and conduct a public hearing on the Historic Landmark Commissions' recommendation concerning the proposed designation within 45 days of receipt of the recommendation of the Planning and Zoning Commission. The City Council shall give notice, follow the publication procedure, hold public hearing, and make its determination in the same manner as provided in the general zoning ordinance of the city.

(8) Vote required for designation. If the owner of a structure(s) nominated for designation as a historic landmark or district is in consent of the designation, a simple majority of City Council is required in order for designation to take effect. If an owner of a structure nominated for designation as a historic landmark, or the owners of at least 20 percent of an area nominated for designation as a historic district, protest such designation by submitting a written, signed protest, the affirmative vote of at least three-fourths of all members of the City Council is required in order for the designation to take effect, in accordance with V.T.C.A., Texas Local Government Code § 211.006.

(9) Notice of designation.

- a) *Local officials.* Upon designation of a historic landmark or district, the city secretary shall file a copy of the ordinance with the Medina County Clerk and the Medina County Tax Assessor as well as reflect the designation on the official zoning maps of the City of Castroville. All zoning maps should indicate the designated landmark with the letter "H."
- b) *Property owners.* Upon designation of a historic landmark or district, the Historic Preservation Officer shall send a notice to the owner or owners of property within the historic overlay district stating the effect of designation, the regulations governing the historic overlay, and any incentives that may be available.

VII. Certificate of Appropriateness.

(1) Activities requiring Certificate of Appropriateness. No person shall obtain a building permit or carry out any of the following work without obtaining a Certificate of Appropriateness issued by the reviewing authority in accordance with the provisions of this article:

- a) Demolition or relocation of a site or structure designated or pending designation as a historic landmark or district;
- b) Repair (other than routine maintenance), reconstruction, alteration, addition, stabilization, restoration or rehabilitation of a structure or property designated or pending designation as a historic landmark or located in an area designated or pending designation as a historic district;
- c) New construction on real property which is located in an area designated or pending designation as a historic landmark or district or on land necessary for access to and use of a structure designated or pending designation as a historic landmark or district; or

- d) Material changes in any doors, roofs, windows, stonework, woodwork, light fixtures, signs, sidewalks, fences, steps, paving and/or other exterior elements visible from a public right-of-way which affect the appearance and compatibility of any structure or property designated or pending designation as a historic landmark or district.

A Certificate of Appropriateness may be required for work not otherwise requiring a building permit. The Certificate of Appropriateness shall be required in addition to, and not in lieu of, any required building permit.

- (2) Routine maintenance. No Certificate of Appropriateness is required for routine maintenance or repair of any structure or property if the proposed work does not involve a change in material, configuration or outward appearance. In-kind replacement or repair is considered to be routine maintenance. All maintenance and repairs shall be made in accordance with any guidelines and standards established by the Historic Landmark Commission for historic landmarks and districts.
- (3) Application procedure for a Certificate of Appropriateness. Prior to obtaining a building permit, or beginning any work requiring a Certificate of Appropriateness, the property owner shall file an application for a Certificate of Appropriateness with the Historic Preservation Officer. Applicants are encouraged to meet with the Historic Preservation Officer prior to submitting. The application shall contain the following information, any of which may be waived by the Historic Preservation Officer.
 - a) Name, address and telephone number of the owner;
 - b) Address and legal description of the property;
 - c) Site plan showing the location of the structure or property on its lot;
 - d) Photographs of all elevations of the structure or property and details pertaining to the proposed work;
 - e) Detailed description of the proposed work;
 - f) Elevation drawings of the proposed changes, if applicable;
 - g) Samples of, or appropriate information concerning materials to be used;
 - h) Rationale for why the proposed change is compatible with designation as a historic landmark or property within a historic district;
 - i) Any other information which the Historic Landmark Commission or staff deems reasonably necessary to visualize and evaluate the proposed work;
 - j) Signature of the owner and date verifying that the application is complete and correct.

The Historic Preservation Officer shall review the submitted application and all documents and determine if additional information is required. Upon receiving all information necessary to constitute a completed application, the Historic Preservation Officer shall forward the application to the Historic Landmark Commission.

(4) Review process. Within 30 days after a completed application is filed, the reviewing authority shall approve or deny the application. The applicant has the burden of proof to establish the necessary facts to warrant favorable action. Applicants shall furnish all plans, specifications, drawings, renderings, and designs necessary for the reviewing authority to render a decision. The Historic Preservation Officer shall notify the applicant of the reviewing authority's determination within five days of the decision. The reviewing authority's decision must be in writing and must contain findings supporting the decision.

(5) Standard for approval and issuance.

- a) *Standard for approval.* In determining whether to approve or disapprove the application, the reviewing authority shall use the Secretary of Interior Standards and any applicable design guidelines. The reviewing authority shall approve the application if it determines that:
 - i. The proposed work is consistent with the regulations contained in this section, and any applicable design guidelines;
 - ii. The proposed work is consistent with the Secretary of the Interior Standards;
 - iii. The proposed work will not have an adverse effect on the architectural features of the structure;
 - iv. The proposed work will not have an adverse effect on the historic district;
 - v. The proposed work will not have an adverse effect on the future preservation, maintenance, and use of the structure or historic district; and
 - vi. For noncontributing structures within a historic district, the proposed work is compatible with the historic district.
- b) *Issuance.* If a Certificate of Appropriateness has been approved by the reviewing authority or if action has not been taken by the reviewing authority within 30 days after a complete application is filed:
 - i. The Historic Preservation Officer shall issue the Certificate of Appropriateness to the applicant; and
 - ii. b. If all requirements of the development and building codes are met and a building permit is required for the proposed work, the Building Official shall issue a building permit to the applicant for the proposed work.

No change shall be made in the application for any building permit after issuance of a Certificate of Appropriateness without resubmittal to the Commission and approval thereof in the same manner as provided in this Chapter if the change effects the content of the Certificate of Appropriateness.

(6) Appeal.

- a) If the Historic Preservation Officer denies an application for a Certificate of Appropriateness, the applicant may file a written notice of appeal to the Historic Landmark Commission within ten (10) business days of receiving notice from the Historic Preservation Officer. An appeal shall be placed upon the agenda of the Historic Landmark Commission for a meeting, and the applicant shall be notified of the meeting. In considering an appeal, the sole issue before the Historic Landmark Commission is whether the reviewing authority erred in its decision. The Historic Landmark Commission shall consider the same standards and evidence that the reviewing authority was required to consider in making the initial decision.
- b) If the Historic Landmark Commission has denied the Certificate of Appropriateness, the applicant may file in writing a notice of appeal to the Planning and Zoning Commission within ten business days after receiving notice from the Historic Preservation Officer. The Historic Preservation Officer shall place the appeal on the Planning and Zoning Commission agenda for a public hearing, and the applicant shall be notified of the date of the public hearing. In considering an appeal, the sole issue before the Planning and Zoning Commission is whether the Historic Landmark Commission erred in its decision. The Planning and Zoning Commission shall consider the same standards and evidence that the Historic Landmark Commission was required to consider in making the decision.

(7) Reapplication. If a final decision is reached by the Commission denying a Certificate of Appropriateness, no further applications will be accepted for the subject matter for the denied Certificate of Appropriateness for one year from the date of final decision unless:

- a) The Historic Landmark Commission waives the time limit upon the written request of the applicant indicating the incorporation of changes in plans and specifications to the original application as recommended by the Commission.

VIII. Demolition.

Demolition or removal of a historic structure constitutes an irreplaceable loss to the quality of and character of the city. Therefore, demolition or removal of historic structures should be allowed only for the reasons described in this subsection.

(1) Application procedure for demolition and economic hardship.

- a) *Application.* A demolition permit for a historic landmark or structure within a historic district shall not be issued by the building department until review and issuance of a completed Certificate of Appropriateness application by the Commission. Applicants are encouraged to meet with the Historic Preservation Officer prior to submitting. The Historic Preservation Officer shall not forward the application to the Commission until it is complete. The following information must be supplied by the applicant before the application is considered complete:
 - i. An affidavit in which the owner swears or affirms that all information submitted in the application is true and correct;

- ii. Information describing the condition of the structure;
- iii. An indication that the demolition or removal is sought for one or more of the following reasons:
 - a. To replace the structure with a new structure that is more appropriate and compatible with the historic landmark or district.
 - b. No economically viable use of the property exists.
 - c. The structure poses an imminent threat to public health or safety.
 - d. The structure is noncontributing to the historic landmark or district because it is newer than the period of significance.
- iv. Estimated cost of restoration or repair;
- v. Demonstration that the adaptive use or restoration of the structure has been seriously considered;
- vi. Any available historic records of the building (drawings, photographs);
- vii. Architectural drawings for any proposed new construction which is intended to replace the historic structure;
- viii. Any conditions proposed to be voluntarily placed on new development that would mitigate the loss of the landmark structure; and
- ix. Any other information that the staff finds appropriate for the Commission to render a decision on the application.

The Historic Preservation Officer shall review the submitted application and all documents and determine if additional information is required. Upon receiving all information necessary to constitute a completed application, the Historic Preservation Officer shall forward the application to the Historic Landmark Commission.

(2) **Review process.** Within 60 days after a completed application is filed, the Historic Landmark Commission shall conduct a public hearing and shall approve or deny the application. The applicant has the burden of proof to establish the necessary facts to warrant favorable action. Notices shall be in accordance with V.T.C.A., Texas Local Government Code Ch. 211.

The Historic Preservation Officer shall notify the applicant of the Historic Landmark Commission's action within five days of the decision. The Historic Landmark Commission's decision must be in writing and must contain the findings for the decision.

(3) **Application for economic hardship.** An applicant whose demolition CA has been denied may apply for hardship relief within ten business days after receiving notice from the Historic Preservation Officer. In order to prove the existence of hardship, the applicant shall have the burden to establish that:

- a) The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible;
- b) The property cannot be adapted for another use, whether by the current owner or by a purchaser, that can result in a reasonable return; and
- c) No potential purchaser of the property with a reasonable offer who intends to preserve it can be identified.

(4) **Review process.** The Commission shall hold a public meeting on the hardship application at least 60 days following the original date of a completed application for the demolition permit, at which time proponents and opponents of the application may present their views. The Commission may seek expert assistance in the field(s) of real estate development, appraisal, financing and other related disciplines to review the hardship application.

The applicant shall consult in good faith with the Commission, interested local groups and individuals in a diligent effort to investigate alternatives that will result in preservation of the property.

All decisions of the Commission shall be in writing. Copies shall be sent to the applicant and a copy filed with the city secretary.

(5) **Appeal.** If the Commission has denied the Certificate of Appropriateness for demolition, the applicant may file in writing a notice of appeal to the Planning and Zoning Commission within ten business days after receiving notice from the Historic Preservation Officer. The Historic Preservation Officer shall place the appeal on the Planning and Zoning Commission agenda for a public hearing, and the applicant shall be notified of the date of the public hearing. In considering an appeal, the sole issue before the Planning and Zoning Commission is whether the Historic Landmark Commission erred in its decision. The Planning and Zoning Commission shall consider the same standards and evidence that the Historic Landmark Commission was required to consider in making the decision.

IX. Demolition by neglect.

(1) *Definition.* Demolition by neglect is neglect in the maintenance of any structure on property that is a historic landmark or in a historic overlay district that results in deterioration of the structure and threatens the preservation of the structure.

(2) *Defects.* No person shall allow a structure to deteriorate through demolition by neglect. All structures on properties in historic overlay districts must be preserved against deterioration and kept free from structural defects. The property owner or the property owner's agent with control over the structure, in keeping with the city's minimum housing standards and building codes, must repair the structure if it is found to have any of the following defects:

- a) Parts that are improperly or inadequately attached so that they may fall and injure persons or property.
- b) A deteriorated or inadequate foundation.
- c) Defective or deteriorated floor supports, or floor supports that are insufficient to carry the loads imposed.
- d) Walls, partitions or other vertical supports that split, lean, list or buckle due to defect or deterioration or are insufficient to carry the loads imposed.
- e) Ceilings, roofs, ceiling or roof supports, or other horizontal members that sag, split, or buckle due to defect or deterioration or are insufficient to support the loads imposed.
- f) Fireplaces and chimneys that list, bulge or settle due to defect or deterioration or are of insufficient size or strength to carry the loads imposed.
- g) Deteriorated, crumbling or loose exterior stucco or mortar.
- h) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or open windows and doors.

- i) Defective or lack of weather protection for exterior wall coverings, including lack of paint or other protective covering.
- j) Any fault, defect or condition in the structure that renders it structurally unsafe or not properly watertight.
- k) Deterioration of any exterior feature so as to create a hazardous condition that could make demolition necessary for the public safety.
- l) Deterioration or removal of any unique architectural feature that would detract from the original architectural style.

(3) Procedure.

- a) *Purpose.* The purpose of the demolition by neglect procedure is to allow the Historic Landmark Commission to work with the property owner to encourage maintenance and stabilization of the structure and identify resources available before any enforcement action is taken.
- b) *Request for investigation.* Any interested party may request that the Historic Preservation Officer investigate whether a property is being demolished by neglect.
- c) *First meeting with the property owner.* Upon receipt of a request, the Historic Preservation Officer shall meet with the property owner or the property owner's agent with control of the structure to inspect the structure and discuss the resources available for financing any necessary repairs. After the meeting, the Historic Preservation Officer shall prepare a report for the Historic Landmark Commission on the condition of the structure, the repairs needed to maintain and stabilize the structure, any resources available for financing the repairs, and the amount of time needed to complete the repairs.
- d) *Certification and notice.* After review of the report, the Historic Landmark Commission may vote to certify the property as a demolition by neglect case. If the Historic Landmark Commission certifies the structure as a demolition by neglect case, the Historic Landmark Commission shall notify the property owner of the repairs that must be made. The notice must require that repairs be started within 30 days and set a deadline for completion of the repairs. The notice must be sent by certified mail.
- e) *Second meeting with the property owner.* The Historic Preservation Officer shall meet with the property owner or the property owner's agent with control over the structure within 30 days after the notice was sent to inspect any repairs completed and assist the property owner in obtaining any resources available for financing the repairs.
- f) *Referral for enforcement.* If the property owner fails to start repairs by the deadline set in the notice, fails to make continuous progress toward completion, or fails to complete repairs by the deadline set in the notice, the Historic Landmark Commission may refer the demolition by neglect case to the code compliance department or the City Attorney for appropriate enforcement action to prevent demolition by neglect.

X. Prohibited acts, penalty for violation, and enforcement.

(1) *Prohibited acts.* It shall be unlawful to reconstruct, structurally alter, remodel, renovate, restore, demolish, raze, or maintain any heritage resource in violation of the provisions of this article. In addition to other remedies, the city may institute any appropriate action or proceedings to prevent such unlawful construction, restoration, demolition, razing, or maintenance, to restrain, correct or abate such violation.

- (2) *Penalties.* Any person, firm, or corporation violating any of the provisions of terms of this chapter shall, upon conviction thereof, be fined a sum not exceeding \$500.00 for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.
- (3) *Inspection.* All work performed pursuant to a Certificate of Appropriateness issued under this chapter shall conform to all its requirements. It shall be the duty of the building inspection department to inspect periodically to assure such compliance. In the event work is found that is not being performed in accordance with the Certificate of Appropriateness, or upon notification of such fact by the Commission and verification by the Historic Preservation Officer, the Building Official shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect.

B. OVERLAY DESIGN GUIDELINES FOR HISTORIC PROPERTIES

- (1) Castroville Design Guidelines incorporated as “Overlay Design Guidelines for Historic Properties.”
- (2) The scope of the application of the Overlay Design Guidelines for Historic Properties shall include those properties and structures designated as historic landmarks, including but not limited to those properties and structures listed on the 1969 Texas Historical Commission Survey, or located within an historic overlay district of the City of Castroville.

CZO Article IV, Section 2B
Overlay Design Guidelines for Historic Properties



CASTROVILLE DESIGN GUIDELINES

**Guidelines for the repair,
rehabilitation or reconstruction of
historic landmark properties and
structures in Castroville, Texas**

Prepared for the City of Castroville by the Castroville Historic Landmark Commission current and past Commissioners Tot Albro, Richard Baes, Tom Campbell, Paul Carey, Ken Conway, Priscilla Garrett, John Guzman, Pamela Higdon, Kyle McVay, Carole Romano, Scott Small and Arlene Smith.

Additional contributions by present and past Historic Preservation Officers Arthur Campos, Jr., AIA, Kathy Rodriguez, Assoc. AIA and Imogen Cooper.

December 10, 2014

Exhibit B



A LETTER FROM THE CASTROVILLE LANDMARK COMMISSION

Dear Neighbors:

We hope this booklet will help you plan exterior work on your historic resource building(s) and properties in Castroville.

You own a part of our city's unique heritage: its past charm, its present vitality and its future direction. Special zoning rules guarantee your right to protect that heritage, and your Commission helps to ensure that the rules are followed, which will keep up your property values by protecting the integrity of the town.

Remember, the Commission must approve any proposed work on a historic landmark building's *exterior* before the City can issue a building permit. So please read this booklet carefully: It shows you the rules are reasonable, consistent and easy to follow.

Please stop by City Hall to sit in on one of our meetings. We welcome you. The Commission members are your neighbors, and we volunteer our time to serve our community. We look forward to seeing you.

Sincerely,

Paul Carey, Chair

And Commissioners:

Richard Baes
Priscilla Garrett
Carole Romano

Tom Campbell
Pamela Higdon
Arlene Smith



| | A. Table of Contents | Page |
|-------------|---|-------------|
| I. | INTRODUCTION | iv |
| | Purpose of the Historic Design Guidelines..... | 1 |
| | Castroville's Historic Characteristics..... | 4 |
| | List of Castroville's Historic Resources..... | 7 |
| | Map of Castroville's Historic Resources..... | 9 |
| II. | TYPE OF PROJECTS | v |
| | Additions..... | 10 |
| | Garages..... | 13 |
| | Windows | 15 |
| | Doors | 18 |
| | Siding and Other Wall Surfaces | 21 |
| | Exterior Paint | 26 |
| | Roofs | 28 |
| | Porches and Decks..... | 33 |
| | Fences and Walls..... | 36 |
| | Landscaping, Walkways, and Driveways..... | 38 |
| | Other Architectural Details | 40 |
| | Americans With Disabilities (ADA) Additions.. | 43 |
| III. | NEW CONSTRUCTION | vi |
| | New Construction on Historic Resource Lots..... | 45 |
| | Residential..... | 45 |
| | Commercial..... | 54 |
| | Relocation..... | 58 |
| | Signs..... | 59 |
| IV. | OTHER PRESERVATION MATTERS | vii |
| | About the Commission, Assistance with: | 61 |
| | Review Process, Forms, and Meetings | |
| | Historic Surveys, Historic Resources, and..... | 61 |
| | Historic Districts | |
| | What Architectural Style Am I?..... | 68 |
| | Federal Historic Tax Incentives Available to | 80 |
| | Castroville Business Owners | |
| | Secretary of the Interior's Standards for | 82 |
| | Rehabilitation | |
| | Lead Paint Abatement | 85 |
| | Sources and Resources..... | 87 |
| | Glossary..... | 91 |
| V. | APPENDIX | viii |
| | Case Study house 1 | 95 |
| | Case Study house 2 | 96 |

Introduction

WHY HAVE DESIGN GUIDELINES?

The guidelines are meant to describe in plain language how to make changes to historic properties in a way that complements the historical character of the historic resource and meet needs for growth and change. The guidelines plainly show design requirements for property improvements with drawings and photos that will help you blend new construction and repair with the historic property already in place.

Change and maintenance of historic resources are encouraged by the Landmark Commission. This book's purpose is to suggest to you appropriate changes that will improve your property and maintain its market value.

In 2002, Castroville was chosen as the pilot community to initiate with the Texas Historical Commission (THC) the Visionaries in Preservation program (VIP). The program was sponsored by the THC, the state agency for historic preservation. Over sixty volunteer community members from Castroville attended visioning workshops. Seventeen residents served on a local leadership taskforce who then developed a vision for Castroville, setting a course for the future of their community. Out of those workshops and its vision came a published VIP Plan, called *Castroville: A Historic Preservation Action Plan, THC, October 2002*.

Goal 1 of the *VIP Plan* is to “Protect the historic character and buildings of Castroville through progressive preservation policies.”

To realize Goal 1, a priority-one policy of the VIP Plan is to “Develop illustrated design guidelines for the historic districts in Castroville.”

The Castroville Landmark Commission, in answer to that call for design guidelines, has developed this booklet, which set standards for you to use in the care of your historic resource.

The guidelines are meant to help historic resource property owners in plain language about how to make changes to their house or other parts of their property in

These guidelines help you, the property owner, and the Castroville Landmark Commission to determine how to make exterior changes to your historic property.

A historic resource refers to a historic building, site or structure.

Change and maintenance of historic resources is encouraged by the Landmark Commission.

A priority-one policy of the VIP Plan is to: “Develop illustrated design guidelines for the historic districts in Castroville.”

WHY HAVE DESIGN GUIDELINES? (con't)

a way that complements the historical character of their landmark. As an interface between the preservation ordinance and the property owner, the guidelines show design requirements for property improvements with drawings and photos that will help you blend your new construction or repair with the historic property already in place.

There are several points to remember when using the guidelines:

- Every building is unique.
- Even buildings that look identical have a few architectural details or a setting that distinguishes them from any other building. What's appropriate for one building may be inappropriate for another.
- This means that what is appropriate for one building may be inappropriate for another.
- Each building must be looked at on an individual basis by both the property owner and the Castroville Landmark Commission.
- The guidelines apply only to the *exterior* of your property.
- You need permission to replace an old fence or build a new one, install shutters, rebuild steps, and build an addition or garage.
- You do not need to come before the Commission if you repair and replace exterior parts of your building with like materials. This is called routine maintenance, an important part of preservation.
- You do not need to come before the commission to change the interior of a historic building, unless the interior is designated as historically significant by Local, State or Federal designation.

Over the years, some historic buildings have been altered or details have been removed. Although the ideal may be to restore these buildings to their original appearance, the guidelines and the Commission

Every historic building is unique.

What is appropriate change for one building may be inappropriate for another.

Change to a landmark happens only when the owner decides to initiate the change.

The Commission does not initiate change to a historic resource.

The guidelines apply only to the exterior. And the Commission regulates only exterior changes.

WHY HAVE DESIGN GUIDELINES? (con't)

acknowledge that an exact restoration is not always economically practical.

Recently, Castroville adopted a historic preservation ordinance. This ordinance describes the job of the Castroville Landmark Commission and sets the time frame for commission action.

The ordinance also describes how the Commission will review exterior architectural changes to the town's ninety-six landmark properties when an owner decides to improve a property and requests a building permit.

These design guidelines were written by the Castroville Landmark Commission and its Historic Preservation Officer; they were adopted as part of the Commission's procedures. It includes pictures and photographs of best design practices for everything from historic window repair to the best location for an addition to a landmark house.

These design guidelines were not put into place to require verbatim recreation of historic structures but, rather, to encourage modern additions and new construction that fits in with and enhances the value of the surrounding property. They are meant to be helpful descriptions. The Castroville Landmark Commission hopes that they will help anticipate change and growth as well as making sure that they occur in ways that enhance the existing historic character of Castroville.

When you are ready to make an exterior change to your historic property or build something new on your lot, contact the Castroville Historic Preservation Officer. Many types of projects are listed in this guidebook, but not all. The job of the Historic Preservation Officer is to assist you with your case before the commission to acquire a Certificate of Appropriateness (COA) which is your passport to acquiring a building permit from the City's Development Services.

The Historic Preservation Ordinance also describes how the Commission will review changes to the town's ninety-six landmark properties when an owner decides to improve his or her property and requests a building permit.

When you are ready to make an exterior change to your historic property or build something new on your lot, contact the Castroville Historic Preservation Officer.

Prior to getting a building permit you may need review by the Commission.

CASTROVILLE'S HISTORIC BUILDING TYPES AND CHARACTERISTICS

Historical Overview*

Twenty miles from downtown San Antonio and nestled in the Medina Valley sits Castroville, more a village in feel than a city. Castroville was officially settled in 1844 by Henri Castro and a cadre of immigrants recruited primarily from the Alsace region of France. It still retains the character and the fabric built by its founding families, and adapted by those who made this community home for more than 150 years.

Alsatian-influenced vernacular dwellings hug the narrow streets, standing on lots within groups of distinctly placed outbuildings -- cisterns, barns and smokehouses to name a few. Homes constructed later, such as the Sears & Roebuck Queen Anne kit house built in 1911 at 509 Florence, still respect the traditional site plan indicative of an early Texas agricultural village. Gracious lots still frame the lazy Medina River, the most desirable location for early settlers to build and still coveted property today.

Castroville is surrounded by a picturesque combination of river valley farmland and scrub brush of South Texas and the Hill Country. Seemingly isolated from the growth and development of San Antonio, Castroville has begun to feel pressure as the metropolis expands west toward undeveloped land. With little to no control over the shape of development outside its city limits, Castroville contemplates how future highway and suburban development will affect its character and attractiveness as a community. The farmland, open space and vistas of Castroville and Medina County also tell the story of Castro's colonies and their evolution. Balancing the integrity of the land with that of the built environment will be critical if Castroville is to maintain and enhance its unique sense of place.

Castroville's Historic Building Characteristics

Scholars have long recognized the importance of the architecture of Castroville. We've earned state and national recognition and were named one of the first *Preserve America* communities in the United States and the first in Texas. During the 1920s and 1930s, architects



* The Commission has included for your information the "Historical Overview" from the Castroville VIP Preservation Plan, completed in 2002. The complete plan is available in our public library.

CASTROVILLE'S HISTORIC CHARACTER

Dave Williams and Samuel Gideon photographed the area extensively. As early as 1933, the federal government included Castroville in its Historic American Buildings Survey (HABS), one of the Works Progress Administration projects. By 1935, the project was continued on a permanent basis by the National Park Service, the Library of Congress, and the American Institute of Architects. Two buildings in Castroville (the Vance Hotel and Andrew Carle House) were among the first structures in Texas recorded under the HABS program in 1934 under the direction of Marvin Eickenroth of San Antonio. Additional buildings were recorded in 1936.

The 2001 *Historic Resources Survey of Castroville* reveals that domestic or residential architecture represents 83% of all of the historic buildings in Castroville. This group comprises 247 of the 446 buildings identified in the survey. All other categories of building types encompass 17% of the total number of historic buildings. The building types represented in the survey break down as follows:

| | |
|----------------------|---------------|
| Domestic/Residential | 247 buildings |
| Commercial | 33 buildings |
| Institutional | 10 buildings |
| Cemeteries | 7 sites |
| Industrial | 1 building |
| Transportation | 2 structures |

Alsatian Character of Castroville's Historic Residential Architecture

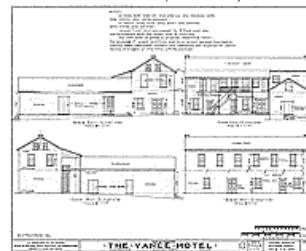
The architecture of Castroville is unique within the state of Texas for its Alsatian-influenced character. This is one of the reasons Castroville was selected by the Texas Historical Commission as one of the first three National Register nominations from the state submitted to the National Park Service in 1970. This style of architecture is characterized by its rectangular plan, sloping roofline, unusual placement of exterior openings and chimneys, and its use of casement windows.



Vance Hotel (HABS) 1936



Vance Hotel (HABS) 1936



Vance Hotel HABS Drawing, 1936



Vance Hotel/Landmark Inn 1849



Carle Store (HABS) 1936



Carle Store & House (HABS), 1936

CASTROVILLE'S HISTORIC CHARACTER

One of the most graceful and elegant characteristics of the Alsatian homes is the roofline. The end gabled roofs are characterized by a short sloping roof on the front of the house and a long, extended roofline to the rear of the house, which often covered a back porch or work area and sometimes came within five feet of the ground. Originally used in the Alsatian region to efficiently shed snow, a high-pitched roofline gradually evolved in Castroville to a more flattened pitch. The earliest roofs were probably thatched, as they were in Alsace.

Listing Castroville's historic domestic architecture by folk or vernacular style, the statistics look like this:

| | | |
|---------------------|----|------------------------|
| Alsatian | 87 | 37% of all residential |
| Bungalow | 52 | 22% of all residential |
| Two-room | 19 | 9% of all residential |
| L-Plan | 19 | 9% of all residential |
| Minimal Traditional | 14 | 8 % of all residential |
| Center-passage | 11 | 7% of all residential |
| Modified L-Plan | 7 | 3% of all residential |
| Pyramidal Cottage | 4 | 2% of all residential |
| Duplex | 4 | 1% of all residential |
| Cumberland Plan | 3 | 1% of all residential |

Later in the Design Guidelines, in the section titled, "What Style Am I?" the entire story of Castroville's interesting architecture is told with helpful hints to identify the architectural style of your landmark.



709 Florence (1911 Sears Catalog House)

Historic American Building Survey (HABS) 1934-36



Pingenot House (HABS), 1845



Pingenot House (HABS)



Pingenot House, 2001



Bungalow (Craftsman)



L-Plan Cottage



L-Plan Cottage

Projects

ADDITIONS TO BUILDINGS

Policy:

Design a new addition to a historic building so the original character is maintained. New additions should be designed to preserve the historic character of the primary structure.

Existing Additions

Some early additions may have taken on historic significance. One constructed in a manner compatible with the original building and associated with the period of historic significance may merit preservation in its own right. Such an addition should be carefully evaluated before developing plans for its alteration or demolition.

In contrast, more recent additions usually have no historic significance. Some later additions detract from the character of a building and may obscure significant features, particularly enclosed porches. Removing such noncontributing additions should be considered.

Additions in Castroville

Many early houses in Castroville have historically significant additions. Sometimes the shed-like rear of the familiar “salt box” shape is the result of an early addition. Other types of additions are rooms added sequentially to the rear of the house. They, too, are historically important and significant to the house and should be retained during any remodeling.



Typical “salt box” shape of Castroville’s buildings.



Proportional addition to side of Castroville house.



Addition to rear of house with an entrance.



Carport addition to house made of simple materials.



Garage addition and connector to historic home.

ADDITIONS con't



Typical sequential additions to Castroville houses.



Another house showing additions of diminishing size.

Two distinct types of additions should be considered:

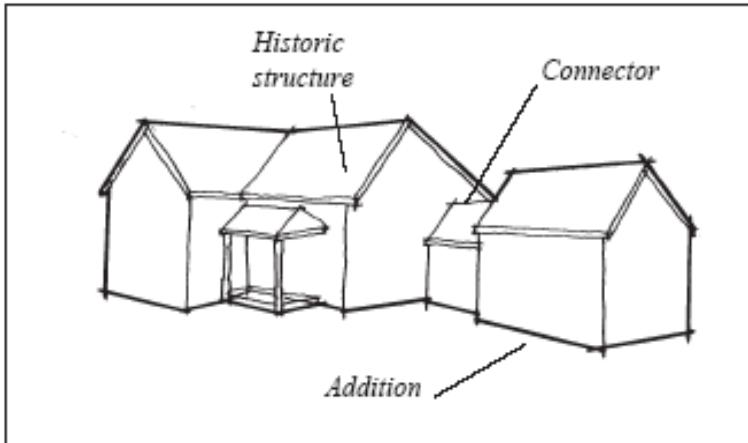
1) Ground level will involve expanding the footprint of the structure;

2) Rooftop can often be accomplished by installing dormers to provide more headroom in an attic.

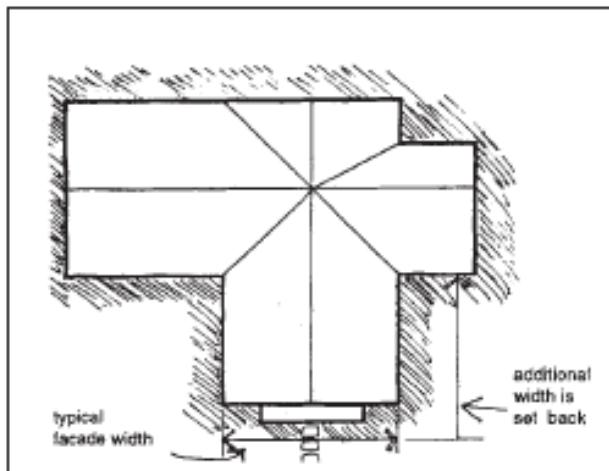
In either case, an addition should be sited to minimize negative effects on the building and its setting. Keep the roof pitch, materials, window design and general form to be compatible.

Guide to designing additions:

- Ensure that the addition will not have a negative effect on the building's historic character;
- Avoid removal of character-defining architectural features;
- Keep additions subordinate in scale and character to the main building;
- Locate an addition to the side or rear of the building;
- Design an addition to be lower than the original building so the historic one predominates;
- Add dormers to the roof of a one-story house to expand upstairs. They will usually have less impact than constructing an entire additional story;
- Use materials similar to those used historically;
- Avoid the use of vinyl or aluminum siding.
- Design an addition so it blends well with but does not look "historic."

ADDITIONS con't

If the addition is to be built to the side of the original structure, a connector could help distinguish the addition from the rest of the historic house.



An addition that is stepped back from the front of the historic building also helps to distinguish it from the original historic house. If the original orientation of the house is horizontal, the addition should also be constructed in a horizontal direction.



Design an addition to a historic structure such that it will not destroy or obscure historical feature, especially on the front of the house. This one obscures the front porch, for example, and is inappropriate.



Roof additions, like this dormer, are appropriate if in scale with the size of the house.



Use of vinyl siding and an aluminum screen door, as in this addition, is not in keeping with the historic materials of the house.

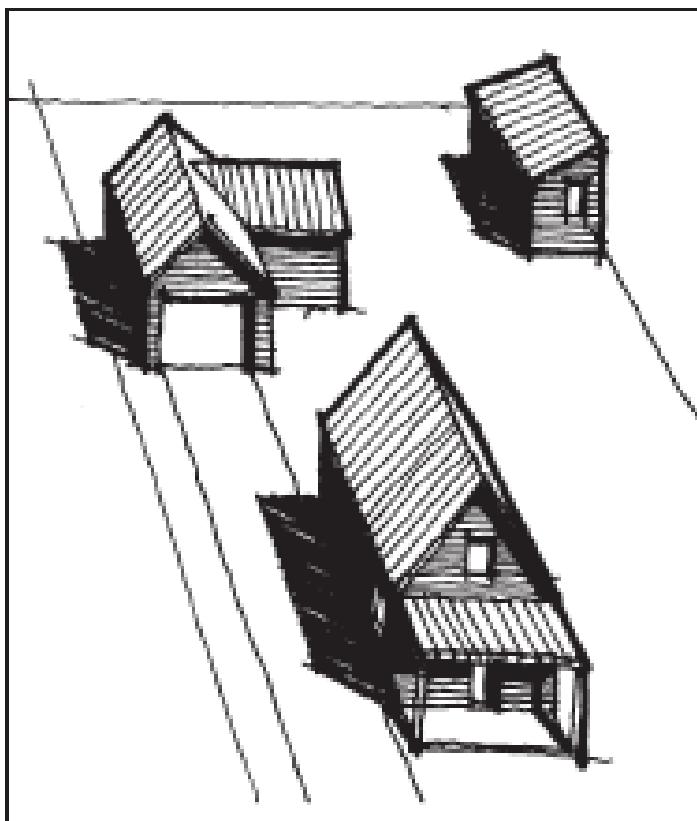
GARAGES AND ACCESSORY BUILDINGS

Policy:

Historic garages, smokehouses, well buildings, barns, and so on (accessory buildings), should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or adapting it so that the accessory structure provides new functions.

Background

Accessory structures are traditionally important elements of a residential site. Because these secondary structures help us understand how an entire site was used historically, their preservation is strongly encouraged. For example, smokehouses and barns in Castroville tell us the agricultural and rural roots of the town. Such outbuildings are important to Castroville's story and should be preserved.



Accessory structures include garages, carriage houses or sheds. Traditionally these structures were important to a residential site.



Outbuildings are constructed of traditional materials like stone and wood and have tin or shingle roofs.



Outbuildings typically they stand alone at the edge of a lot line.

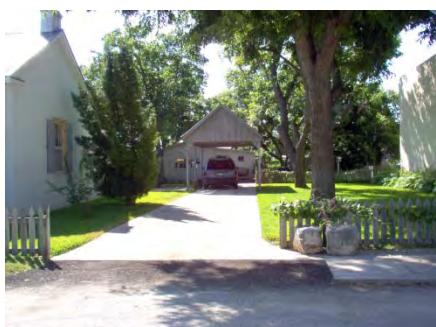


Typical well buildings



Typical Smokehouses

GARAGES continued



Preserve a historic accessory building when feasible.

When treating a historic accessory building, respect its character-defining features such as primary materials, roof materials, roof form, historic windows, historic doors and architectural details. Avoid moving a historic secondary structure from its original location.

Materials.

Use board and batten siding, horizontal wood siding or stucco is recommended. Vinyl and aluminum siding are not recommended for the walls, but are acceptable for the soffits.

Guide to designing garages and carports:

In the case of a two-car garage, two single doors are preferable and present a less blank look to the street; however,

Carports should be set back from the street and constructed of wood, if possible. The roofline should be pitched and should not compete with the main house.

Locate the garage or carport to front onto a secondary street, if possible not onto the street the house faces.

Construct accessory buildings that are compatible with the primary structure.

In general, garages should be unobtrusive and not compete visually with the house. While the roofline does not have to match the house, it is best if it does not vary significantly.

WINDOWS AND SHUTTERS

Policy:

Preserve the character-defining features and distinct arrangement of historic windows. New windows should be in character with the historic building. This is especially important on primary or front facades. Because windows significantly affect the character of a historic structure, the treatment of a historic window and the design of a new one are important considerations.

Background

Windows give scale to buildings and provide visual interest. Distinct window designs help define many historic building styles. They are often inset into relatively deep openings. Casings and sash components may have substantial dimension that casts shadows that contribute to the character of the historic style.

Windows in Castroville

The original designs of many Castroville houses featured wooden casement windows arranged asymmetrically; often windows had solid wood shutters on the outside. The Tardé Hotel (1310 Fiorella St.) has casement windows. Earlier homes had few openings, which helped protect the houses from the weather. This irregular window arrangement resulted either from the houses being constructed over a period of time or placement based on function rather than aesthetics.

Most of casement windows were eventually replaced with double-hung wooden sash windows, which allowed more light into the interiors. Some of the old casement windows still survive, particularly in the upper floors and in the rear of some of the houses.



Casement window



Double hung window

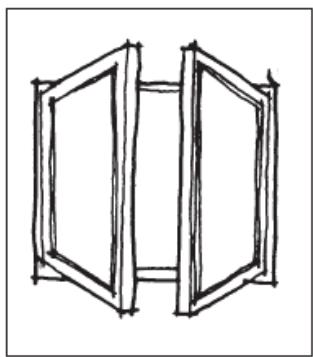


Double hung window & shutters

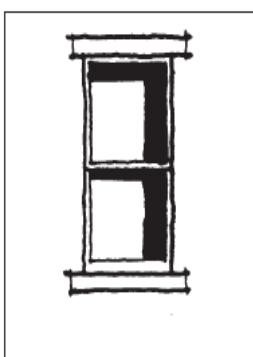


Double hung window & shutters, The Tardé Hotel, 1852

WINDOWS, continued



Casement Window



Double-hung Window



Preserve ornamental trim around windows along with historic window openings. Filling in windows, particularly on the front or primary façade destroys much of a building's historic character and is not recommended and strongly discouraged..

Repair guidelines for windows:

1. Retain and repair all original window sashes and frames;
2. Replace the window with wood of the same dimension and profile if all or most of the window is beyond repair;
3. Use a compatible substitution if repair or replacement is cost prohibitive; and
4. Avoid the use of aluminum frames.

Maintenance:

1. Maintain paint on all exposed surfaces to protect wood from rot;
2. Replace old glazing compounds because they can leak air; and
3. Install new weather-stripping to reduce air leaks.

WINDOWS, continued

General Recommendations:

Most windows in older Castroville buildings are tall, narrow and double-hung; they have two balanced sashes, one sliding over the other vertically. Each sash is divided into panes. The number of panes in each sash determines if a window is six-over-six, two-over-two, etc.

- Maintain the original number, size and shape of windows and the original number of glass panes (or “lights”). Retain the wood trim that frames the window openings.
- Maintain art or stained glass. Requests to install art or stained glass are considered on an individual basis. Such glass is not appropriate to many Castroville houses, especially the “Alsatian” design; the use of art or stained glass is in keeping with the “Victorian” style.
- Avoid creating picture windows or windows with horizontally divided panes where they did not previously exist. When replacing windows, use wooden frames and sashes on the front of a building. For screens, use simple wooden frames.
- Find evidence of the original sizes and shapes of the window openings to restore altered windows. If evidence does not exist, look at houses similar to yours. Contact the Historic Preservation Officer for help at any time.
- Historic shutters are also an important architectural detail. Designed to protect the glass and close out light, shutters should be large enough to cover the window when closed. In late twentieth-century houses, shutters are sometimes merely decorative, tacked onto the wall, and are smaller than the window. Ensure shutters are appropriately sized to fit the window.



This six-over-six true divided light sash, double hung window is important to the period of the house. Also note that when closed the shutters cover the windows.



These upper story windows are 19th century, but those on the ground story are 20th century replacements



Ornamental openings in attics are important and should be retained.

DOORS AND SCREEN DOORS

Policy:

A historic door and its distinct materials and placement should be preserved. A new door should be in character with the historic building. This is especially important on primary facades.

Background

Doors give scale to buildings and provide visual interest to the composition of building facades. Some doors are associated with specific architectural styles. For example, glass paneled doors with stained glass are used in a variety of period designs. Many historic doors are noted for their materials, placement and finishes. Because an inappropriate door can severely affect the character of a historic house, avoid radical alteration to an old door or, if necessary, choose a new door that is appropriate to the design of the house.

Doors in Castroville

The most common type of door in Castroville is a solid, single wooden door with panels. Some early homes have two front doors, and these entries should be retained. Some houses have double doors composed of two slender doors that swing out. Late nineteenth-century homes may have front doors that also feature a window over the door, called a transom, and/or windows on either side of the door, called sidelights. Covering the transom distorts the strong vertical proportions of doors and windows.

Even the simplest houses in Castroville have well-defined entries that feature well designed doors. Old wooden screen doors are also important and often feature decorative inserts, which should be repaired and retained. Many were designed to enhance the front door, not hide it.

Castroville Doors



Typical double doors



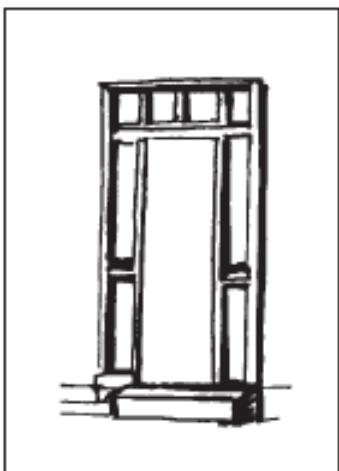
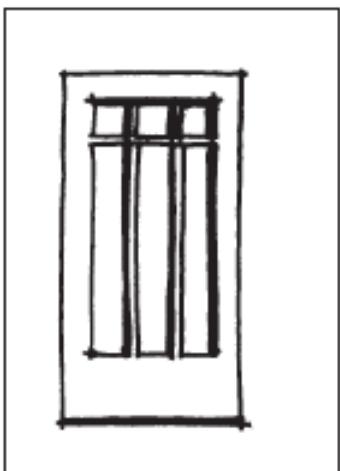
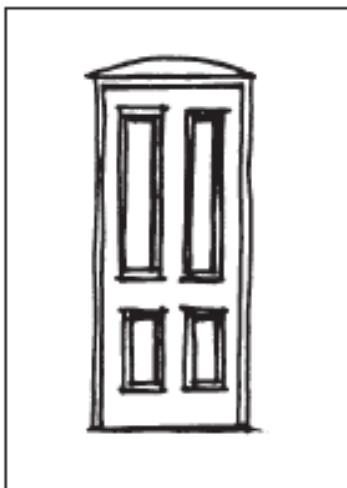
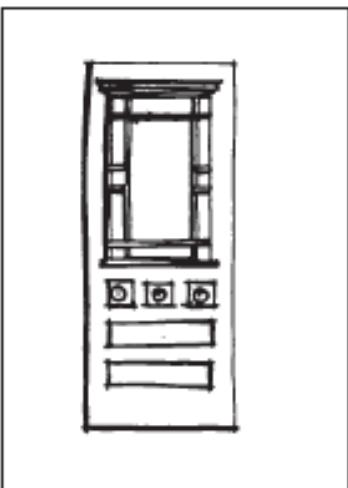
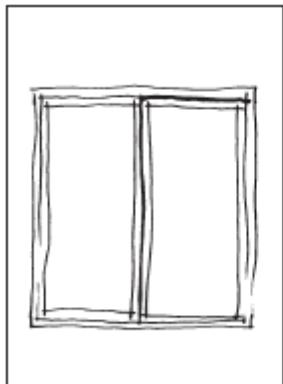
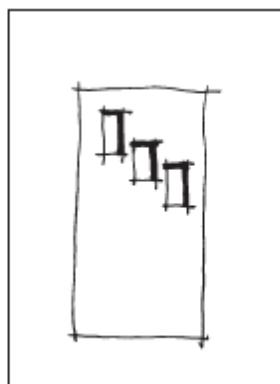
Doors with transoms



Doors with sidelights and transoms



Typical double door front

DOORS, continued**Door with transom and sidelights****Craftsman style door****Paneled door****Glass paneled door****Inappropriate doors****Aluminum sliding doors****Flush-faced door with small lights****Repair Options:**

1. Retain and repair deteriorated entrance doors and screen doors. Ensure proper operation and install secure hardware.
2. Expose boarded up transoms where possible.
3. Replace a badly damaged or missing door with one salvaged from a house of the same period or a new door of the same design.
4. Replace a missing or unrepairable damaged screen door with a new wooden screen of appropriate dimensions.
5. Substitute with a new door of compatible design if repair or replacement cost is prohibitive. If a wooden screen door is too expensive, install a factory painted aluminum door.

Maintenance:

Always maintain paint on wooden doors. Properly hung doors will seal out air leakage and be more energy-efficient.

DOORS, continued

General Recommendations:

Most doors in Castroville are wood and many are paneled or have glass surrounds like transoms or sidelights. The doors on the front of the house are the most important. Doors at the rear or hidden from the street are less important and, therefore, are less important to maintaining overall historic character.

- Maintain features important to the character of a historic doorway. These may include the door, doorframe, screen door, threshold, glass panes, paneling, hardware, detailing, transoms and flanking sidelights;
- Avoid changing the position and function of original front doors and primary entrances. If necessary, use replacement doors with designs and finishes similar to historic doors;
- Avoid using a metal door; if seen from the street it is inappropriate where the original was wood;
- Use door frames and door sills that are of the same proportion as the original. Doors that are flush with the threshold are inappropriate;
- Avoid “storm-doors” or solid glass doors; and
- Retain wooden screen doors whenever possible.



Double doors are character-defining features at ground level as well as at the second story.



Retain decorative wooden details & panels.



Old screen doors always add interest, even to modest houses.



Wooden doors add interest to accessory buildings, too. This door may be “younger” than the structure, but it has significance and should be retained.

SIDING AND WALL SURFACES

Policy: Preserve original historic building materials whenever feasible. When the material is damaged, it is recommended to match the original material with in-kind material or with compatible substitute material. Never cover original historic building materials with aluminum, vinyl siding or other inappropriate material. Do not subject original material to harsh cleaning treatments, like sandblasting.

Background: Stucco, limestone, board and batten, and numerous profiles of wood siding cover the houses of Castroville. The oldest houses use stone as the primary building material. Most were covered with a soft lime plaster or stucco and then whitewashed. This was practical because most buildings were constructed from rubble stone and used mud and straw for mortar. Such a combination would shift and deteriorate if exposed to the elements. Limestone is a soft stone and absorbs water. Newer houses from the late nineteenth-century often use horizontal wood siding instead of stone. Brick was rare because of its relative expense. In each case, the distinct characteristics of the primary wall building material, including the scale of the material unit, its texture and its finish, contribute to the historic character of a building.

Repair Options for Stone and Stucco Wall Surfaces:

- Retain and repair deteriorated stone and mortar. Remove any non-original mortar and cement plaster from the wall. Replace mortar to match original in composition, color and profile.
- *Avoid Portland cement plaster as mortar or stucco material.* Because it's harder than the softer stone, it will cause the stone to crumble.
- Reinstall a soft limestone plaster if the majority of the building is plastered and/ or the stone is soft,
- Clean mildew from stucco and stone with water/bleach solution and a soft brush. Avoid high-pressure water cleaning methods or harsh chemicals. Consult with the Historic Preservation Officer for specific advice.
- Consider removing the face of the stone and replacing with a soap or shallow stone if only the original stone has sustained damage. Avoid using CMU block as a finish exterior wall material.



Early Castroville houses used stone as the primary material



Many stone houses were covered with protective limestone plaster or stucco painted white or cream color.



Historically, some owners plastered only the front façade.



Secondary structures were less often plastered.



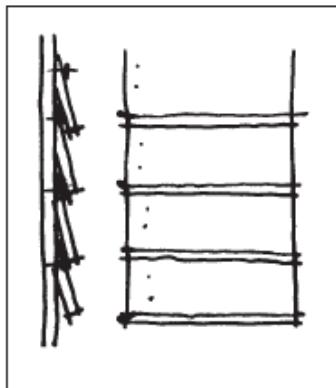
Later 19th century houses used horizontal wood siding, which should be regularly painted.

SIDING AND WALL SURFACES

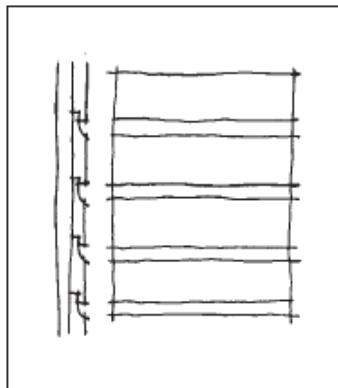
Some houses have decorative “fish scale” shingles, as well as regular shingles and horizontal siding.



Inappropriate stone veneer obscures the historic house.



Clapboard Siding,



Drop or novelty siding.

Repair options for wood siding:

1. Retain and repair existing wood siding and trim. Remove any nonoriginal siding material and repair the underlying original siding. Reinstall trim of matching profile and dimensions if missing or damaged.
2. Replace with new wood to match in size and profile if parts of the original siding and trim are missing or deteriorated beyond repair.
3. Consider installing nonmatching siding on the rear of the house if portions are deteriorated beyond repair. Reinstall salvaged, original siding on more prominent facades, particularly the front of the house.

Alternative siding should have the same profile as the original. It can include newly milled wood siding, cement board siding, such as smooth Hardie plank with no “wood grain.”

Maintenance:

Clean and maintain wood siding, repaint as needed.

SIDING AND WALL SURFACES

Vinyl Siding:

- Installation of this siding *always* causes damage to the underlying historic material that is difficult to repair if the siding is removed.
- Synthetic siding conceals underlying moisture problems that cause deterioration of the underlying wood siding and structural system.
- Removal and/or covering of historic material and architectural features contribute to a significant character loss for a building, minimize its historic integrity and diminish its appeal.
- It is difficult to match the physical and architectural qualities of wood siding with metal or vinyl siding, resulting in an adverse effect to the historic character of a building.
- Synthetic siding is not maintenance-free. It fades over time and can be damaged. It is difficult to match faded or damaged material; often all of the siding on a building must be replaced or the building must be painted.



The siding on the house on the right house obscures its historic features and hides the ornamental window frames.

Repair Options for Existing Synthetic Siding:

1. Remove existing synthetic siding and repair original siding and trim underneath.
2. Consider retaining existing synthetic siding if it's in good repair and does not obliterate all original detail. If possible, consider uncovering details, such as corner boards.
3. If the siding is in bad shape and it is cost prohibitive to replace with wood, consider using Hardie plank, or other cement board siding, of the same dimension and profile.

Maintenance:

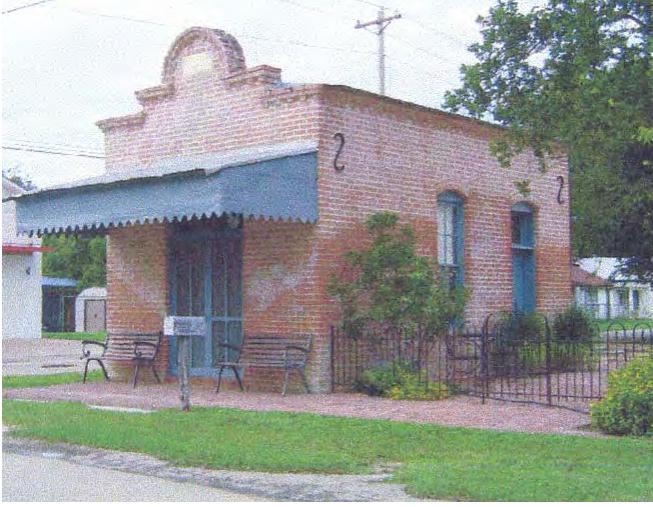
Protect synthetic siding from water run off, just as you would with wood siding, with effective gutters and roof repairs. If water gets behind any siding, it is subject to failure.

SIDING AND WALL SURFACES

Brick:

Historic brick siding is unusual in Castroville and careful maintenance is required. Bricks have a glaze or unglazed finish on the outside just like any other fired dish or cup. Late twentieth-century bricks are harder than nineteenth-century bricks and can endure higher water pressure when cleaning them.

- Clean old bricks gently without cracking and penetrating the glaze. Use very low-pressure water cleaning methods. Otherwise water gets inside the cracked glaze and softens and crumbles the brick interior.
- Repair the mortar between the bricks of old buildings carefully; it's softer than today's mortar. Repair of such mortar, called repointing, should be done with a mortar mix that matches in color and composition. Mortar that is too hard will eventually damage the brick.
- Never use Portland cement mortar because it is harder than traditional mortars, will divert water into the softer brick and then work loose from the wall.



General

Recommendations:

Siding and other wall materials originally used in Castroville's landmarks are important to their historic character. In particular, the front facades and on corner buildings the sides facing the street are the most important facades.

- Maintain the historic appearance of original materials. Good preservation is good maintenance. Paint everything that's wood on a regular basis.
- Avoid covering original building materials with new materials such as vinyl and aluminum because it promotes rot of the material underneath.
- Consider removing newer covering materials that have not achieved historic significance.

One of Castroville's few and very important brick structures.

SIDING AND WALL SURFACES

General Recommendations continued:

- Repair deteriorated primary building materials. Isolated areas of damage may be stabilized or fixed, using consolidates. Epoxies and resins may be considered for wood repair, and special masonry repair components also may be used. Consult with the Historic Preservation Officer for assistance.
- Use the gentlest means possible to clean the surface of a structure. Apply the cleaner to a test patch to determine that the cleaning method will cause no damage to the material surface. Many procedures can actually have an unanticipated negative effect upon building materials and result in accelerated deterioration or a loss of character. Harsh cleaning methods, such as sandblasting, damage the weather-protective glaze on brick and change its historic appearance. Such procedures are not recommended. If cleaning is appropriate, a low pressure water wash is preferred because water is often an effective cleaner. Chemical cleaning may be considered if a test patch is first reviewed.

Walls and Moisture:

Water is the enemy of walls. Keep it out of your building's walls through sound roofing and proper guttering that will carry all the rainwater off and away from building walls and foundations.

Also, water can rise up through stone walls from the ground through wicking action, so don't plant grass or other thirsty plants too close to your stone walls because constant watering of the grass will deteriorate your limestone wall. Instead, place pea gravel, or other types of stones along the outside edge of the building's wall. Make sure downspouts carry water away from the building foundation.



An example of board and batten siding.



Gentle scrubbing with water and a natural bristle brush will clean this wall. Water is a natural solvent.

EXTERIOR PAINT

Policy:

The Castroville Landmark Commission does not approve or disapprove specific exterior paint colors. We recommend using a color that is as close as possible to the original because that will maintain or improve the value of your home or building.

Paint Colors in Castroville

The earliest, simplest houses in Castroville (the “Alsatians”) were whitewashed because it was cost effective and helped reflect the sun’s rays in the summer. It is recommended that masonry walls be left their natural color and that any stucco coverings should be beige, off-white or a light color, with the body of the house lighter than the trim. Originally, wood house trim, doors, porches and shutters might have been stained or painted black, gray, soft green or light blue. Later “Victorian” era homes favored a color for the body of the house, sometimes light, such as yellow or blue. Later, a darker house body with lighter trim became popular.

Choosing a paint color

- Scrape a small area of woodwork with a razor blade to find original colors.
- Walk around the neighborhood to find compatible and pleasing color combinations.
- Avoid using “neon” colors.

Early Castroville houses were whitewashed



Traditional whitewash with soft green trim for windows.



Soft cream that contrasts nicely with the shingle roof.



Traditional blue trim.



More historically accurate and marketable cream (2004).

EXTERIOR PAINT

This is just one sample palette of soft, natural and traditional colors. They have a matte finish rather than shiny, because of the traditional organic/protein or milk base. There are many good “heritage” paint palettes to choose from for house color.

Late 19th Century Castroville houses were more colorful



Traditional white body with green trim and red accents.



Yellow body with white trim.



Blue body with white trim.



Red roof with red accents for the porch.

ROOFS, GUTTERS, SKYLIGHTS, DORMERS

Policy:

Preserve the character of a historical roof, including its form and materials whenever feasible.

Background

The character of the roof is a major feature for most historic structures. When repeated along the street, the repetition of similar roof forms also contributes to a sense of visual continuity for the neighborhood. In each case, the roof pitch, its materials, size and orientation are all distinct features that contribute to the character of a roof.

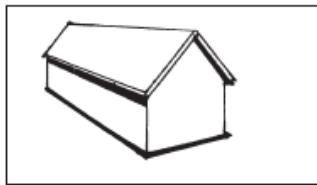
In Castroville, gabled roof forms occur most frequently, although shed and hipped roofs appear on some building types. The function of a roof is to protect a house from the elements, but it also contributes to the overall character of the building. Historically the roof shape was dictated by climatic considerations, which determined roof forms and pitch.

Castroville Roofs

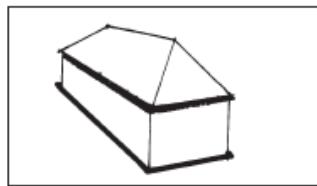
Rooflines identify Castroville “Alsatian” architecture more than any other element. The gable end roofs are characterized by a short sloping roof on the front of the house and a long, extended shed roofline to the rear of the house, which often covered a back porch or work area. In Alsace, a steep roofline helped to efficiently shed snow, but in Castroville, the high-pitched roofline gradually evolved to a more flattened pitch. Thatch was probably used for the earliest roofs, but was replaced with cypress shingles as they became available. In the late nineteenth century metal roofing began to replace the cypress shingles.

Later residential roofs are one of the following shapes: gabled, hipped or a combination of both. Roofing materials most typical of the nineteenth and early twentieth centuries were tin, wood shingles or a composition shingle material.

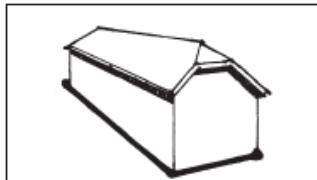
Types of Roofs



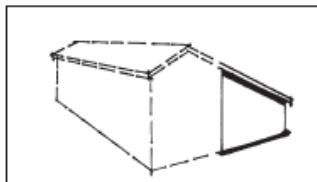
Gabled roof



Hipped roof



Clipped gable



Shed roof

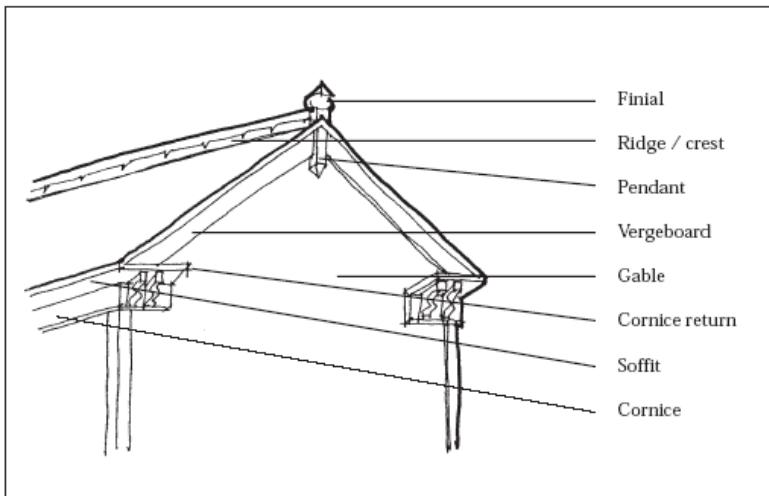


Alsatian gable and shed roof,



Typical hipped roof

ROOFS, GUTTERS, SKYLIGHTS, DORMERS



Roof parts for Queen Anne style from Victorian era

Roof Deterioration

The roof is the structure's main defense against the elements. However, all components of the roofing system are vulnerable to leaking and damage. When the roof begins to fail, many other parts of the house may also be affected. For example, a leak in the roof may lead to damage of attic rafters or even wall surfaces. Common sources of roof leaks include:

- Cracks in chimney masonry;
- Loose flashing around chimneys and ridges;
- Loose or missing roof shingles;
- Cracks in roof membranes caused by settling rafters; &
- Water backup from plugged gutters or debris accumulation on shingles.

Repairing Historic Roofs

Roof form

In repairing or altering a historic roof it is important to preserve its historic character. For instance, one should not alter the pitch of the historic roof, the perceived line of the roof from the street, or the orientation of the roof to the street. The historic depth of overhang of the eaves, which is often based on the style of the house (see following drawings), should also be preserved.

Roof Repair

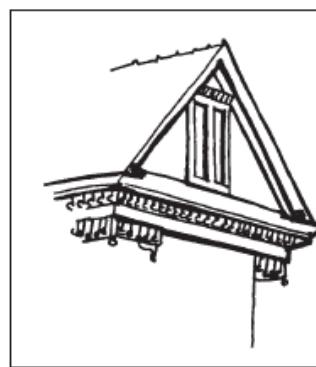
- When replacing your roof, select a material, a color and a pattern that is historically appropriate

Eave: The lowest part of the roof. It is the section of a roof that projects beyond the juncture of the roof and the wall.

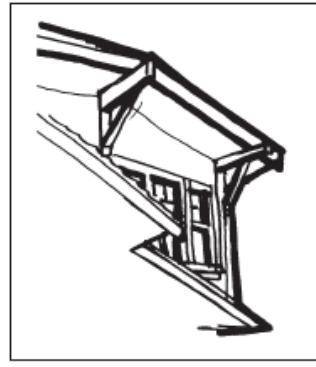
Appropriate eave depth for roof repair



For "Alsation" houses



For Queen Anne style (Victorian era) houses



For Craftsman style houses (or bungalows). The peculiar brace is called a "knee brace" or "knee bracket."

ROOFS continued

to your house. If you have documentation of the original roof or an early feasible roof on your house, use material that is similar in size, shape, texture and color. Consult with the Historic Preservation Officer.

- Standing seam metal roofs were often an early replacement for wood single roofs. If you remove the metal roofing to replace it with an alternative material, install a solid wood deck prior to new roof material.
- We recommend against rolled roofing;
- A composition shingle roof is an acceptable replacement;
- “V-crimp” metal is more similar to the appearance of standing seam metal and is an acceptable material. Metal roofs are more sustainable as compared with composition shingle roofs, which have an asphalt base. Although initially more expensive, a metal roof is cost effective.
- Multiple chimneys and dormers are also prominent features that add character and date the house. Chimneys should never be removed. Many late nineteenth-century brick chimneys have decorative brick work at the top, called “corbelling” and they are a distinct character feature.
- Dormers and vents are often neglected and dormer windows broken, allowing birds to nest in attics and rain to enter. Dormers, chimneys and vents should be retained and repaired and new flashing installed if necessary.

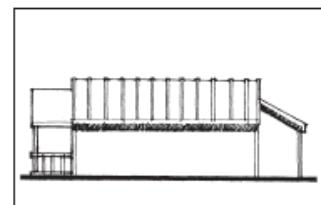
Roof color is an important feature because it dominates the appearance of the house. Choose a color that is complimentary to the house. Metal roofs were typically painted a silvery color or red.

Roof color dominates here.



Roof vents, dormer, multiple chimneys (with corbelling and distinctive caps) all add character. Also note eave depth and decorative bracing details.

Roof Types:



Standing seam metal roofs are often a sound investment.



Corrugated metal roof for secondary structures is recommended.

ROOFS continued

Getting the water away from the building

Gutters and downspouts divert water away from a structure. Without this drainage system, water would splash off the roof and on to exterior walls and run along the foundation of the building. If gutters and downspouts are to perform efficiently, certain requirements must be met:

- They must be large enough to handle the discharge.
- They must have sufficient pitch to carry the water off quickly.
- They must not leak.
- They must not be clogged with debris.

New gutters/downspouts should not block important architectural features.

Rooftop Side, Rear and Top Additions

The roof form of an addition should be compatible with the roof form of the primary structure, in terms of its pitch and orientation. In planning a rooftop addition, avoid altering the angle of the roof. Maintain the perceived historic roof line, as seen from the street.

Adding Dormers

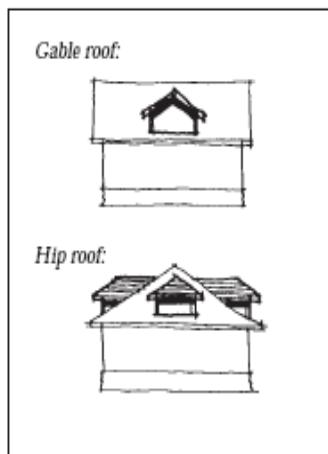
A dormer was sometimes added to create more headroom in attic spaces: It typically had a vertical emphasis and was usually placed as a single or in a pair on a roof. A dormer did not dominate a roof form because it was subordinate in scale to the primary roof. Thus, a new dormer should always read as a subordinate element to the primary roof plane. A new dormer should never be so large that the original roofline is obscured. It should be set back from the roof edge and located below the roof ridge in most cases. The style of the new dormer should be in keeping with the style of the house.

Adding Skylights

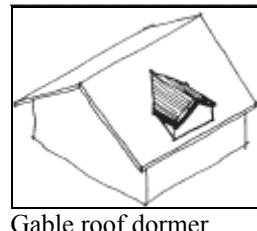
Skylights should not be placed so they can be seen from the street. Skylights are sealed by synthetic gaskets, which often crack and leak after several years of exposure to Texas sunlight.



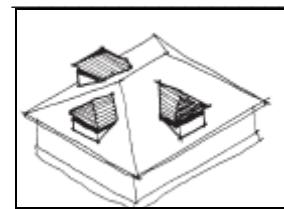
Not recommended: click lock metal roof panels because they're out-of-scale and dominate the roof ridge.



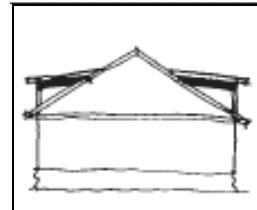
Place dormers such that the roofline is preserved



Gable roof dormer



Hip roof dormer



Shed dormer for bungalow

ROOFS continued

General Recommendations:

- Preserve the original roof form. Avoid altering the angle of a historic roof. Instead, maintain the perceived line and orientation of the roof as seen from the street. Also retain and repair roof detailing.
- Preserve original roof materials where feasible. Avoid removing historic roofing material that is in good condition. Where replacement is necessary, use materials that are similar to the original in both style as well as physical qualities. Use a color that is similar to that seen historically. Specialty materials such as tile should be replaced with matching material whenever feasible.
- Preserve the original historic eave depth. The shadows created by traditional overhangs contribute to one's perception of the building's historic scale and, therefore, these overhangs should be preserved. Cutting back roof rafters and soffits or otherwise altering the traditional roof overhang is, therefore, inappropriate.
- Minimize the visual impact of skylights and other rooftop devices. The addition of features such as skylights or solar panels should not be installed in a manner that will interrupt the plane of the historic roof. They should be lower than the ridgeline, when possible. Flat skylights that are flush with the roof plane may be considered on the rear and sides of the roof. Locating a skylight on a front roof plane is inappropriate.
- Preserve the overall appearance of the original roof when planning an addition. An addition should not interrupt the original ridgeline when possible.

Repair Options for Roofs:

1. Retain and repair original roofing and features such as dormers, vents and chimneys.
2. Replace only the severely damaged roofing material; match in composition, dimension and profile.
3. Prime and repaint metal roofing; it will last another 20 years.
4. Use epoxy repair as an alternative to replacing wooden elements if possible. Boxed eaves, dentils and brackets are important details in Victorian, classical and Craftsman styles and prone to damage and deterioration.

Caution with lead paint; inhalation while sanding is detrimental to health.

PORCHES, GALLERIES AND BALCONIES

Policy:

A porch can be a character defining feature of the front façade of a home, and all porch components should be maintained. In addition, a new (replacement) porch should be in character with the historic building, in terms of scale, materials and detailing.

Background

A porch protects an entrance and provides shade in the summer. It also provides a sense of scale and aesthetic quality to the facade of a building. It catches breezes in the warmer months, while providing a space for residents to sit and congregate. Finally, a porch often connects a house to its context by orienting the entrance to the street.

Porches in Castroville

Few original Alsatian homes had porches, but they are a part of almost every other type of home style in Castroville.

Several Alsatian-style houses have had porches added to them over the years to modernize them according to nineteenth-century standards. As a consequence, they have become an important part of that building's history and should be maintained as part of that building's story.

Most porches were originally built of wood and were intricately decorated with elaborate “gingerbread” or bungalow brackets.

Later, the wooden front steps and porch floor of some were replaced with concrete. While installation of concrete eliminates some maintenance, it may change the character of the house. Never lower the porch elevation to grade and reconfigure the steps at the entrance door.

Castroville Porches



A porch built with the lateral addition to the older house, which is to the left.



A simple porch added to an older house.



A gallery porch that is original to the house.



Simple character-defining porch.

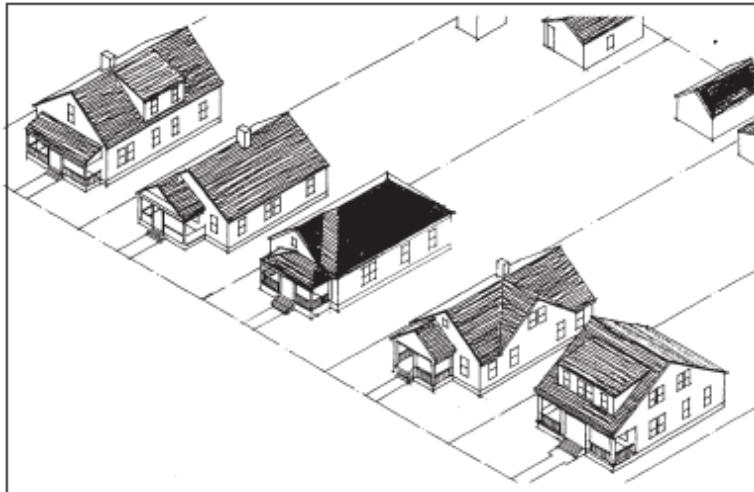


Simple character-defining porch.

PORCHES continued



A typical “L-shaped” Victorian-era house where the porch is an integral historic feature of the building



Porches have various functions: They orient buildings to the street, tie houses to their larger contexts and encourage people to interact.

More Castroville porches and galleries



Two-story porch



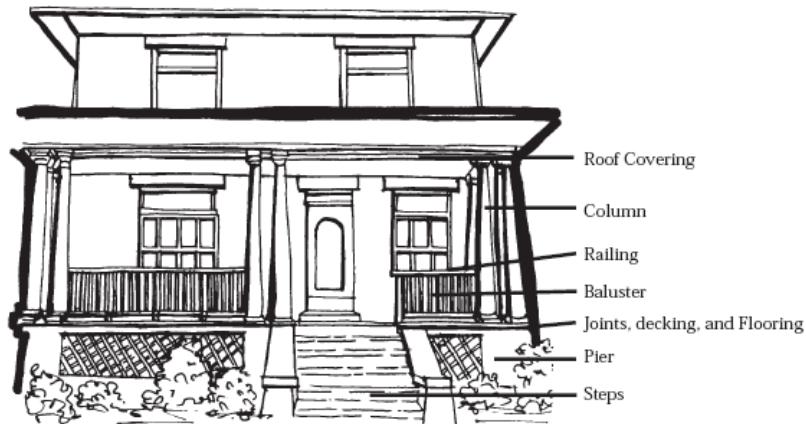
Two-story porch



Two-story porch without column supports at the ground level.



This two-story porch alters the house character in a drastic way. Not recommended.

PORCHES continued*Typical porch components***General Recommendations:**

- Preserve an original porch when feasible. Replace missing posts and railings when necessary. Match the original proportions and spacing of balusters when replacing missing ones. Unless used historically, wrought iron, especially the "licorice stick" style that emerged in the 1950s and 1960s, is discouraged.
- Avoid removing or covering historic materials and details on a porch. Removing an original porch rail, for example, is inappropriate.
- If porch replacement is necessary, reconstruct it to match the original in form and detail when feasible. Use materials similar to the original whenever possible. On significant buildings, where no evidence of the historic porch exists, a new porch may be considered that is similar in character to those found on comparable buildings.
- Avoid applying decorative elements that are not known to have been used on your house or others like it.
- Use original materials where possible, but as a last resort correctly detailed, scaled and appropriately painted fiberglass columns may be acceptable.

The height of the railing and the spacing of balusters should appear similar to those used historically.



Restoration of original porch columns is encouraged. Replacing the "licorice stick" wrought iron columns used here with columns like these restores the building appropriately.



Enclosing a front porch is not recommended.

Maintenance:

- Maintain drainage off of the main roof of the house, as well as off of the roof of the porch is critical.
- Channel water away from the foundation of the porch.

Unpainted wood rots

Wood porch floors and column bases always fail first. Use chemically treated No. 1 yellow pine that has been back painted and properly primed to replace rotten wood.

FENCES AND WALLS

Policy: Historic fences and walls that survive should be preserved when feasible. New landscape features should be compatible with the historic context.

Background: Fences were common in Castroville. They often defined property boundaries and enclosed front yards. They also added variety in scale, texture and materials to the street scene, providing interest to pedestrians.

Castroville Fences and Walls: The earliest fences documented in Castroville were wire, picket, rock and coyote (cedar sapling) fences.

Fences should have a regular pattern. The height of your fence should complement the house, not overwhelm it. This usually means a fence will measure about 2-1/2 to 4 feet from the ground to the top of the fence.

Avoid the use of chain-link, solid metal or concrete block fences for the street side(s) of a property. The Commission will consider stockade fences on an individual basis. If chain-link or another type of unhistorical fence is in place, no change is required until you begin to alter the fence or wall. At that time, contact the Historical Preservation Officer to discuss a fence that will enhance the value of your property.

- **General Recommendations**

- Preserve historic fences where they survive. Unique elements such as wrought iron fences add charm and enhance the value of a property.
- Consider a fence height of three feet or less for the front yard. The four-foot fences common today were not typical historically.
- Consider a six-foot fence in the side and rear yards of a property. Exceptions for additional height require Board of Adjustment approval and must meet stringent criteria.
- Use garden loop wire fencing as an attractive alternative to chain-link fencing.

Castroville Fences



Masonry walls



Dry-stack stone walls



Hog-wire (or welded wire) fences



Wood picket fence



Garden loop wire fence

FENCES AND WALLS

- Chain link and vinyl fences are not typically allowed with landmark properties. Exceptions may be considered when the fence is not visible from the street. Existing chain link fences may be found on landmark property, but most predate the landmark designation and will be phased out as they are replaced with historically appropriate fence types.

Matching the Fence to the House



Typically, wrought iron and wood picket fencing are found with Victorian houses.



Earlier houses can use more rustic fencing, fencing like coyote or hog-wire.

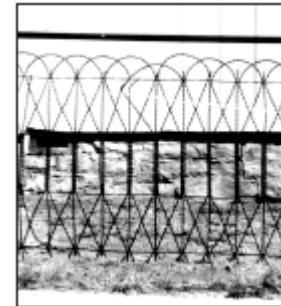
Sample Fences



Simple Wood Picket



Wrought Iron



Garden Loop Wire



Coyote fencing

LANDSCAPING, WALKWAYS AND DRIVEWAYS

Policy: Historic landscape features that survive should be preserved when feasible. New landscape features should be compatible with the historic context of Castroville.

Background: Landscape features like sidewalks, driveways, fences and walls, historic trees and plantings, lighting fixtures and other outdoor features all add to the context and historic character of the lot that contains a landmark building. Each element adds to the setting for the landmark property, helping to tell its story.

Castroville Site Details: Maintain a historically early sidewalk if you are fortunate enough to have one. In general, historic buildings did not have sidewalks in the era in which they were built. Part of the historic charm of Castroville is its village appearance without sidewalks or curbs.

If you wish to pave an area adjacent to the street, materials will be evaluated by their aesthetic contribution to the historic accuracy of the property. Acceptable materials might include stone, brick, decomposed granite or limestone, or loose gravel. Avoid the use of pebble-surface concrete or asphalt.

The Commission and the Historic Preservation Officer respect and comply with the Americans with Disabilities Act. If you have a special need for a special consideration, please let us know when you apply for any permits with Development Services or with the Historic Preservation Officer.

Locate off-street parking, as much as possible, to the rear of your property. We recommend against driveways and garages that open onto the street in front of the house or other historic building. Keep paved areas and curb cuts for driveways to a minimum.

Despite the town's lack of sidewalks, curbs and other landscaping features, many landmark properties have large old trees that should be conserved where possible. In particular, live oaks and pecan trees should be protected and preserved.

Landscaping Features



The town has few sidewalks



Gravel driveway



Curb-less streets



Backyard footpaths



Sidewalk at a commercial building.

LANDSCAPING, WALKWAYS AND DRIVEWAYS



Houston Square's pathways give an important clue to Castroville's historic landscaping, featuring pea gravel and pecan trees.



Front yard pathways should be simple and unadorned.



Yard fixtures, particularly old wells, should be preserved.



The Moye Center grotto is an important town feature.

Lighting Fixtures:

Electricity first came to Castroville in the 1920s, so in selecting a light fixture to place either on your house or in your yard, we suggest that you first try to find a genuine fixture from the late nineteenth or early twentieth century. If this is impractical, select a new fixture that reflects the period appropriate to the structure.

Other Features:

Scattered throughout the historic district are miscellaneous details such as wells, water cisterns, windmills, barns or outhouses. The Commission encourages you to preserve these details. You will need approval from the Commission if you wish to construct, replace, remove or modify them.

ARCHITECTURAL DETAILS

Policy:

Architectural details help establish a historic building's distinct visual character thus, they should be preserved whenever feasible. If architectural details are damaged beyond repair, their replacement, matching the original detailing, is recommended.

Background

Architectural details play several roles in defining the character of a historic structure; they may add visual interest, define certain building styles and types, and showcase superior craftsmanship and architectural design. Features such as window hoods, brackets and columns exhibit materials and finishes associated with particular styles and, therefore, their preservation is important.

Castroville's Architectural Details

In Castroville, late nineteenth and early twentieth century houses may have extensive architectural details and ornamentation. Earlier Alsatian style houses have fewer details unless they were modernized with Victorian-era details, including gingerbread porch details.

Most details were made from wood; maintain the original architectural details on your house by painting them often to prevent rot. Even the simplest details contribute to the character of your building.

If replacements are necessary, duplicate the existing details or select those that can be documented as being used on your house or on similar house types and styles. The size, shape, dimensions, material and quantity of the replacements should be as similar to the originals as possible. Apply only architectural details in keeping with your house type and date.

Porch Details: Columns



Columns with fan brackets



Columns with fan brackets



Brick column base is typical on bungalows with “missing” upper part of column



porch railing

ARCHITECTURAL DETAILS

If you must remove any architectural detail when working on your house, do so with extreme care so you can reapply them. Duplication is the ideal if you must replace any detail and if you have originals to use as patterns. If duplication is not feasible, try to locate substitute parts in a salvage yard or look for standard architectural elements that are sold by lumber yards or other resources. If the architectural details disappeared before you bought your house or if you want to replace later inappropriate details, look for early photographs of your house. You could also look at similar houses that have original details.

General Recommendations:

- Preservation of original architectural features is critical. Even if an architectural detail is replaced with an exact replica of the original detail, the integrity of the building as a historic resource is diminished and, therefore, preservation of the original material is preferred.
- Replacement using an in-kind material to match the existing material is always the best approach. However, consider an alternate material when it appears similar in composition, design, color, and texture to the original.

Replacement Materials:

Substitute materials should be used only when it is absolutely necessary to replace original materials with stronger, more durable substitutes. In *Preservation Brief 16* titled *The Use of Substitute Material*, the National Park Service comments that "some preservationists advocate that substitute materials should be avoided in all but limited cases. The fact is, however, that substitute materials are being used more frequently than ever. They can be cost-effective, can permit the accurate visual duplication of historic materials, and last a reasonable time."

Roof Details



Exposed rafters and simple Craftsman details



Boxed eaves, wheel window, and corbelled chimney caps



Unique bargeboards



standing seam metal roofs of proper scale. The narrow width between the metal "seams," seen here is perfect for this small house.

ARCHITECTURAL DETAILS

Substitute materials may be considered when the original is not easily available, where the original is known to be susceptible to decay or where maintenance may be difficult (such as on a church spire).

The use of substitute materials for architectural details depends on their location and degree of exposure. For example, lightweight materials may be *inappropriate* for an architectural detail that would be exposed to intense wear. Avoid using a fiberglass column on a front porch, for example, where it may be accidentally damaged. Conversely, the use of fiberglass to reproduce a cornice on a second story may be successful.



Significant architectural details in brick decorate this building and make it memorable: an Alamo- motif parapet on the front and brick dentils in the cornice along the side, as well as jack arches over the windows.

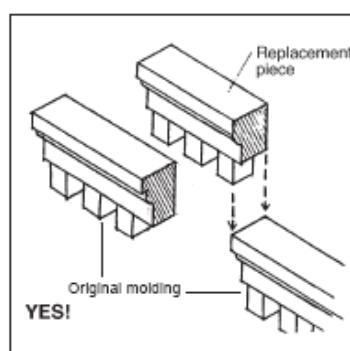
Where necessary, you can use a new piece of molding



The small scale door and attic vent are unique details



"Fish scale" shingles on the dormer and decorative screens are important details on this house.



AMERICANS WITH DISABILITIES (ADA)

ADDITIONS FOR UNIVERSAL ACCESS

What is the Americans with Disabilities Act?

The ADA is a civil rights act passed in 1990 to ensure that people with disabilities are not discriminated against at work (Title I), by state or local governments (Title II), by private businesses (Title III), or in communication (Title IV).

Titles II and III have the most impact on historic structures because compliance often involves physically altering buildings. The intent of the law is to allow people with disabilities to engage in everyday activities. In addition to the regulations of the act, there are design guidelines to help with compliance: Standards for Accessible Design, or the ADA Accessibility Guidelines and the Uniform Federal Accessibility Standards.

Policy:

The goal is to achieve the highest level of accessibility with the lowest amount of impact on the historic structure. Good design can resolve most challenges.

Background

The ADA is about removing and preventing barriers in new, existing, or altered facilities used by people with physical or mental limitations. Public entities must provide access to everyone, and good design (“universal design”) can do that. (Private clubs, private residences, religious facilities, or bed and breakfast facilities with five or fewer rooms and the proprietor living on site need not comply.)

In the State of Texas, the Texas Accessibility Standards or T.A.S. are the regulations that outline the rules and procedures to eliminating barriers for people with disabilities or limitations.

In general, the ADA gives qualified historic buildings more options for compliance and special provisions in some cases.

Priorities

1. Get everyone through the door;
2. Make goods and services accessible;
3. Make restrooms accessible; and
4. Remove any remaining barriers.

ADA ACCESS con't

Summary Regarding Historic Landmarks Used for Private Business or as a Public Entity

In general, the ADA gives qualified historic buildings more options for compliance and special provisions in some cases. Depending on the use of the building, the standards for compliance vary slightly. Qualified historic structures are not exempt and must comply with the ADA. Talk to the Historic Preservation Office for help.

If full compliance will threaten or destroy the historic significance of a structure, then minimum standards may be used. This decision should be made in conjunction with the State Historic Preservation Office (SHPO).

If even the minimum standards will threaten or destroy the historic significance of the structure, then alternate methods of access may be used. This option is considered a last resort and is only applicable in rare situations.

When alterations are involved, all structures must comply with the ADA design guidelines. For sensitive repair solutions and help rating accessibility solutions, refer to The Secretary of the Interior's Standards for Rehabilitation. Contact the Historic Preservation Officer and the SHPO for design ideas.

Sample of Alternate Methods of Access

- Move services to an accessible floor.
- Have staff available for assistance.
- Take service or goods to the person's home.

Suggestions for Ramps

- Design to fit with style of building; use appropriate materials. Place along the side of the building.
- Make removable without damaging the building.
- Locate at public entrance when feasible.
- Do not make slopes steeper than 1:12 unless doing so would destroy or threaten the historic significance.
- Use handrails in keeping with historic character.

New Construction

NEW CONSTRUCTION ON HISTORIC LOTS

Policy:

Visual integration of new buildings with historic resources is a significant issue for the Landmark Commission. New construction can have positive or negative impacts on historic properties depending on its compatibility with them. To be compatible and appropriate, new construction must respect the visual characteristics of landmarks. Proper visual characteristics like **placement, orientation, massing, scale, façade elements, materials, and ornamentation** can all assist in *appropriate* design for new construction. Designs that seek to *contrast* with the existing historic context simply for the sake of being *different* are discouraged. This guidance will help protect the established character of each historic resource, while also allowing new, “infill” construction of compatible design for both new houses and new businesses.

PART 1: Guidelines for New Houses



Background

These design guidelines will be used by the Landmark Commission to evaluate the design of new buildings that are built on the same lots which contain locally-designated historic resources. These guidelines can also be used voluntarily for new construction on lots adjacent to historic resources.

When Castroville adopts a local historic district, then these guidelines would apply across the district.

Inappropriate “infill” at left, in San Antonio’s King William Historic District. It attempts to be “different.”

However, in its massing, lack of front entrance, lack of detail, and use of oversized windows, the house is not compatible with the district.



Typical King William HD, Queen Anne style house with front entrances and details.



Inappropriate in-fill due to over large proportions and placement of garage at front.

NEW CONSTRUCTION ON HISTORIC RESOURCE LOTS

New buildings should be designed in a manner that reinforces the basic visual characteristics of the historic area. This does not mean, however, that new buildings must look old. In fact, imitating historic styles is generally discouraged; historians prefer to be able to “read” the evolution of the street, discerning the apparent age of each building by its style and method of construction.

PLACEMENT:

Similarity in **placement** on the lot is the first visual characteristic to consider in new construction. Placement has two components: **setback**, which is the distance between the street and the building, and **spacing**, the distance between buildings created by side setbacks. New buildings should conform to historic spacing patterns.

On large lots so typical of Castroville, which already contain a historic resource, a new building may be built around the corner, as shown at right, but must be spaced so that it still respects the historic side street arrangement.

ORIENTATION:

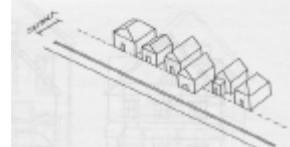
Similarity of **orientation** is another important visual characteristic. Orientation of a building generally refers to the relationship of the front of the building to the street. With few exceptions, historic buildings are parallel to the street.

In Castroville, its oldest houses face parallel to the street with little setback. New construction need not be always be placed on the setback line, but it should be parallel to the street.

MASSING:

Building massing, the relationship of the building’s various parts to each other, is the key design challenge for successful in-fill development. Arrangement of building parts, or building composition, may be simple or complex, symmetrical or asymmetrical. Nearby new construction should respect such patterns of massing.

Placement/Orientation Massing Illustrations:



Setbacks should be compatible with surrounding buildings



Continuity is created by equal spaces between buildings of similar size.



Although this new building respects the façade line established on both streets, the building extends too far back and disrupts the spacing pattern of the side street containing the landmark.



When a new building does not follow the orientation set by nearby historic examples, it disrupts the rhythm of the streetscape



*Sym
Sim
Vert*
Symmetrical, simple massing



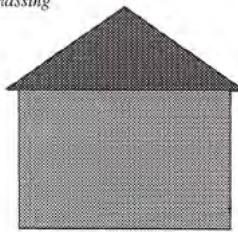
Asymmetrical massing

NEW CONSTRUCTION ON HISTORIC RESOURCE LOTS

SCALE:

Scale, the relationship of the building to those around it, is another important visual characteristic. Buildings that are similar in massing maybe very different in scale. To preserve the continuity of a historic area, new construction should be in scale with surrounding historic resources.

Buildings which are similar in massing may be different in scale.



In this example, each house is similar in massing, being composed of front facing roof form, main block body of the house, and a vertical expression of the house mass, but they are different in scale.

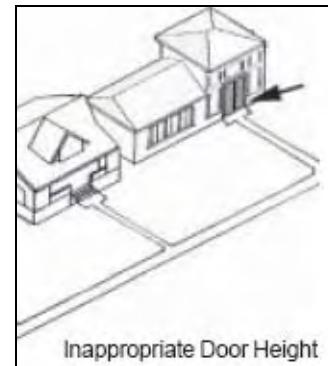
Built to scale, new buildings are similar in height and width to nearby historic buildings. Also, they relate well to the lot size and do not overwhelm the building site, having a similar lot coverage to that of their historic neighbors.

FAÇADE ELEMENTS:

Façade elements, such as porches, entrances and windows make up the “face” or façade of a building. These visual characteristics of new construction should recall those on historic properties. Windows and doors create **solid to void ratios** (openings vs. wall areas) that should be employed in new constructions.



Although of appropriate massing and scale, this house (center) impairs the visual character established by the adjacent houses in the balance of solid to void façade elements.



Set back is respectful of older house on left, but door detail is wrong.



Set back and massing is appropriate, as is the clipped gable end roof but the side entrance is not appropriate.



A building front should provide visual interest and a sense of human scale.



Façade openings are important in relative size and orientation, note the incompatible building.

NEW CONSTRUCTION ON HISTORIC RESOURCE LOTS



"Poorly designed addition – The original house is not discernable"



"Desirable addition- The original building is largely intact and visible."

An addition (or new in-fill house) (top) whose mass and scale overwhelm the older adjacent houses. Below, a house with a substantial addition to the rear, plus a garage and front drive way that is compatible with adjacent older houses.

MATERIALS AND ORNAMENTATION:

The last visual characteristics are **materials and ornamentation**. The goal is to design new construction that will blend with historic buildings and not create false sense of history. By using historic examples as a point of departure, it is possible for new construction to use new materials and ornamentation that still fit into historic areas. Historic buildings in Castroville feature the use of a variety of materials for roofs, foundations, wall cladding and architectural details. In new buildings, exterior materials – both traditional and modern – should closely resemble surrounding historic examples.

Building materials that are not present on nearby historic buildings or in the area should be avoided.



Even new construction and additions that use traditional materials (wood siding) in an inappropriate way fail to blend with the original

Compatibility of Materials

Typically, historic Castroville homes had:

1. Walls constructed of stone and then either plastered with a mixture of lime and sand. Or walls were made of horizontal wooden siding.
2. Roofs were constructed with cedar shake shingles or covered over with metal roofs.
3. Window frames and doors were rectangular and made of wood.
4. Porches were wood.

New construction should acknowledge these basic components.

1. Stucco walls and Hardie plank siding, as well as gray asphalt shingles can be used
2. Brick may also be used, but should not be mixed with siding on the same wall surface. Brick color should pick up on brick used in downtown, Castroville.

NEW CONSTRUCTION ON HISTORIC RESOURCE LOTS

Case Studies of New Construction in Castroville

Each of the following new houses in Castroville exhibits many of the visual characteristics discussed above and can serve as a case study for all five categories.



CASE STUDIES:

House No. 1

1. Placement and Orientation:

Orientation: New house in Castroville that fronts and parallels the street and is a “good neighbor” to historic houses on either side. Garage is separate structure entered from side street.

House No. 2

2. Mass and scale:

Mass and scale: New house in Castroville whose mass and scale are reduced appropriately with “duplex” appearance and many window opening and with front entrance, thus complementing the historic neighborhood.

House No. 3

3. Façade elements:

Façade elements: New house in Castroville whose façade elements are used to create interest and break up the mass of the garage with windows. Porch addition is used to break up steep pitch of roof. Overall house decoration is in keeping with simple ornamentation of “Alsatian” style.

NEW CONSTRUCTION ON HISTORIC RESOURCE LOTS



House No. 4

4. Materials and ornamentation: A contemporary house in Castroville using traditional materials (stucco and stone) in a contemporary way. Ornamentation is simple with use of stone facing on rear addition (left side of photo).



House No. 5

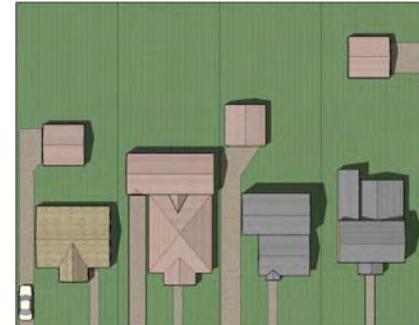
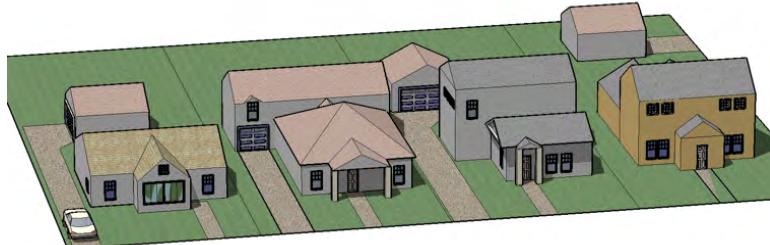
Ranch House (1950s-1965) is “of its time” yet uses familiar materials (for Castroville) such as stone for the walls, metal roof and covered porch. Set back and massing are appropriate with attached garage to side.



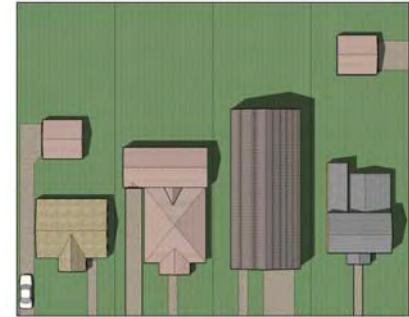
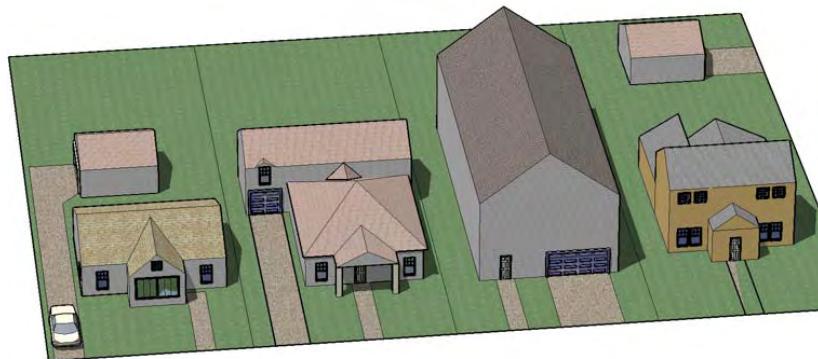
House No. 6.

House from 1980s, in which the large garage is connected by a smaller unit of construction, as well as an articulated gable end and windows, all of which help minimize the scale of the garage. When a new building is designed to imitate a historic style, this ability to interpret the history of the street is confused. A new design should relate to the fundamental characteristics of the surrounding historic resources while also conveying the stylistic trends of today.

**NEW CONSTRUCTION ON HISTORIC
RESOURCE LOTS**

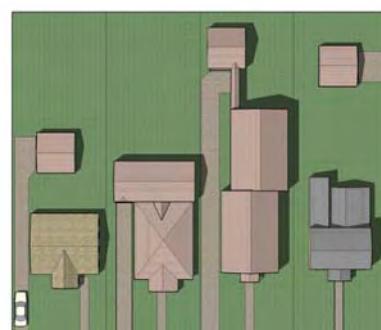
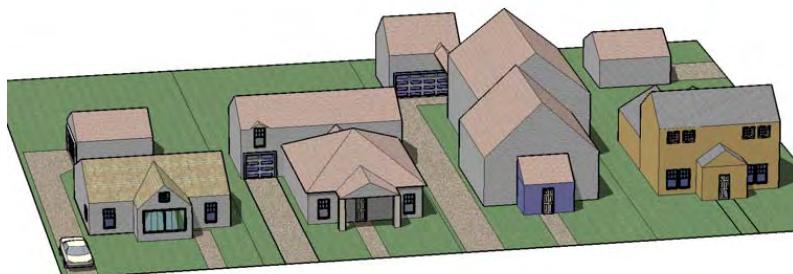


Existing Condition Before Infill Construction



Inappropriate Infill: Garage and Driveway at Front, Construction At a Scale that Overwhelms the Block

Bird's eye view of same
inappropriate infill



Appropriate Infill: Garage at Extreme Rear, Massing of House is Appropriate (It's in Two Parts), and Overall Scale is Compatible with Neighboring Houses

Bird's eye view of same
appropriate infill

General Recommendations

The major intent of new residential construction is to be a good neighbor. It is not merely an accumulation of borrowed features that achieves a successful relationship between old and new; the greatest chance of success comes from a combination of efforts including:

- A respect for the site
- Sensitivity to other houses next door
- Assessment of the essential characteristics of the historic resources on the lot.

The weaving of these considerations into a respectful concept will provide a successful design.

The single most important issue is one of *compatibility*, especially when considering the construction of a house that will be larger than the existing historic house. When a house is developed adjacent to an older single family residence, measures need to be taken to ensure that the height and bulk of the project does not negatively impact the area.



Monticello Historic District, San Antonio, Texas. House with round columns is new and a compatible infill project.



Compatible infill construction in Monticello Historic District. The new house:

1. *Sits on the same set back line as the others,*
2. *Matches the building height and mass of the other houses,*
3. *Has a front entrance on a slightly raised front porch, and*
4. *Proportional windows placed symmetrically across the full front of the house façade.*

NEW CONSTRUCTION ON HISTORIC RESOURCE LOTS

PART 2: Guidelines for Multi-Family

Building height, mass and site setbacks of new construction should be compatible with the old.

When these design variables are arranged in a new building, similar to those seen traditionally in the area, then visual compatibility results.

Historic Street Layout

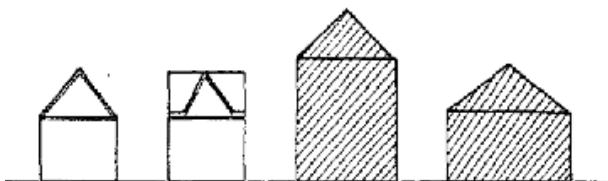
Historic settlement patterns seen in street and alley plans often contribute to the distinct character of a historic town like Castroville and therefore they should be preserved. Castroville is laid out on a grid pattern. This street plan influences the manner in which primary structures are sited and they also shape the manner in which secondary structures and landscape features may occur on the site. Modern subdivisions often use cul-de-sacs, which are not appropriate for historic areas of Castroville.

Building Orientation

Traditionally, a typical building had its primary entrances oriented to the street. This helped establish a “pedestrian-friendly” quality, which encourage walking. In most cases, similar entry ways were evenly spaced along a block, creating a rhythm that also contributed to the sense of visual continuity for a neighborhood. This characteristic should be maintained where it exists in Castroville.



Proportion and height of new construction (shaded building) is too small and out of scale with neighborhood. (Not recommended).



Oversized height and proportion of new construction. (Not recommended).

New Multi-Family in San Antonio in King William Historic District



New condominiums located on Alamo Street in the King William Historic district. Note use of traditional window shape and gable end features. The building appears as several houses rather than as one building.



Historic house with cottage addition at rear.

NEW CONSTRUCTION ON HISTORIC RESOURCE LOTS

PART 3: Guidelines for New Commercial Next to Historic Buildings

PLACEMENT

In a residential context, buildings are typically **set back** at uniform distance from the sidewalk. By contrast, buildings in commercial areas often are aligned immediately at the inside edge of the sidewalk. **Spacing** in historic downtown Castroville (near Houston Square) is also compact *between* buildings.

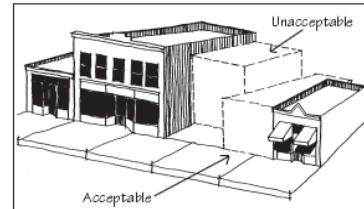


ORIENTATION

Similar building orientation contributes to a sense of visual continuity. A typical building in historic downtown Castroville has its primary entrance **oriented to the street** and establishes a “pedestrian-friendly” quality. In most cases, similar entryways are evenly spaced along a block, creating a rhythm that also contributes to the sense of visual continuity. These entrances are also typically recessed from the sidewalk.



Much of Castroville's original commercial buildings are single story.



Align new building with front, along sidewalk edge.



One of the few two-story commercial structures in the core of historic downtown Castroville has entrances at the curb



Before: New buildings should be compatible with the commercial buildings seen traditionally. (See below.)



After: Simplified interpretations of traditional building elements, including a transparent first floor with display windows and an ornamental cornice, help this new building fit into its context

NEW CONSTRUCTION ON HISTORIC RESOURCE LOTS

MASS AND SCALE

Patterns are created along the street by the repetition of similarly-sized building elements. For example, uniform facade widths evenly spaced in Castroville create a rhythm that contributes to the visual continuity of the area.

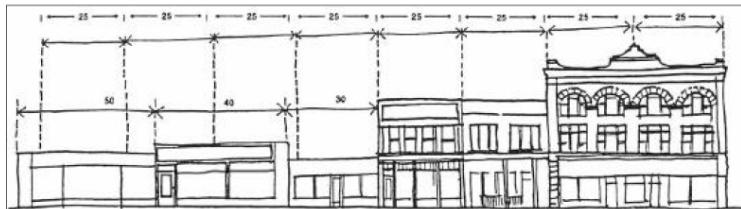


Illustration of a typical 25 foot wide pattern for a downtown historic façade pattern. (Recommended)

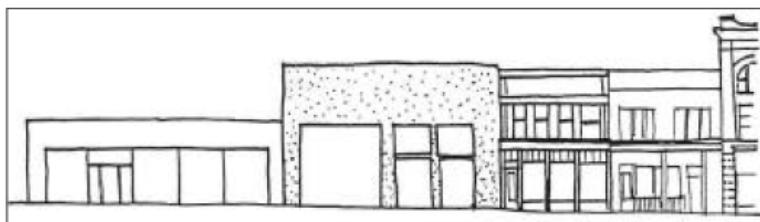


Illustration of new buildings (on left) that looks monolithic next to buildings with more detail and visual interest. (Not recommended)

BUILDING FORM

One of the most prominent unifying elements of any downtown is the similarity in building form. Commercial buildings in historic downtown Castroville near Houston Square and City Hall are simple rectangular solids, deeper than they are wide. This characteristic is important and should be continued in the few remaining vacant lots in the historic downtown.

However, buildings in the new Castroville commercial area, which is found along Highway 90, should look like the Broadway Bank, and the Texas Community Bank (at right) which consist of individual buildings with standing seam, gable end roofs that are pitched towards the highway and are completed with entry porches. These characteristic are important and should be preserved.

MATERIALS

Building materials of new structures should contribute to the visual continuity of the area. They should appear similar to those seen traditionally to establish a sense of visual continuity. Stucco walls, metal roofs and limestone details are the dominant materials and their use in new construction is recommended.

- Reflective steel and glass are **inappropriate**.
- Cream colored stone and metal roofs are **appropriate**.
- Covered porches are **appropriate**.



NEW CONSTRUCTION ON HISTORIC RESOURCE LOTS



In the case of Broadway Bank, a new building has been added to an old building in a successful adaptive reuse of the old. Broadway Bank is a good example of new and old.



New construction should look new, as in the case of the Texas Community Bank (top) and the Emergency Services District firehouse (below).



Both buildings make simplified interpretations of traditional Castroville building characteristics, such as metal roofs, stone, covered porches and entryways and front facing entrances.

Other examples of new commercial and office construction in Castroville.

Note that these contemporary structures have pitched metal roofs, stucco siding, clear entryways, and massing and scale that recall Castroville's historic buildings.



A good example of a clear entryway



Example of appropriate metal roof



Castroville Library is a good example of new construction.



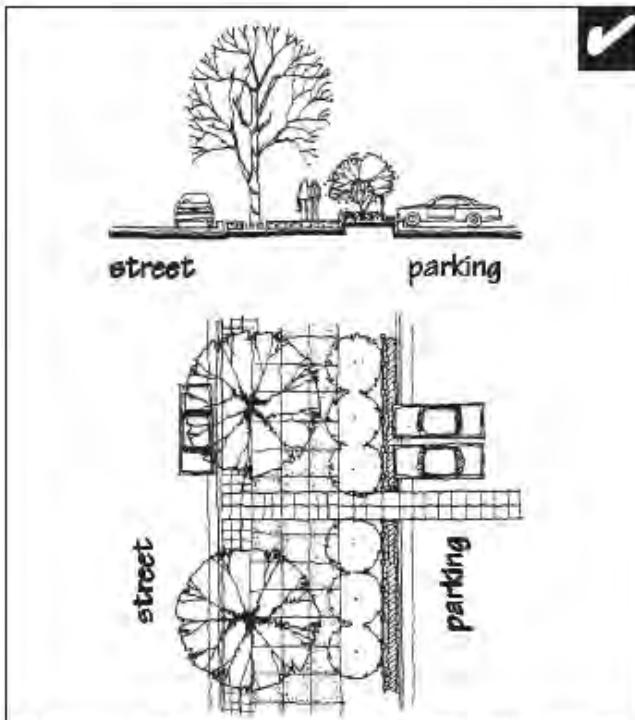
Example of appropriate front facing entrance



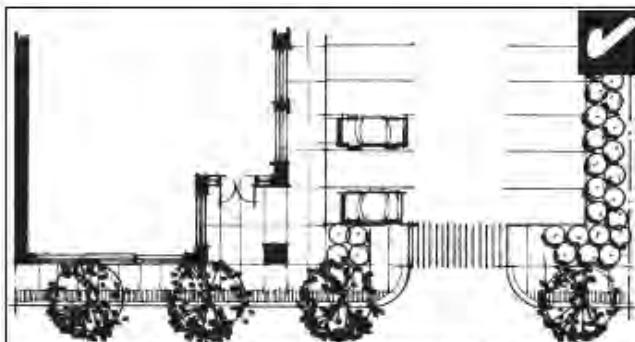
Example of an appropriate metal roof

NEW CONSTRUCTION ON HISTORIC RESOURCE LOTS

Commercial Parking Lots and Landscaping



Where a parking lot abuts a public sidewalk, provide a buffer.



Where a parking lot shares a site with a building, place the parking at the rear of the site or beside the building.

Examples of Castroville Commercial Parking



Parking lot placed beside and at the front of a building



Parking lot placed behind building

RELOCATION

Policy:

In most cases, the proposed relocation of an historic structure will be evaluated in the same way as a proposed new infill construction project on the lot that contains a landmark structure.



Background for Relocation in Castroville

There is precedent and tradition behind relocating historic structures *into* Castroville. Several houses have been moved into the town and, while not local landmarks, the properties contribute in a substantial way to the historic character of Castroville.

However, moving a designated local landmark away from its original site is *not* recommended and would not be considered by the Landmark Commission except under extraordinary circumstances because this kind of relocation destroys the landmark's integrity.

General Recommendations

1. Relocation of a structure within its original neighborhood is strongly preferred.
2. Relocation of a structure to a lot similar in size and topography to the original is strongly preferred.
3. The structure to be relocated should be similar in age, style, mass and size to existing historic structures on the block front on which it will be placed.
4. The structure to be relocated should be placed on its new lot in the same orientation and with the same setbacks to the street as its placement on its original lot.
5. A relocation plan should be prepared to ensure the use of the least destructive method of relocation.
6. Alterations to the historic structure should be evaluated in accordance with the preceding guidelines.
7. The appearance, including materials and height, of the new foundations for the relocated historic structure should match the original foundation of the structure as closely as possible, taking into account applicable codes.

SIGNAGE

Policy:

Signs should relate to the architecture of the building and not have a negative impact on neighboring properties and the streetscape.

Background

Signs are part of our American heritage and an important way to communicate information that keeps the economy of our town healthy. However, signs should never overpower the visual environment.

Castroville's Signs

Not many of Castroville's landmarks are commercial structures. However, those that are, should have appropriate signs in sufficient number to create the "feel" of a small commercial historic area. Because the historic area of Castroville is a pedestrian environment through which cars should drive slowly, the signs can be small enough to be read at walking speed. But they need to be large enough and numerous enough to signify a small commercial area.

The Castroville Landmark Commission must approve requests for all signs in the historic district. We recommend simple, straightforward designs. Use simple shapes, which can include symbols and trademarks. In addition, the sign must meet the requirements of the sign ordinance of the City of Castroville.

Sign Design

- Consider the size and mass of your building when considering a sign design.
- Avoid using a large sign, for example, for a small building. Avoid hiding the features of the building;
- Plan for small, discrete signs for businesses located in residential areas;

Castroville Signs



Blade sign



Canopy signs



Blade signs



Canopy Sign



Suspended signs

SIGNAGE

- Blend sign colors with the colors of the structure;
- Use indirect lighting whenever possible. Small neon and internally lighted signs will be considered only for commercial buildings. Avoid the use of such signs for businesses in residential areas now used for commercial purposes.

Sign placement

Review options for placement with the Historic Preservation Officer and the Commission.

- Paint signs on a band above windows on stuccoed commercial buildings;
- Use painted window signs;
- Hang narrow, flat signs from stationary canopies;
- Attach flat signs to building fronts, mounted flush to the building.
- Attach small projecting signs of appropriate size to building fronts; and
- Avoid detached free-standing signs for structures located directly on the sidewalk line; and

General Guidelines

- Use low-key, sophisticated signs;
- Use spotlights on buildings rather than illuminated signs.
- Avoid the use of backlit plastic and animated signs;
- Indirect lighting is preferred.
- Plan for signs to be considered only in the context of the comprehensive signage plan for the entire building.
- Approval for only one building identification sign will be permitted;



Keep and maintain “historic” signs, like the Magnolia Oil sign.

Signs for residential

buildings put to commercial use:

Detached, freestanding signs placed in the front yard are best. Keep these low to the ground to avoid detracting from the beauty of the historic structure.

- Sign posts must match the material requirements of the sign, using wood or a matte finish;
- Design signs attached to a building with small identification panels at entrances. In some cases, signs hung from the porch will be considered.
- Consider monument signs.

Appropriate Monument Signs



Other Preservation Matters

ABOUT THE COMMISSION

Historic preservation is a demanding endeavor--a priority the Castroville community has set for itself and works hard to address. Through such work as the *Castroville Historic Preservation Action Plan* (2002) (sometimes called the Visionaries in Preservation [VIP] plan), there was a call for illustrated design guidelines like these, to be developed and adopted as soon as possible by the Castroville Historic Landmark Commission. Implementation can yield great returns and rewards. For communities with a solid foundation of historic fabric, preservation can serve as an economic generator, the impetus for tourism, the draw for new residents and the basis for an excellent quality of life.

Your work as an owner and conservator of a local landmark property is part of Castroville's vision for an excellent quality of life.

What is the Castroville Historic Landmark Commission (HLC)?

The City Council of Castroville appoints members to the Castroville Historic Landmark Commission to protect the historic character and buildings of Castroville through progressive preservation policies. The Commission is comprised of seven volunteers who meet regularly to review applications for changes to historic landmark properties. After approval of an application, the commission issues a Certificate of Appropriateness (COA) that is used in acquiring necessary building permits. The COA is a "passport" to completing all the necessary building permit and inspection work required by Castroville's Development Services during ordinary construction.

FAQs

Q. How long do I have to wait before the HLC meets to take action on the approval process for exterior changes to my historic building?

A. The Castroville historic preservation ordinance mandates that the Commission will conduct a public hearing within 60 days following the filing of a completed application.

The Design Guidelines should work as your "owner's manual." Owning an old building is like owning an antique, but you live in it.

Landmark properties and structures houses are for the living, not the dead. The Commission expects you to need periodic changes and hopes that you will maintain the property.

Change is initiated by the owner, not by the Commission.

ABOUT THE COMMISSION

Q. I heard that members of the Commission approach those who have recently purchased historic properties to ask what these buyers plan to do with the building. Do you do that?

A. No. That is not the policy of the Commission. When a person buys an historic property and then applies for a permit through the City offices, that buyer is advised of the proper channels to follow if exterior work goes beyond routine maintenance and will change the exterior appearance of the building. If that's the case, City staff notifies the Castroville Historic Preservation Officer (HPO), who will then meet with the property owners—to decide if they need to follow the approval process to obtain a Certificate of Appropriateness. The HPO will discuss the approval process with property owners to advise them on the steps to be taken to obtain a COA.

Q. Who can attend Commission meetings?

A. Commission meetings are public and anyone can attend. On the agenda is a “Citizens To Be Heard” time, in which you can ask the commission questions.

Q. Are Commission meetings that deal with a specific property open only to Commission members and the property owners?

A. No. Anyone can attend. If you intend to do exterior work on your historic property in the future and would like to observe the process, you might find that it would help you plan ahead.

Q. I'm planning exterior work on my historic property and believe it will require Commission action. Do I have to appear in person?

A. No. According to the ordinance, you can appoint an agent, your architect or contractor to attend the meeting to represent your interests. Work with your agent and the Historic Preservation Officer to make sure your agent has all necessary information in place before scheduling a meeting. If vital information is missing, it could delay the approval process.

ABOUT THE COMMISSION

Q. I own an historic property. Is there any condition under which I might repair my home, but not need to come before the Commission?

A. Yes. Some routine maintenance requires only a standard permit from the City. If you will not change any part of the outward appearance of the building, then the work is routine maintenance.

Where Can I Get An Application Form?

Contact the City for an application form. Return the completed form to the City one month prior to when you wish to appear before the Commission.

Assistance and Pre-Application Meetings

The Historic Preservation Officer is always available to meet with you in a pre-application conference. The HPO will be glad to meet on-site with you at your home or property and offer assistance with the form.

HISTORIC DISTRICTS AND SURVEYS

Castroville's National Register Historic District and the 1969 THC Historical Survey

In 1969, the Texas Historical Commission (THC) surveyed Castroville and identified ninety-seven properties that merited designation as local landmarks. Each of the 96 parcels of property was sketched from a bird's eye view that noted the rooftops of the structures on each parcel. The survey contains a short architectural description of each structure.

From this original survey came two products. The first was a nomination of a portion of Castroville to the National Register of Historic Places as an historic district. This is an *honorary designation* and has nothing to do with local designation of properties and their subsequent local regulation for exterior modifications. Established in 1966, the National Register is an inventory of important historic places that have national importance. It is an honor to be placed on the National Register and Castroville's 1970 listing was very early because of its importance to the nation's story. On the next page is a map that shows the boundaries of Castroville's National Register Historic District; it contains most of the town's historic neighborhoods.

A second result of the 1969 historic survey was the designation of 96 properties as local landmarks, also called historic resources. These properties come under the purview of the Castroville Historic Landmark Commission and are listed at the front of this document.

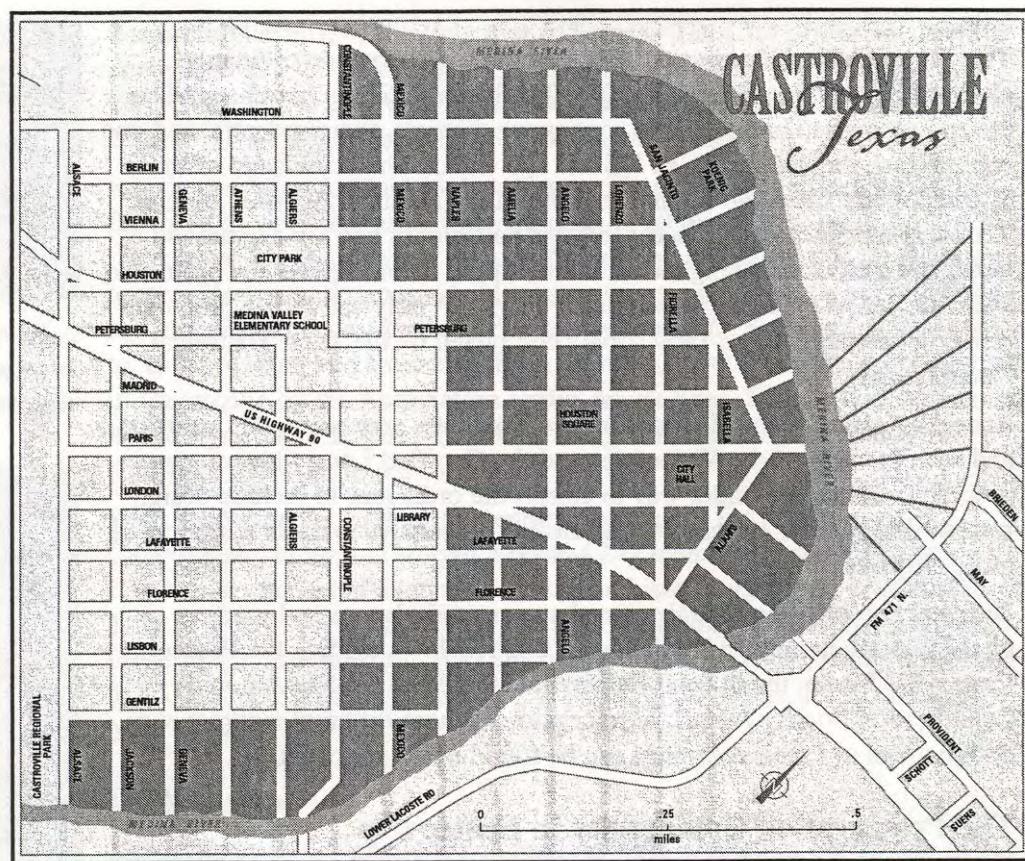
The 1969 Texas Historical Commission Survey is on file with the Castroville City Secretary and always available for review.

The Castroville National Register nomination can be reviewed on line.

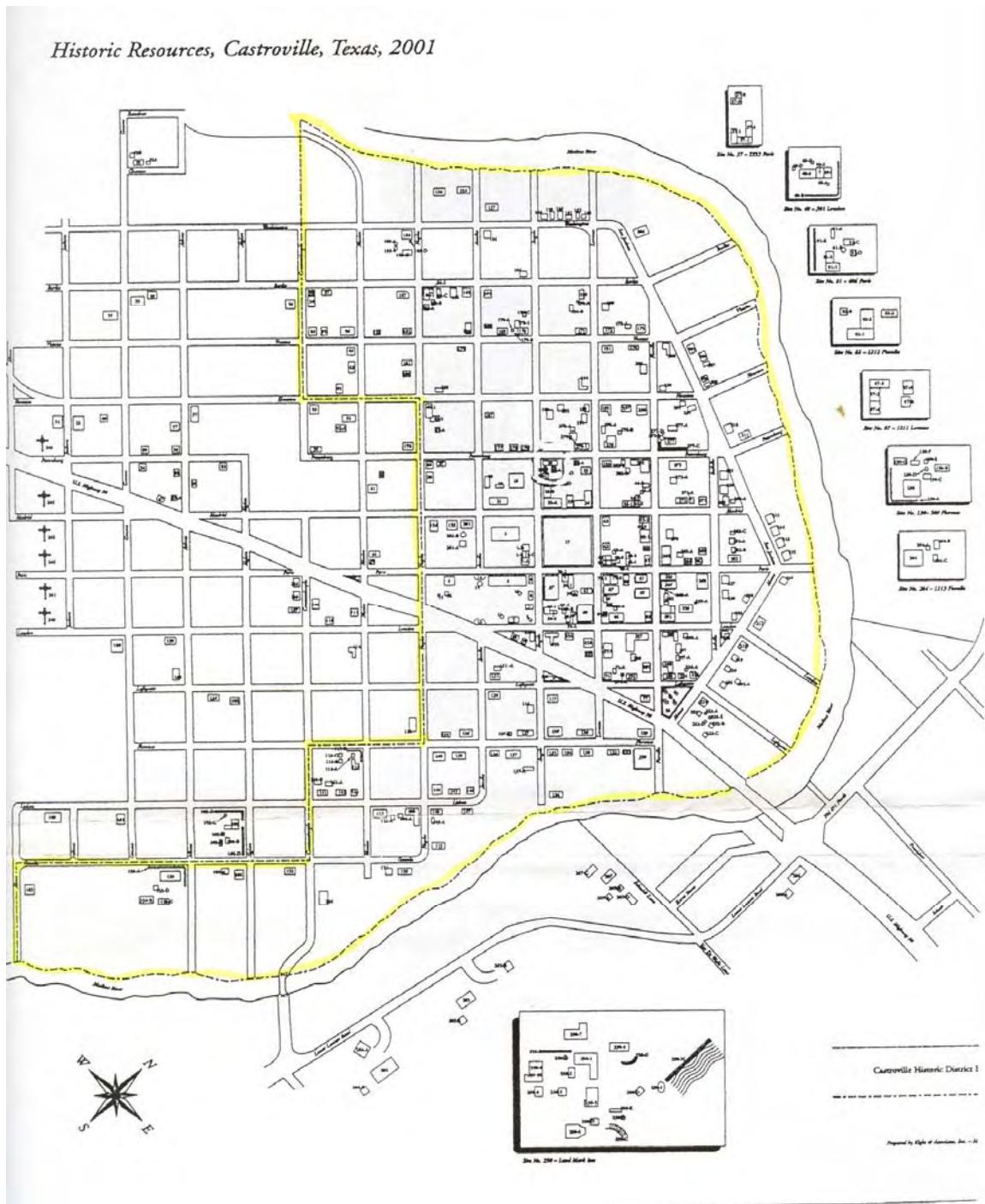
- Go to the Texas Historical Commission web site at www.thc.state.tx.us
- Then go the THC "Texas Historical Atlas."
 - Once there, choose *Medina County* and click the box for *National Register listings*.

HISTORIC DISTRICTS AND SURVEYS

National Register Historic District (1970) Dark Shadowed Area



2001 Historic Survey of Castroville



Area marked in yellow is the National Register Historic District

HISTORIC DISTRICTS AND SURVEYS

2001 Historic Survey

Also shown on the previous page is a map of structures included in the 2001 Historic Survey. Called the *Historic Resources Survey Report of the City of Castroville, Texas 2001*, this survey is a more recent list of historic sites and structures in Castroville. Developed to list pre-1955 structures that might someday be made landmarks, the survey lists properties (including the 96 previously designated local landmarks), identifies their architectural style and assigns a priority to eventually making them landmarks. Criteria used to assign this priority are based on that used by the National Register of Historic Places.

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

What's My Architectural Style?

Determining the architectural style of your landmark property is based on matching house features with the following house types. Classification is never perfect as builders liked to add their own interpretation of a popular style. And like fashion trends in the nineteenth-century; it took time for an architectural style trend to travel across the country. Like a wave, a style would be popular on the east coast of the country and then take ten years to flow west. (Only in the early twentieth-century did architectural style trends begin to also flow east from California towards Texas – when styles like Mission Revival came to Texas.)

Domestic or Residential Buildings

Domestic buildings comprise the most common property type found in Castroville, representing 83% of all historic buildings identified within the city. Domestic buildings generally fall into two principal sorts: folk houses and styled houses. Folk houses are those designed without a conscious attempt to emulate current fashion. Styled houses attempt at being fashionable. As such, they show the influence of shape, materials and detailing that make up an architectural style that was currently in vogue. All of the major classifications are well-represented within the housing stock of Castroville. However, folk or vernacular building forms dominate the surviving Castroville houses.

Residential buildings types that represent only 1% or less of the total number of domestic buildings include: Board and Batten, Fachwerk, Hall Parlor, Log House, One-Room, Ranch, Servants' Quarters, and Shotgun.

Castroville is unusual because of the number of outbuildings still located on most properties. The 2001 Historic Survey identified 114 structures classified as outbuildings, including barns, smoke houses, wells, stone fencing and sheds.

Bungalows represent not only 22% of the total number of residential buildings, but also 17% of all historic buildings in Castroville. This building type played an



1400 Block of Angelo, Castroville, TX. The St. Louis School, in the Mission Revival Style, (c. 1924).



Folk or vernacular house style, in this case the local "Alsatian" style.



"High-style" residential style, in this case a Queen Anne cottage in an "L-plan" shape, (c. 1909).



More "high-style" residential, the familiar Bungalow.



A smoke house made of stone.

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

essential role in the development of residential architecture in Castroville and its significance should be carefully considered. Popularized by magazines such as the *Ladies Home Journal* and *The Craftsman*, bungalows dominated the housing market of the early decades of the 20th century as suburbs developed around urban centers.

Description of Domestic Properties: Vernacular Housing Types

Vernacular (often referred to as folk architecture) is a building type that reflects a traditional way of building adapted to the local materials and needs of a given region. While some believe that this building type ceased about 1930 and was replaced by popular houses, others continue to see a vernacular tradition continue today. Vernacular housing types are most often described in terms of their plan type or building form.

Alsatian Architecture

The architecture of Castroville is unique within the state of Texas for its Alsatian character, making it significant at a state level. This is one of the reasons Castroville was selected by the Texas Historical Commission as one of the first three National Register nominations from the state submitted to the National Park Service in 1970. The Alsatian style of architecture is characterized by its rectangular plan, sloping roofline, unusual placement of exterior openings and chimneys, and its use of casement windows.

One of the most graceful and elegant characteristics of the Alsatian homes is the roofline. The end-gabled roofs are characterized by a short sloping roof on the front of the house and a long, extended roof line to the rear of the house, which often covered a back porch or work area and sometimes came within five feet of the ground. Originally used in the Alsatian region to efficiently shed snow, a high-pitched roofline gradually evolved in Castroville to a more flattened pitch. The earliest roofs were probably thatched, as they were in Alsace.



Bungalow with strong Craftsman influence.



Vernacular houses in stone



Log outbuilding



Alsatian Roof Lines



Alsatian Roof Lines

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

After mills were established in the Castroville area, settlers used cypress shingles. Toward the end of the nineteenth century and into the early twentieth century, galvanized tin roofs became more common as the cypress became less available in the area

The earliest homes were probably built of mud and straw, according to contemporary accounts. Three main construction methods were used for permanent construction: vertical logs set in the ground and the spaces between filled with mud and straw; vertical logs set into a timber sill and the spaces between filled with stone; and a combination of either stone with logs or timber. Solid masonry construction was also utilized. The exterior walls were generally plastered to provide additional protection from the elements. A north wall of masonry was common to protect from the winter winds. Exterior walls were often about fourteen inches thick.

The typical Alsatian floor plan was rectangular. Surviving records from Castro's papers describe several homes approximately sixteen feet by thirty-two feet in dimension. Although small by today's standards, every inch of space was utilized and rooms were multi-functional. The main room often served as a bedroom at night and lofts provided additional sleeping quarters under the steeply pitched roofs. Lean-tos or rear ells, commonly added to the rear or sides of the buildings, extended the floor space and lengthened the original rooflines of the earlier structures. While some kitchens were housed in lean-tos at the rear of some homes, others were located in separate outbuildings within the yard. This served as fire deterrence and prevented cooking heat from raising the temperature of the entire house during hot, Texas summers. Porches were not originally used, but were a later adaptation to the Texas climate.

It was common in Castroville to combine living and business spaces, a European tradition. The Carle House, at 515 Madrid, was built by Castro and Leopold Menetrier before 1850. The lower front section, with three doors facing Madrid Street and a fourth on Angelo Street, housed a store approximately twenty-five feet by



309 Paris. Original cypress shingles were often covered over with a metal roof, leaving the shingles in place



Wood frame and infill stone



Tiny Alsatian with plastered stone walls



Exposed stone walls



The Carle House, 515 Madrid

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

forty feet, along with a kitchen, dining area and a small warehouse. The main living quarters were upstairs.

The original designs of many Castroville houses featured wooden casement windows arranged asymmetrically; often windows had solid wood shutters on the outside. The Tardé Hotel (1310 Fiorella St.) has casement windows. Earlier homes had few openings, which helped protect the houses from the weather. This irregular window arrangement resulted either from the houses being constructed over a period of time or placement based on function rather than aesthetics.

Most of these casement windows were eventually replaced with double-hung wooden sash windows, which allowed more light into the interiors. Some of the old casement windows still survive, however, particularly in the upper floors and in the rear of some of the houses.

A few homes, such as the Vance House, have fireplaces located in the corners of rooms.

“In Medina County, particularly in the settlements dating to Castro’s colony, a highly unusual form of log construction occurred, distinguished by a lack of chinks and by ‘double notching.’ This type was perhaps introduced from Alsace or Switzerland by Castro colonists, but it reveals greater affinity to the Hispanic notched-log construction found in certain highland areas of Mexico and New Mexico.” Terry G. Jordan, *Texas Log Buildings: A Folk Architecture* (Austin: University of Texas Press, 1978).

Center-Passage

The center-passage house dates from the mid-19th century through the early decades of the 20th century. It is characterized by a central hallway running all the way through the house and divided into two equal parts. (It can be confused with the hall-parlor plan defined by two rooms of unequal size.) A side-gabled roof and attached porches are common. This house type typically has 1/1 or 2/2 wood frame windows: one pane on top of one pane or two panes on top of two panes.



Casement windows



The Tardé Hotel, 1310 Fiorella Street



Double-notched log barn, 309 Paris



Center passage house, 309 Lafayette



Center passage house

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

The front door may contain a transom and/or sidelights. Wood frame construction is typical; center-passage homes were also built of brick or stone. These houses often display detailing and ornamentation from high styles of the period including the porch details, windows and gable ends. An important example of this housing type is located at 1201 Alamo, on the previous page.

L-Plan

The L-shaped plan of the house is created by a gable front wing that extends outward on the front of the house from the main, rectangular mass of the house. This house type dates from c.1880 to c.1910, although later examples exist. It is the most widespread house form of the late 19th century in Texas. Wood frame construction is typical and weatherboard siding often sheathes the exterior walls. Built after mass-produced siding and exterior ornamentation was readily available, L-plan houses often display elaborate detailing or ornamentation, particularly of the porch, windows and in the gable ends. Many of these decorative details are of Queen Anne or Eastlake influence. A central hallway or passage provides access to interior rooms. The houses at 601 Florence and 1301 San Jacinto are good examples.

Modified L-Plan

This house type consists of a cube-shaped central mass with projecting front and side wings that distinguish it from the simpler L-plan. A hipped roof (rather than a gable roof of the L-plan) emphasizes the vertical mass of the central section. Queen Anne ornamentation is common on earlier versions of the modified L-plan. Later examples often exhibit classically inspired detailing, such as columns with a wrap-around porch. Castroville contains several good examples of this type of house, especially the residence at 1317 San Jacinto (1910).

Pyramidal Cottage

Pyramidal cottages are characterized by the dominant hipped roof forming a pyramid shape. Some pyramid-shape roofs terminate in a point at the peak of the roof, but others may simply end in a short ridge. Inset porches, projecting gable fronts and roughly equal-size rooms in a



Front door with transom and sidelights, 1201 Alamo



L-plan, 601 Florence



L-plan, 1301 San Jacinto



Modified L-Plan



*Pyramidal Cottage,
400 Blk of Lafayette*

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

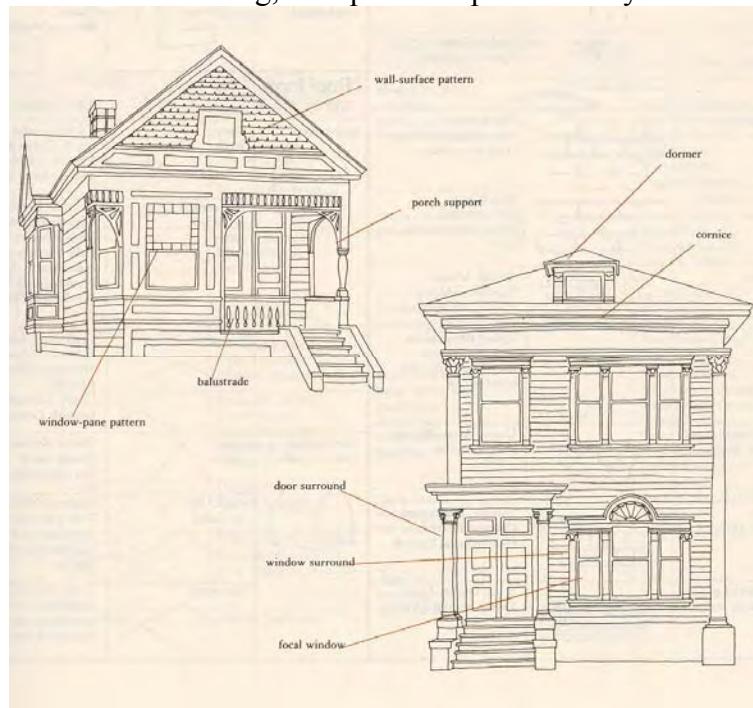
square plan are common elements. Pyramidal cottages date from the late 19th to early 20th century and are often embellished with Victorian or Classical Revival detailing. Castroville contains only four examples of this building type. The house in the 400 block of Lafayette at Highway 90 (1900) is a good example.

Description of Domestic Properties: High Style Building Types

High style houses are those most commonly associated with the designs of professional architects, although local builders produced them. Regardless of whether they are the work of architects or builders, they exhibit a character not found in vernacular or popular housing types and were built by affluent residents. High style buildings utilize ornamentation and detailing, in addition to form and massing, to express the particular style.



Side view of Pyramidal Cottage on 400 block of Lafayette at Highway 90.



Typical decorative details for high-style houses.

Source: Virginia and Lee McAlester, **A Field Guide to American Houses** (New York: Alfred A. Knopf, 2000), p.53.

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

Queen Anne

Sometimes known as Victorian or late Victorian, this style dates from the late 19th century through the early 20th century. Characterized by asymmetry with a wealth of ornamental detailing, a Queen Anne house generally has a hipped roof with turned columns or balusters, ornamental shingled gable ends, multi-light decorative windows, and jig-sawn brackets and friezes.



Queen Anne style cottage from the Victorian era. Note Greek-style volutes on the Ionic columns on the porch, decorative brackets at the eaves, corbelled chimneys, fish scale shingles on both the gable end of the roof and the dormer, and the multi-light decorative windows.

Tondre House, 309 Florence (1911) is a Sears Catalog house, which was literally mail-ordered with all its parts.

Classical Revival Style

This style utilizes classically inspired columns on porches, window details, enclosed entablatures, columns with capitals and turned balusters. Large hipped roofs with intersecting gables and dormers are common. Houses of this style often exhibit a mixture of architectural influences, and it was common to update Victorian houses with Classical Revival details. An example of this style is located at 914 Gentilz (1900).



914 Gentilz (1900)

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

Doorways are often accented with fanlights. Roofs can be hipped with eaves detailed as classical cornices.

Tudor Revival Style

This style dates from c.1900 to c.1940 and exhibits a wide range of building materials including stucco, brick and stone veneers. Steeply pitched gable roofs with hipped or gable dormers are common and the entrance to the home is emphasized by these roofing elements, but the most distinguishing characteristics are the half-timbered and stucco walls. Chimneys are often a dominant feature. Other features include narrow, multi-paned casement windows, interior wood wall paneling, and wood box beams. High style examples are monumental in scope with rambling plans, but many of the features of this style were also applied to smaller and more modest homes. A good example of the high style is located at 1203 Athens at Highway 90 (1935).



*Tudor Revival house style,
1203Athens at Highway 90.*

Craftsman Style

This style reflected the influence of the English Arts and Crafts movement, which rejected the Industrial Revolution in favor of traditional hand-made items and natural materials, as well as the craftsmanship of Japanese architecture. It was widely disseminated from 1901 through 1916 by Gustav Stickley's *Craftsman* magazine. The Craftsman style found its highest point in the work of the California architects Greene and Greene, who designed the high style Gamble House (1908) in Pasadena, CA. Characteristics include projecting eaves and exposed rafters, grouped casement windows, the use of quarried stone and pergolas (arbor covered walkways) that were used to extend the house into the landscape. The house at 233 May (1910) is an example of the Craftsman Style.



*Craftsman style house,
233 May.*

Commercial Properties

The Historic Resources Survey of Castroville identified 29 commercial properties in Castroville, approximately 11 % of the entire building stock of the town. While a few examples of commercial properties are scattered throughout the town, the vast majority are located within an area roughly bounded by Paris St. to the north,

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

Highway 90 to the south, Angelo St. to the west and Fiorella St. to the east. While a few examples of late nineteenth and early twentieth century commercial properties survive, most in Castroville date from the 1920s through the 1940s.

Commercial buildings do not always exhibit the characteristics of high styles. Due to an emphasis on functionalism within many such buildings, a topological analysis based on facade organization was published in the late 1980s and again in June 2000. (Richard Longstreth. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Lanham, Md.: AltaMira Press, updated ed. 2000). Longstreth discusses two basic categories based on (1) the manner in which a facade is divided into distinct sections, and (2) the arrangement of a few major architectural features.

One-Part Commercial Block

The one-part commercial block is the most common commercial form of the late 19th and early 20th century. It is a freestanding individual building or part of a group, commonly found in a row along a block. The one-part commercial block has one or two windows of varying size and a doorway. False parapet roofs or a brick coping are the most frequently used methods of enhancing the upper wall. Twenty three percent (23%) of all commercial buildings in Castroville are of the One-Part type.

Two-Part Commercial Block

The two-part commercial block is distinguished by a division of the facade into two distinct sections. The ground floor is similar to the one-part commercial block, but the upper portion is commonly punctuated with smaller window openings placed at regular intervals. The upper floors of these buildings were generally used for offices, but might also have been used for meeting halls or as hotel rooms. The architectural precedent for this building type can be traced to Roman antiquity where urban buildings contained shops at street level with



One-Part commercial building with large false front parapet.



One-Part free standing commercial building with false parapet at roofline.



One-Part commercial block.



Two-Part commercial building.



Historic view of same building above.

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

living quarters above. This shop-house form has continued in use throughout Europe to this day.

Many examples of the two-part commercial block are relatively simple with few details. There is only one example of the two-part commercial block in Castroville, and it is located in the 1300 block of Lorenzo (1925).

Description of Institutional Buildings

Institutional properties include educational, governmental, fraternal and social organizations, and religious resources. Only 2% (or 6 properties) of the buildings identified in the historic resources survey

Castroville are institutional buildings, yet these properties represent the most important expressions of the city's cultural, educational, social, religious and political life. These resources are often among the most monumental and visible buildings within a town and convey the community's pride, growth and success. Castroville's institutional buildings are scattered around the city and generally do not form a cohesive group or district. These buildings may, however, contribute individually to the district in which they are located.

Institutional properties are divided into five subcategories: educational, governmental, fraternal and social, religious and funerary properties. Unlike domestic and commercial properties, they are not systematically organized by type or style, but by use or function. These buildings or properties may exhibit the major stylistic characteristics of the period in which they were constructed.

Educational Properties

These include both primary and secondary resources, as well as buildings used for higher education. Public schools are often at the center of the neighborhoods they serve and reflect the architectural styles current at the time of their construction. St. Louis School on the 1400 block of Angelo (1925), exhibits characteristics of the Mission Revival style with its symmetrical facade terminating in projecting pavilions.



Two-Part commercial building with living quarters over the first-floor business. Carle Store, 515 Madrid.



Institutional: Educational building. St. Louis School (Mission Revival style)

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

Governmental Properties

These resources include city halls, county courthouses, post offices, libraries and other buildings operated by a local, state or federal government. This type of property is generally situated in a prominent position within the community and is often carefully landscaped. Architects are usually employed to design these important buildings for the community. The governmental properties in Castroville represent some of the best examples of the major styles of their period. The courthouse at 1209 Fiorella is a Landmark example of a governmental property.

Fraternal and Social Properties

This type of resource houses recreational and social activities. The Hermann Sons lodge located at 1210 Lorenzo (c.1935) is the only fraternal property in Castroville.

Religious Properties

Religious properties include ecclesiastical buildings, such as churches and synagogues, as well as their educational annexes. The Moye Center is an outstanding collection of religious properties, with some structures dating back to the 1840s. In 1870 the first school was constructed by parishioners on the southeast corner of the property—and still stands today. By 1873, the parishioners had built the first convent and Motherhouse for the Sisters of the Divine Providence, which is the larger building on the property.

The oldest example of a religious property in Castroville is the first St. Louis Church, located in the 600 block of Angelo (c.1846).

The St. Louis parish rectory at the corner of Paris and Angelo streets was built in 1896. It now houses the St. Vincent De Paul Society and the county nutrition program.

St. Louis Catholic Church, on Houston Square, was begun in 1870 in the Gothic style. This is the third Catholic church built in Castroville.



*Institutional properties: Governmental; City Hall
1209 Fiorella*



*Institutional: Fraternal property,
Hermann Sons lodge,
1210 Lorenzo*



Institutional: Moye Center School, 1870



Moye Center, first convent.



*First St. Louis Church
600 Block of Angelo (c.1846)*

WHAT ARCHITECTURAL STYLE IS MY HOUSE?

Zion Lutheran Church was built in 1939, replacing the original church, built in 1853. This building was erected on the site of the old church, which was demolished. Zion Lutheran Church is located at the corner of Fiorella and London streets.



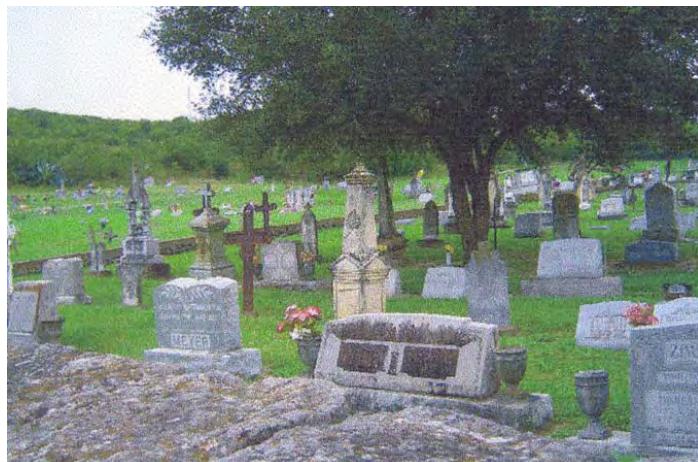
*Zion Lutheran Church (1939)
Fiorella and London Streets*

Funerary Properties

This property type includes cemeteries as well as mausoleums and other funereal types. The cemeteries Castroville date from the 1840s and are notable for their historic gravestones and monuments. The Lutheran, Catholic and Protestant cemeteries are all located along Jackson Street on the west edge of town.



Zion Lutheran Cemetery



St. Louis Catholic Cemetery



*Former St. Louis Parish
Rectory, now St. Vincent de
Paul and nutrition program.
Paris and Angelo Streets,
(1896)*



*St. Louis Catholic Church
Houston Square, (1870)*

FEDERAL TAX INCENTIVES FOR BUSINESS OWNERS

Commercial Property Owners and Tax Credits

The Federal Historic Preservation Tax Incentives program is one of the nation's most successful and cost-effective community revitalization programs. The program fosters private sector rehabilitation of historic buildings and promotes economic revitalization. It also provides a strong alternative to government ownership and management of such historic properties. *Federal Historic Preservation Tax Incentives are available for buildings that are National Historic Landmarks, that are listed in the National Register and that contribute to National Register Historic Districts* and certain local historic districts. Properties must produce income and must be rehabilitated according to standards set by the Secretary of the Interior.

Jointly managed by the National Park Service and the Internal Revenue Service in partnership with State Historic Preservation Offices, the Historic Preservation Tax Incentives program rewards private investment in rehabilitating historic buildings. Starting in 1976, the Federal tax code became aligned with national historic preservation policy to encourage voluntary, private sector investment in preserving historic buildings.

Q. What is the 20% tax credit for rehabilitating historic buildings? How long has this credit been available?

A. The Federal Historic Preservation Incentives Program—the 20% federal income tax credit—began in 1976. To date tens of thousands of rehabilitation projects have been approved, in which 20% of rehabilitation costs are credited against income produced by a commercial property.

One of the federal government's most successful and cost-effective community revitalization programs, the Preservation Tax Incentives reward private investment in rehabilitating historic properties such as offices, rental housing, and retail stores. Abandoned or under-used schools, warehouses, factories, churches, retail stores, apartments, hotels, houses, and offices in many cities.

Q. Can the 20% federal tax credit be used to rehabilitate a private residence?

A. No. The 20% credit is available only to properties rehabilitated for income-producing purposes, including commercial, industrial, agricultural, rental residential or apartment use.

Q. To qualify for the 20% tax credit, does a building have to be individually listed in the National Register of Historic Places or included in a National Register historic district?

A. In general, yes. Many of Castroville's older commercial structures are located within Castroville National Register Historic District. (See map on page 62.)

Q. What are the basic requirements that determine whether a project will be eligible for the 20% tax credit?

A. Four factors can help you decide whether your rehabilitation project proposal would meet the basic application requirements for the 20% tax credit.

1. The historic building must be listed, or eligible for listing, in the National Register of Historic Places, either individually or as a contributing building within a National Register historic district.

2. After rehabilitation, the historic building must be used for an income-producing purpose for at least five years. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit.

3. The project must meet the "substantial rehabilitation test." In brief, this means that the cost of rehabilitation must exceed the pre-rehabilitation value of the building. Generally, this test must be met within two years or within five years for a project completed in multiple phases.

4. The rehabilitation work must be done according to the Secretary of the Interior's Standards for Rehabilitation. These are 10 principles that, when followed, ensure the historic character of the building has been preserved in the rehabilitation. (See the next section for the 10-principles.)

Q. How does the IRS define a "building" for purposes of the 20% tax credit for rehabilitating historic buildings?

A. Treasury Regulation 1.48-1(e) defines a building as any structure or edifice enclosing a space within its walls, and usually covered by a roof, the purpose of which is to provide shelter or housing or to provide working, office, parking, display or sales space.

For More Specific Information...

Visit the tax credit site for the National Park Service

SECRETARY OF THE INTERIOR'S STANDARDS

The U.S. Department of the Interior developed 10 national standards that address the rehabilitation of historic buildings. The standards address appropriate preservation treatments. The Secretary of the Interior is responsible for establishing professional standards and for providing advice on the preservation and protection of all cultural resources listed in or eligible for listing in the National Register of Historic Places.

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings were first published by the National Park Service in 1979 and are applied to National Register properties whenever federal tax incentives are involved.

Also, The Secretary of the Interior's Standards for the Treatment of Historic Properties, apply to all proposed development grant-in-aid projects assisted through the National Historic Preservation Fund, and are intended to be applied to a wide variety of resource types, including buildings, sites, structures, objects and districts. They address four treatments: preservation, rehabilitation, restoration, and reconstruction.

The treatment standards, developed in 1992, were codified as 36 CFR Part 68 in the July 12, 1995 *Federal Register* (Vol. 60, No. 133). They replace the 1978 and 1983 versions of 36 CFR 68 entitled, "The Secretary of the Interior's Standards for Historic Preservation Projects." The Guidelines also replace the Guidelines that were published in 1979 to accompany the earlier Standards.

Please note that The Secretary of the Interior's Standards for the Treatment of Historic Properties are only regulatory for projects receiving federal grant-in-aid funds; otherwise, the Standards and Guidelines are intended only as *general guidance* for work on any historic building.

Income producing properties in a National Register historic district may be eligible for a 20% federal income tax credit on rehabilitation costs if the work is in conformance with the Secretary's Standards.

SECRETARY OF THE INTERIOR'S STANDARDS

The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. This historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historical significance in their own right (are now over 50 years old) shall be retained and preserved.
5. Distinctive stylistic features, finished and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

SECRETARY OF THE INTERIOR'S STANDARDS

The Secretary of the Interior's Standards for Rehabilitation continued

8. Significant archaeological resources affected by a project shall be protected and undertaken.

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size scale and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If you own a commercial property and decide to pursue rehabilitation and take advantage of the federal tax incentive, please note that conformance to the Castroville Design Guidelines does not necessarily constitute acceptable work for a certified rehabilitation federal tax project. In Texas, the Texas Historical Commission administers this program. However, the Castroville Historic Preservation Officer is able to advise and advocate for a Castroville commercial property owner interested in this program.

LEAD PAINT ABATEMENT

The Hazard of Lead Paint

The Environmental Protection Agency estimates that three-quarters of the country's housing stock built prior to 1978 contains lead-based paint. The quantities range from 90 percent of housing units built before 1940 to 62 percent of units built between 1960 and 1978. While it was banned in paint in 1978, lead is a toxic substance. It poisons the human body, attacking the organs and every system. Lead poisoning is especially damaging to the early development of the brain and nervous system, which places young children under the age of six and fetuses at the highest risk.

Lead dust, the primary source of all lead poisoning is either inhaled or ingested. Young children are most likely to contract lead poisoning from ingesting the lead contaminated surface dust that is generated from the deterioration of lead based paint. Lead is released due to moisture damage, friction and contact on impact surfaces, and of course disturbance during the course of residential renovation and repair work. It may also be carried into the home from contaminated exterior dust and soil. Children who inhale or ingest this dust run the risk of developing high-lead levels in the blood, which may cause brain and nervous systems damage, lower intelligence, slower development and shorter attention spans. Ironically, the vast majority of childhood lead poisoning cases go undetected and untreated because there are no obvious symptoms of high-lead levels in the blood.

Adults may also suffer harm due to inhalation of lead dust. Difficulties during pregnancy, reproductive problems in both men and women, high blood pressure, digestive problems, memory and concentration problems and muscle and joint pain are all physical ailments that may be attributed to high levels of lead in the blood.

However, there are many practical and immediate safeguards in protecting one's home, family and health against the presence and potential physical damage of lead-based paint that exists in older homes. Weekly cleaning of floors, window frames, window sills and other surfaces; frequent washing of children's hands,

LEAD PAINT ABATEMENT

especially before they eat or sleep; preventing children from chewing window sills or other painted surfaces; and serving nutritious, low-fat foods high in iron and calcium (children with good diets absorb less lead) are all relatively routine and easy methods of reducing the risk of lead hazards in the home.

Mitigation

There are basically two thoughts on mitigation of lead paint hazards in older houses:

The first is to control the danger.

The second is to completely eliminate the source.

The lead paint hazard can be *controlled* by removing deteriorated lead-based paint, encapsulating or covering it, eliminating the friction and impact surfaces producing lead dust and planting over contaminated soil.

Complete abatement requires the total *removal* of the lead-paint on all interior and exterior surfaces.

Abatement usually occurs during the rehabilitation of a house. Rehabilitation is also the time when walls and surfaces are most likely to release lead dust into the air. The owner should inform workers that the potential lead hazard exists. The contractor should use appropriate precautions and comply with applicable laws when removing and disposing of lead contaminated material.

The goal of lead paint mitigation is to have a renovated, lead-safe house that contributes to the Castroville historic area.

RESOURCES FOR PRESERVATION

Guidebooks and Dictionaries for Residential Buildings

Blumenson JJG. *Identifying American Architecture*. New York: Alfred A Knopf, 1984.

Carley R. *The Visual Dictionary of American Domestic Architecture*. New York: Henry Holt and Co., 1994.

Clark C. *The American Family Home, 1800-1960*. Chapel Hill: University of North Carolina Press, 1986.

Greene F. *The Anatomy of a House*. New York: Doubleday, 1991

Handlin D. *The American Home: Architecture and Society, 1815-1915*. Boston: Little, Brown and Co., 1979.

Howe B, et al. *Houses and Homes: Exploring Their History*. Nashville, Tenn.: Association for State and Local History, 1987.

Howard H. *How Old Is This House? A Skeleton Key to Dating and Identifying Three Centuries of American Houses*. New York: The Noonday Press of Farrar, Straus and Giroux, 1989.

Kyvig DE, Marty MA. *Nearby History: Exploring the Past Around You*. Lanham, Md.: Altamira Press, 2000.

Lancaster C. *The American Bungalow; 1880-1930*. New York: Dover Publications, 1995.

Lounsbury CR, Patrick VE. *An Illustrated Glossary of Early Southern Architecture and Landscape*. Charlottesville, Va.: University Press of Virginia, 1999.

McAlester V & M, et al. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1990.

Phillips S J. *Old-House Dictionary: An Illustrated Guide to American Domestic Architecture, 1600 to 1940*. Washington D.C.: Preservation Press, 1992.

Rifkind C. *A Field Guide to American Architecture*. New York: New American Library, 1980.

Schrenk L (foreword). *Your Future Home: The Architects' Small House Service Bureau*. Washington, D.C.: American Institute of Architects, 1992.

Stevenson K C, Ward Jndl H. *Houses by Mail: A Guide to Houses from Sears, Roebuck and Company*. New York: John Wiley and Sons, Inc., 1986.

Tyler N. *Historic Preservation: An Introduction to Its History, Principles, and Practice*. New York: W.W. Norton & Co., 1999.

Walker L. *American Shelter: An Illustrated Encyclopedia of the American Home*. New York: Overlook Press, 1981.

Whiffen M. *American Architecture Since-1780*. Cambridge, Mass.: MIT Press, 1993.

Wright G. *Building the Dream: A Social History of Housing in America*. Cambridge, MIT Press, 1993.

Non-Domestic Buildings

Gebhard D. *The National Trust Guide to Art Deco in America*. New York: John Wiley and Sons, Inc., 1996.

Liebs C. *Main Street to Miracle Mile: American Roadside Architecture*. Baltimore: Johns Hopkins University Press, 1985.

Longstreth R. *Main Street: A Guide to American Commercial Architecture*. Washington D.C.: National Trust for Historic Preservation, 1987.

Gebhard D. *The National Trust Guide to Art Deco in America*. New York: John Wiley and Sons, Inc., 1996.

Liebs C. *Main Street to Miracle Mile: American Roadside Architecture*. Baltimore: Johns Hopkins University Press, 1985.

Longstreth R. Main Street: A Guide to American Commercial Architecture. Washington D.C.: National Trust for Historic Preservation, 1987.

Resources for Historic Preservation

Affordable Housing Through Historic Preservation: A Case Study Guide to Combining the Tax Credits.
Washington, D.C.: National Trust for Historic Preservation and the National Park Service, 1995.

The Economic Benefits of Preserving Community Character: A Practical Methodology. Washington, D.C.: National Trust for Historic Preservation, 1991.

National Trust for Historic Preservation: Information Series

To buy titles, use an online search engine such as google.com, dogpile.com or about.com. Another option is to ask the Castroville Library to obtain the books through their system.

- Maintaining Community Character: How to Establish a Local Historic District
- Design Review in Historic Districts
- Reviewing New Construction Projects in Historic Districts
- Basic Preservation Procedures
- Buyers Guide to Older and Historic Houses

National Park Service: Preservation Briefs series

- Cleaning of Masonry Buildings (PB 1)
- Roofing for Historic Buildings (PB 4)
- Aluminum and Vinyl Siding on Historic Buildings (PB 8)
- Repair of Historic Windows (PB 9)
- Rehabilitating Historic Storefronts (PB 11)

Preservation Yellow Pages: The Complete Information Source for Homeowners, Communities and Professionals. Washington D.C.: National Trust for Historic Preservation, 1997

Preservation Online

Texas Historical Commission.

THC database of historical markers, National Register properties, data and survey records.

Texas Department of Economic Development.

National Register of Historic Places.

National Park Service Cultural Resources.

National Trust for Historic Preservation.

PreserveNet.

American Association for State and Local History.

Association for Preservation Technology.

National Center for Preservation Technology and Training.

National Main Street Center.

San Antonio Conservation Society .

GLOSSARY OF TERMS

Bargeboard--sloped boards at the edge of a projecting overhang at the gable end; often decoratively carved or scrolled.



Green bargeboard

Base--lower part of a column or pier, wider than the shaft and resting on a plinth, pedestal or podium.



Knee bracket

Board and Batten Siding--a siding consisting of long vertical boards and thin strips, or battens; the battens are used to conceal the gaps between the siding boards.



Combination Hip Roof

Brackets--projecting support members found under eaves or other overhangs; may be plain or decorated.

Built-in--cabinetry or furniture that is built as an integral part of the larger construction.

Capital--the topmost member of a column.



Console

Combination Hip Roof--a composition of more than one hipped element at the roof or a combination of hipped and gable roof forms.

Composition Shingles--shingles made from a mixture of binder materials with fibers, also called asphalt shingles.

Console--a decorative bracket in the form of a vertical scroll, projecting from a wall to support a cornice, a door or window head.



Corbelled Chimney Cap

Corbelled Chimney Cap--a brick or stone capping at the top of a chimney that has a series of projections, each stepping out farther than the one below it.

GLOSSARY OF TERMS

Corner Block--a square block used to trim casing at the upper corners of door or window surrounds; typically decorated with a milled bull's eye, known as rosettes.

Dentils -one of a band of small, square, tooth-like blocks found in a series on cornices, molding etc.

Dormer - a vertical window which projects from a sloping roof.

Divided Light Sash -a window with glass divided into small panes.

Drop Siding -a type of horizontal wood cladding characterized by overlapping boards with either tongued and grooved or rabbeted top and bottom edges.

Fabricated Metal- any kind of building component manufactured of metal, often decorative in nature and frequently used as columns and railings.

Fretwork -ornamental wood which is usually carved or turned and installed over doorways and openings



Dormer



Divided Light Sash



Fretwork at TransomCorner

GLOSSARY OF TERMS

Front Facing Gable -the end wall of a building with a gable roof that faces the street



Front Facing Gable End

Garden Loop Fence -a woven wire fencing which is distinguished by the loop at the top and mid height.



Garden Loop Fencing

Load Bearing Wall- a wall capable of supporting an imposed load in addition to its own weight. These walls frequently run the full height of a building from foundation to roof.



Mortar -a paste-like mixture installed between masonry units, such as brick or stone that is usually made of cement, lime, water and sand.

Out Building -a building detached from the main house or structure but all located on a single lot.

Repoint -the removal of mortar from between the joints of masonry units and the replacing of it with new mortar. Mortar should match the original in composition.

GLOSSARY OF TERMS

Side Light -a narrow window adjacent to a door or wider window, and the height as the door or window, most often one of a pair flanking an entrance door.



Side Lights

Soffit -the exposed, often flat, underside of a roof overhang

Standing Seam Metal Roofing -a sheet metal roofing with vertical folded seams running parallel along the slope.

Transom -a small window or series of panes above a door or window, frequently used with side lights at an entry door

V-Crimp Roofing - sheet metal roofing which is folded to create a "v" in profile and laps at a "V" joint



Soffits on Gable End and on Dormer

Welded Wire Fencing - fencing comprised of square or rectangular openings also known locally as "hog wire"



V-crimp roof

Appendix

CASE STUDY 1



Before: Front view



After: Front view



Proposed floor plan



Proposed house elevations



Before: Rear view



After: Side view with garage, connector and historic home.

CASE STUDY 2



Before: Front view



After: Front view



Proposed site plan



Bird's eye view rendering of house.



Before: Rear view



After: Rear view at master bedroom.

Section 3. CH District Property Regulations

A. SPECIAL CH DISTRICT REGULATIONS

I. Purpose.

The purpose of this article is to:

- (1) Protect and enhance the City's history, culture and architecture by promoting the value and importance of those attributes;
- (2) Strengthen the economy of Castroville;
- (3) Protect and enhance Castroville's attractiveness to visitors and residents;
- (4) Ensure harmonious, orderly and managed growth and development of the City;
- (5) Increase public awareness and appreciation of Castroville's historic past and unique sense of place; and
- (6) Maintain a generally harmonious outward appearance of properties to be compatible and complimentary in scale, form, color, proportion, texture and material.

II. Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- (1) Alteration means any construction of change to the exterior of a building, site, or structure. Alterations shall include, but not be limited to, the changing to a difference type, style, or size of roofing or siding materials; changing, eliminating, or adding doors, door frames, windows, window frames, shutters, fences, railing, porches, columns, balconies, walls steps, signs, or other ornamentation, the changing of paint color; dismantling, removing, or moving of any exterior features or demolition. Alteration does not include routine maintenance.
- (2) Building Official is the person within the City organization that administers the Building Codes of the City.
- (3) Design Review Letter means a signed and dated document evidencing the approval of the Community Development Department of any new construction or alteration proposed by an owner or applicant as required by this Chapter.
- (4) Demolition means an act or process that destroys or razes in whole, or in part, a building, object, site or structure, including the permanent impairment of structural integrity. This includes demolition by neglect, which is defined as inaction or series of inactions that result in the destruction of irredeemable deterioration of a building.
- (5) In-kind replacement means repairing or replacing materials to match the existing materials in composition, design and color.
- (6) Reconstruction means that act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

- (7) Rehabilitation means the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or feature which convey its historical, cultural, or architectural values.
- (8) Relocation means any change of the location of a structure, object or material thing from its present setting to another setting.
- (9) Restoration means the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.
- (10) Routine maintenance means any work which is to correct any deterioration, decay or damage to a structure or property, or any part thereof, and to restore to the same condition prior to such deterioration, decay or damage, using the same materials and design as the original. Routine maintenance does not include a change in design, materials or outward appearance, but does include in-kind replacement, as defined in this section, or repair. Examples of routine maintenance include, but are not limited to: repainting in same colors that exist, replacement of roofing materials in the same color, materials and design, repairing siding or windows if the same materials and design, and repair of sidewalks and driveways using the same type and color of materials.
- (11) Structure means anything constructed or erected which requires location on the ground or is attached to something having a location on the ground, including but not limited to buildings.

III. Reserved.

IV. Design Review Letter.

- (1) Activities requiring Design Review Letter. No person shall obtain a building permit for any work altering the exterior of any property that is used as a commercial property without obtaining a Design Review Letter issued by the Community Development Department in accordance with the provisions of this Chapter. Design review shall encompass all elements of design and planning regarding the entire property associated with the project. Routine maintenance shall not require a Design Review Letter.
- (2) Application procedure for a Design Review Letter. Prior to submitting an application for building permit for any work requiring a Design Review Letter, the property owner shall file an application for a Design Review Letter with the Community Development Department. Applicants are required to meet with the Community Development Department at a Pre-application Meeting prior to submitting an application. Following the Pre-application Meeting, the Community Development Department will issue a Preliminary Design Review Letter to the applicant with any comments that may have resulted from that meeting. If there are outstanding items to discuss, the Community Development Department may require additional Pre-application Meetings to resolve those items prior to submittal of an official Design Review Letter Application.
- (3) The Design Review Letter Application shall contain the following information, any of which may be waived by the Community Development Department.
 - a) Name, address and telephone number of the owner;
 - b) Address and legal description of the property;
 - c) Site plan showing the location of the structure of property on its lot;
 - d) Photographs of all elevations of the structure or property and details pertaining to the proposed work;

- e) Detailed description of the proposed work;
- f) Elevation drawings of the proposed changes, if applicable;
- g) Samples of, or appropriate information concerning materials to be used;
- h) Any other information which the Community Development Department deems reasonably necessary to visualize and evaluate the proposed work;
- i) Signature of the owner and date verifying that the application is complete and correct.
- j) The construction documents shall be prepared by a registered design professional where required by State Law.

The Community Development Department shall review the application and all documents and determine if additional information is required.

- (4) Review process. The applicant has the burden of proof to establish the necessary facts to warrant favorable action. Applicants shall furnish the Community Development Department all plans, specifications, drawings, renderings, and designs necessary for the Community Development Department to render a decision. The Community Development Department shall notify the applicant of the decision in writing.
- (5) Standard for approval and issuance.
 - a) *Standard for approval.* The Community Development Department shall approve the application if it determines that:
 - i. The proposed work is consistent with the applicable design considerations of building height, scale, orientation, spacing, placement of the building on site, façade proportions, window and door patterns, size, shape and proportions of wall openings, projections, materials, textures and colors, roof forms, horizontal, vertical or non-directional emphasis, landscaping, lighting, walls/fences and parking.
 - ii. The proposed work is consistent with Design Guidelines for the district in which the property is located.
 - iii. The proposed work will not have an adverse effect on the architectural features of the structure.
 - b) *Issuance.* If a Design Review Letter has been approved by the Community Development Department:
 - i. The Community Development Department shall issue the Design Review Letter to the applicant; and
 - ii. If all requirements of the development and building codes are met and a building permit is required for the proposed work, the Building Official shall issue a building permit to the applicant for the proposed work.

No change that substantially alters the proposed design of the project shall be made in the application or associated plans for any building permit after issuance of a Design Review Letter without resubmittal to the Community Development Department and approval thereof in the same manner as provided in this section.

- (6) **Appeal.** If the Community Development Department has denied the Design Review Letter, the applicant may file in writing a notice of appeal to the Planning and Zoning Commission within ten business days after receiving notice from the Community Development Department. The Community Development Department shall place the appeal on the Planning and Zoning Commission agenda for a public hearing, and the applicant shall be notified of the date of the public hearing. In considering an appeal, the sole issue before the Planning and Zoning Commission is whether the Community Development Department erred in its decision. The Planning and Zoning Commission shall consider the same standards and evidence that the Community Development Department was required to consider in making the decision.
- (7) **Reapplication.** If a final decision is reached by the Planning and Zoning Commission denying a Design Review Letter, no further applications will be accepted for the subject matter for the denied Design Review Letter for one year from the date of final decision unless the Planning and Zoning Commission or Community Development Department waives the time limit upon the written request of the applicant indicating the incorporation of changes in plans and specifications to the original application as recommended by the Planning and Zoning Commission.

V. Reserved.

VI. Prohibited acts, penalty for violation, and enforcement.

- (1) **Prohibited acts.** It shall be unlawful to reconstruct, structurally alter, remodel, renovate, restore, demolish, raze, or maintain any property regulated by this ordinance in violation of the provisions of this ordinance. In addition to other remedies, the City may initiate any appropriate action or proceedings to prevent such unlawful construction, restoration, demolition, razing, or maintenance, to restrain, correct or abate such violation.
- (2) **Penalties.** Any person, firm, or corporation violating any of the provisions of terms of this chapter shall, upon conviction thereof, be fined a sum not exceeding \$500.00 for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.
- (3) **Inspection.** All work performed pursuant to a Design Review Letter issued under this chapter shall conform to all its requirements. It shall be the duty of the Building Official to inspect periodically to assure such compliance. In the event work is found that is not being performed in accordance with the Design Review Letter, or upon notification of such fact by the Community Development Department and verification by the Building Official, the Building Official shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect.

B. DESIGN CRITERIA FOR COMMERCIAL PROPERTIES IN CH DISTRICTS

- (1) Castroville Design Criteria for Commercial Buildings Located in the Commercial Districts along U.S. Highway 90 incorporated as “Design Criteria for Commercial Properties in CH Districts.”

CZO Article IV, Section 3B
Design Criteria for Commercial Properties in CH District

Castroville Design Criteria for Commercial Buildings



Exhibit B

Table of Contents

| | |
|---|----|
| Chapter 1: Design Guidelines for Commercial Districts | 4 |
| Introduction..... | 4 |
| 1. Mass and Size | 5 |
| A. Use Varying Façade Sizes | 5 |
| B. Vary Building Height..... | 5 |
| C. Consider Multiple Buildings on Large Lots | 6 |
| D. Maximum Façade Length | 6 |
| 2. Building and Roof Form | 6 |
| A. Use Traditional Building Forms | 6 |
| B. Use Traditional Roof Pitches | 6 |
| C. Pitched Roofs | 7 |
| D. Flat Roofs..... | 7 |
| E. Break-Up Long Roof Ridgelines..... | 7 |
| 3. Building Setbacks | 7 |
| A. Coordinate Site Plans with Surrounding Properties..... | 7 |
| B. Vary Building Setbacks..... | 7 |
| C. Proximity to Parking Facilities..... | 8 |
| 4. Exterior Design Standards | 8 |
| A. Façade Articulation and Color/Texture Variation | 8 |
| B. Horizontal Articulation | 8 |
| C. Vertical Articulation..... | 8 |
| D. Storefronts and Entrances | 9 |
| E. Entryways | 9 |
| F. Building Façade (Elevation) Plan..... | 9 |
| 5. Pedestrian Systems..... | 9 |
| A. Design Considerations | 9 |
| B. Develop Pedestrian Pathways | 10 |
| C. Encourage Pedestrian Access..... | 10 |
| 6. Positive Open Space | 10 |
| A. Create "Places with Identities"..... | 10 |
| B. Leverage Space between Buildings..... | 11 |
| C. Connect Open Spaces..... | 11 |
| 7. Automobile Circulation and Parking | 11 |
| A. Automobile Circulation..... | 11 |
| 1. Clearly Identify the Road Edge..... | 11 |
| 2. Identify Entrances | 11 |
| 3. Minimize the Number of Entrances..... | 12 |
| 4. Conceal Parking | 12 |
| B. Parking | 12 |
| 1. Surfacing | 12 |
| 2. Marking..... | 12 |
| 8. Service Areas | 13 |
| A. Keep Service Areas Out of Sight | 13 |
| B. Protect Site Amenities..... | 13 |

| | |
|--|----|
| 9. Corporate and Franchise Designs | 13 |
| A. Stock Building Plans Prohibited | 14 |
| B. Maintain the Character of Castroville | 14 |
| 10. Architectural Character | 14 |
| A. Draw Upon Characteristics that Work | 14 |
| B. Address Highway 90 | 14 |
| Chapter 2: Building Materials Design Guidelines | 15 |
| Introduction..... | 15 |
| 1. Building Materials | 15 |
| A. Exterior Walls and Siding..... | 15 |
| B. Permitted Materials for Exterior Walls and Siding..... | 15 |
| C. Special Use Permit Required Materials for Exterior Walls and Siding | 16 |
| D. Prohibited Materials for Exterior Walls and Siding..... | 16 |
| E. Paint..... | 16 |
| F. Metals | 17 |
| G. Exposed Columns | 17 |
| 2. Roof Materials | 17 |
| A. Permitted Materials for Roof | 17 |
| B. Special Use Permit Required Materials for Roof..... | 17 |
| C. Prohibited Materials for Roof | 17 |
| Chapter 3: Landscaping Design Guidelines..... | 18 |
| Introduction..... | 18 |
| 1. Landscaping Plan | 18 |
| A. Green Space | 18 |
| B. Trees | 18 |

Chapter 1: Design Guidelines for Commercial Districts

Introduction

In many respects, the commercial districts along U.S. Highway 90 provide the first "street level" view of Castroville seen after entering the town from U.S. Highway 90 and S.H. 471. Future developments should change the current character by promoting dispersed parking, creating a road edge and developing structures that emphasize the country and historic nature of Castroville, while emphasizing its theme of "The Little Alsace of Texas."

The current character of the commercial districts along U.S. Highway 90 is typical of "strip commercial" areas that are dominated by and cater to the automobile. Many of the services found here are typical to a highway interchange: gas stations, restaurants, and a visitor's center. Although these uses are typically associated with the automobile that does not necessarily define this area's future character. In order to counter the current "strip commercial" character of the area, new developments will have to be designed very carefully to meet the design goals for the area. In the portion of the area immediately adjacent to residential properties, the mass, size and roof forms of those properties should be considered.

This document provides design policies and guidelines that are applicable to both new construction and alterations of non-historic buildings located in Castroville's commercial districts.

Summary of Key Characteristics

Key design characteristics of this commercial area include the following:

- buildings set back from street edge
- variety of building styles
- service and parking areas in front of buildings
- free-standing signs
- auto-oriented / dominated
- irregular road edge

Design Goals

As this area continues to develop, it is important to the town that a coordinated image be established. This image should utilize architectural forms from the area's historic period of significance.

The design goals for the commercial districts along U.S. Highway 90 are:

- To change the existing pattern of development
- To serve as the gateway into the Historic District, without imitating it or creating a false sense of history
- To establish a coordinated image
- To minimize the impact of the automobile and large trucks, by managing a parking system (e.g., large areas of parking, as seen from the street, are discouraged and parking should be screened with landscaping and broken up into smaller areas)
- To clearly define the road edge and entrances and exits with landscaping (e.g., a limited number of cuts should be allowed in the area)
- To link existing and future developments with other projects and trail systems
- To promote friendly, walkable streets (e.g., projects that support pedestrian activity and contribute to the quality of life are encouraged)
- To provide a safe environment for the pedestrian (e.g., providing walking paths, pocket parks and landscaping along the street edge is encouraged)
- To develop contemporary interpretations of the traditional context, not historic-look-alike buildings
- To minimize the amount of light spill from a structure
- Be sympathetic to adjacent residential construction

1. Mass and Size

A variety of building sizes existed in this area historically.

While contemporary design approaches are encouraged, developments should continue to exhibit a variety in sizes, similar to the buildings seen traditionally.

A. Use Varying Façade Sizes

A variety of sizes is appropriate in new developments.

1. Differentiate a primary facade with significant set backs in the wall plane.
2. Variations in facade treatment may be continued through the structure, including its roof line and front and rear facades to reduce the perceived size of the building.

B. Vary Building Height

Building heights of larger projects should provide variety.

1. A larger development should step down in height towards the street or smaller, surrounding structures.
2. A new building in Zone CHC can be 30 feet or 2 ½ stories tall.
3. A new building in Zones CHE or CHW can be 40 feet or three stories tall.

C. Consider Multiple Buildings on Large Lots

Large lots should be developed with several buildings, rather than a single structure.

1. This will help reduce the perceived size of the project.
2. The area between the buildings should also contribute to the overall positive open space of the site.

D. Maximum Façade Length

A primary building facade should not exceed fifty feet in width, without a significant setback

1. Differentiate a primary facade with significant setbacks in the wall plane. Create positive open space in these setbacks such that they will enhance the streetscape.
2. Variations in facade treatment should be continued through the structure, including its roof line and front and rear facades.

2. Building and Roof Form

Developments in the commercial districts along U.S. Highway 90 are expected to be quite a bit larger than in the rest of town.

A. Use Traditional Building Forms

Use building forms that are similar to those structures seen traditionally.

1. Buildings should have vertical proportions.
2. Break up a larger building into subordinate elements to reduce its apparent size, especially for buildings on large parcels.

B. Use Traditional Roof Pitches

Roofs should have a pitch similar to those seen historically.

1. Pitched, gable and shed roofs are appropriate.
2. Flat skylights mounted flush with the roof may be considered in areas that minimize their visibility from public ways. Bubbled or domed skylights are not appropriate.
3. Eave depths should be a minimum of two feet.

C. Pitched Roofs

Pitched roofs shall have a minimum slope or pitch of eight (8) feet of rise for every twelve (12) feet of run (8:12).

D. Flat Roofs

Building walls shall extend to parapets that enclose the roof area. Those parapets shall be of sufficient height to fully screen the roof and any mechanical equipment located on the roof.

E. Break-Up Long Roof Ridgelines

Long roof ridgelines parallel to the street shall be broken by dormers, setbacks or in some other fashion.

1. Unbroken ridge lines generally shall not be longer than one and one-half times the height of the building.
2. The maximum unbroken ridge line length is 30 feet.

3. Building Setbacks

Historically, a wide variety of building types have been found in this commercial area. This variety dictated differing building siting patterns.

New developments should build on this tradition and provide a variety of building setbacks.

A. Coordinate Site Plans with Surrounding Properties

Coordinate site plans with surrounding properties to enhance the sense of open space, building spacing, parking, and service areas.

1. By coordinating site plans certain site functions (e.g., parking, ingress, egress and service areas) may be shared.

B. Vary Building Setbacks

A variety of building setbacks may be considered.

1. This variety should include buildings located both at the front and rear of properties. The majority of the buildings should be closer to the street edge, however.
2. Setbacks to large buildings should be varied, and should be treated as positive open space, amenities to be enjoyed by pedestrians.

3. Use landscaping to define the street edge and provide a separation between pedestrian and automobile routes.

C. Proximity to Parking Facilities

Siting a building behind major areas of parking is strongly discouraged.

4. Exterior Design Standards

The architectural character of the built environment should complement the natural landscape and not dominate it. Building masses shall be broken up to provide, through change in texture and color, horizontal and vertical relief and should relate harmoniously on a pedestrian, human scale.

Vertical proportions which exaggerate building height should be avoided.

The level of detailing and finish of wall facades shall be consistent on all sides of the building. Wall planes visible from any roadway or adjoining properties shall be detailed with architectural elements which provide shadow lines and which provide visual depth unless screened with landscaping.

A. Façade Articulation and Color/Texture Variation

For the purpose of this section, a “break” shall be defined as an interruption of the building wall plane with either a recess or an offset at an angle of between ninety (90) degrees and forty-five (45) degrees to the wall plane.

B. Horizontal Articulation

No building façade shall extend greater than two (2) times the wall’s height without having a minimum “break” and color/texture change of 25% of the wall’s height, and such “break” and color/texture change shall continue for a minimum distance equal to at least 25% of the maximum length of either adjacent plane. The maximum distance without a break shall not exceed 50 feet.

C. Vertical Articulation

No horizontal wall shall extend for a distance greater than two (2) times the height of the wall without changing height through an articulation, or variation, of the roofline by a minimum of 25% of the wall’s height, and such roofline change shall continue for a minimum distance equal to at least 25% of the maximum length of either adjacent plane.

D. Storefronts and Entrances

Street-level storefronts and building entrances should be open and inviting to pedestrians. All in-line buildings shall have street-to-building zone of at least 25 feet to be used for sidewalks, including a minimum 10 foot landscaped buffer strip and pedestrian spaces including benches and other seating facilities.

E. Entryways

A minimum of 15 square feet of recessed entryway shall be provided for businesses in buildings less than 15,000 square feet. Buildings over 15,000 square feet shall have a minimum of 100 square feet of recessed entryway to help delineate a building's entrance and add variety to the streetscape.

F. Building Façade (Elevation) Plan

Façade offset shall be shown, along with calculations verifying that the building elevations meet the above requirement, on a building façade (elevation) plan, and shall be submitted for Design Review Board (DRB) review and approval along with the site plan.

5. Pedestrian Systems

Continuity of pedestrian routes is a goal of the town, both in terms of connecting individual projects and town blocks, and also within larger projects that have more than one building.

Pedestrian routes should provide safe, uninterrupted access to all streets and major open spaces.

A. Design Considerations

A project should be designed to provide an attractive street edge and to encourage pedestrian activity.

1. This applies to landscaping and open space, as well as to the primary facade of a building.
2. Projects that support pedestrian activity and contribute to the quality of life are encouraged.
3. Building entrances should be clearly identified and oriented to face the street.
4. Consider the following building elements that help provide an attractive street edge and encourage pedestrian activity:
 - display windows
 - public art or murals

- facade articulation
- landscaping

B. Develop Pedestrian Pathways

Develop four feet wide concrete sidewalks or similar permanent pedestrian pathways that connect with other developments.

1. Such a pathway should lead along the street edge. This will help to clearly identify the road edge.
2. Consider developing focal points along pedestrian routes with special pedestrian amenities. Benches, mini parks and planters are examples of amenities that are encouraged.
3. Landscaping that identifies pedestrian ways or provides a separation between automobile routes is strongly encouraged.

C. Encourage Pedestrian Access

Consider developing paths within the parcel that encourage pedestrian access.

1. Internal routes within large projects should also be provided which connect to external pedestrian systems.
2. Consider the addition of bike paths to complement pedestrian access.

6. Positive Open Space

Open space that is planned and designed as an amenity improves the quality of life for the community and should be included in all projects.

This may occur as a garden, courtyard or plaza. It also may be "active," planned for human use, or "passive," designed to be viewed as an amenity only. Undeveloped land that is "left over" after a building is placed on a site is usually insufficient to function as positive open space.

A. Create "Places with Identities"

Create "places" with distinct identities within projects.

1. Include open spaces with special amenities that encourage use, such as benches and sitting areas.
2. Establish visual continuity within these spaces by using similar materials, forms and street orientations.
3. Where diversity in building setbacks is a part of the context, a varied setback may also help to create open space.
4. Locate open space in sunny areas whenever possible.

B. Leverage Space between Buildings

If several buildings are proposed for a site, the spaces between the buildings should contribute to the overall positive open space of the area.

1. Buildings should be positioned on the site in a manner that minimizes the apparent mass and size, and maximizes open space.

C. Connect Open Spaces

Connect open spaces among large projects.

1. Where projects or buildings within a project abut one another, open spaces should be organized in a manner which maximizes their areas.
2. Open spaces also should connect with natural amenities such as the Historical District.

7. Automobile Circulation and Parking

The commercial districts along U.S. Highway 90 should provide a controlled, organized automobile system which provides a safe pedestrian environment. Streets, sidewalks and landscaping should define the road edge and encourage walking, sitting and other pedestrian activities.

Projects that can occur in the commercial districts along U.S. Highway 90 also have automobile activity associated with them. This should not, however, make it an unsafe environment for the pedestrian.

Off-street parking facilities, inclusive of parking lots shall be guided by the nature of the properties use, location, and frequency of use.

Automobile circulation patterns, both internal and external, should be clearly identified and should not interfere with pedestrian circulation systems.

A. Automobile Circulation

1. Clearly Identify the Road Edge

Clearly identify the road edge for both automobiles and pedestrians.

2. Identify Entrances

Use landscaping and lighting accents to identify entrances.

3. Minimize the Number of Entrances

Minimize the number of entrances along a street edge. Sharing ingress and egress points with neighboring projects is strongly encouraged.

4. Conceal Parking

Place parking areas to the rear of a site when feasible or disburse throughout the site.

B. Parking

All required or provided off-street parking areas shall be paved and maintained according to City standards and specifications for minor street construction as provided in the City subdivision ordinance and as delineated below in surfacing and marking.

1. Surfacing

- (a) All businesses fronting Highway 90 will have surfaced parking. It may be porous concrete, asphalt, seal coat or pavers;
- (b) Historic Structures: Commercial historic structures fronting Highway 90 must conform to guidelines of this section unless they are in conflict with specific guidelines of the Historic Landmark Commission (HLC). Owners of those structures may apply for exceptions to this requirement after review and recommendation by the HLC;
- (c) Surfacing Exceptions: Owners of businesses that by their very nature, location, age or environmental concerns desire a parking surface exemption, may petition the Planning and Zoning Commission (PZC) and the Design Review Board (DRB) with their request. A public hearing will be held and the PZC and DRB will send their recommendations to the City Council for a decision.

2. Marking

- (a) All hard surfaced parking will be marked or striped in a manner that clearly depicts parking slots. Handicap parking will be clearly marked;
- (b) Parking areas used solely for display of vehicles for sale or rental are not required to have delineated parking spaces;
- (c) Marking Exceptions: Owners of businesses that by their very nature, location, age or environmental concerns desire a parking surface marking exemption, may petition the Planning and Zoning Commission (PZC) and the Design Review Board (DRB) with their request. A public hearing will be held and the PZC and DRB will send their recommendations to the City Council for a decision.

8. Service Areas

Since a project designed in this commercial area will be visible from more than one side of the site, there is no clear "rear yard" that service areas should be placed in.

Because of this, it is important that service areas are screened from view on all sides. Designing a service area as an integral part of the building design may also be a consideration.

A. Keep Service Areas Out of Sight

Service areas should not be visible from major pedestrian ways or neighborhood residential areas.

1. Service and trash areas should be screened from view on all sides.
Consider using a shed to enclose it.
2. Also consider designing a service area as an integral part of the building design, on interior portions of the building.
3. Provide adequate trash storage capacity such that debris will not overflow the containers.

B. Protect Site Amenities

Service and trash areas should not be located adjacent to site amenities.

9. Corporate and Franchise Designs

One of the concerns in building design is that when national chain companies or their franchises construct buildings in the commercial area that they do so in a way that reinforces the design traditions of Castroville.

Some typical issues and negative impacts often associated with national chain or commercial franchise designs include:

- Bright logo colors are used over large expanses of a building that contrasts too strongly with the established palette of Castroville.
- Large blank walls on "big box" buildings are bland and out of scale, and discourage pedestrian activity.
- Buildings are surrounding by parking lots and cars. Primary entrances are typically oriented to these parking lots, rather than to the street.
- Metal panels and large areas of featureless stucco are often used and these are out of character and not of human scale.

A. Stock Building Plans Prohibited

The use of stock building plans or typical corporate or franchise operation designs are not allowed.

B. Maintain the Character of Castroville

Building designs or styles should be compatible with the character of Castroville.

10. Architectural Character

Buildings throughout Castroville are simple in character.

A new development in the commercial area should therefore not introduce architectural designs that would be inconsistent with the design traditions of town.

A. Draw Upon Characteristics that Work

A new building that draws upon the fundamental characteristics of building in Castroville is encouraged.

1. Applying highly ornamental details that were not a part of building in Castroville is inappropriate.

B. Address Highway 90

All facades should be given equal design consideration.

1. Because of this commercial area's highly visible location, any development should provide a refined facade to address the street.

Chapter 2: Building Materials Design Guidelines

Introduction

This chapter presents the design policies and guidelines for the rehabilitation or alteration of building materials on an existing commercial structure and materials used for the construction of new buildings in the commercial districts along U.S. Highway 90. The design guidelines are organized into relevant design topics. Within these design topics are the individual policies and design guidelines upon which the Design Review Board (DRB) will base its decisions. Finally, the individual design guidelines will imply whether it applies to the rehabilitation of existing structures, new construction or both.

The Town of Castroville is recognized nationally for the quality and character of its historic resources. When work is proposed, bear in mind the impact it will have on any neighboring historic resources and the town as a whole.

1. Building Materials

Traditionally, a limited palette of building materials - wood, brick and stone was used in Castroville. Accessory structures were often constructed of a limited range of materials that were rustic and utilitarian in character.

The type of materials used should be selected from those used historically in the community and specifically in the commercial area. Also, new materials should have a simple finish, similar to those seen historically.

A. Exterior Walls and Siding

All front and side exterior walls, not counting windows and doors, must be of permitted materials. No front or side wall can be more than 30 percent glass. If the rear of the building can be seen from Highway 90, then it must also be finished in permitted materials.

B. Permitted Materials for Exterior Walls and Siding

- Limestone
- Native stone
- Stucco

- Rustic solid wood
- Granite
- Marble
- Architectural grade cement fiber board

C. Special Use Permit Required Materials for Exterior Walls and Siding

- Brick
- Painted solid wood
- Stained solid wood
- Unfinished solid wood
- Concrete
- Split-faced concrete masonry units
- Pre-cast concrete panels
- Cast-stone
- Glass, if more than 30 percent of the surface area
- Synthetic materials

D. Prohibited Materials for Exterior Walls and Siding

- Aluminum siding
- Cinder block
- Metal buildings prohibited unless 100 percent of all front and side exterior walls are finished in permitted materials. If the rear of a metal building can be seen from Highway 90, then it must also be finished in permitted materials.
- Mirrored glass
- All forms of non-solid woods
- Slate
- All other material not listed as permitted or special use permit required

E. Paint

Wood is an important special use permit building material used in the commercial districts along U.S. Highway 90. Wood commercial buildings are usually painted to protect the wood. Only sheds and out-buildings are normally left unfinished.

Wood surfaces should be painted and in colors consistent with the town's historic color scheme. To preserve the wood, its painted or stained finish should be routinely maintained.

- The range of paint colors available is limited to neutral, rustic earth tones
- Bright colors like pinks, purples, and those classified as primary colors are expressly prohibited

F. Metals

Metals may be used for a variety of exterior wall and siding applications including columns, window hoods, awnings, and decorative features.

G. Exposed Columns

Exposed structural or decorative columns shall be constructed or clad with a material that is or like or similar material to that of the primary structure. Use of bare natural wood columns requires a special use permit.

2. Roof Materials

A variety of roof materials exist in the commercial districts along U.S. Highway 90. Today, the use of metal dominates. Roof materials are major elements in the street scene and contribute to the character of individual building styles. However, they are the most susceptible to deterioration, and their replacement may become necessary in time.

Roof materials should be used in a manner similar to that seen historically and chosen based on its compatible appearance to the structure and the commercial area.

A. Permitted Materials for Roof

- Metal
- Composition asphalt shingles limited to neutral, rustic earth tones

B. Special Use Permit Required Materials for Roof

- Corrugated metal
- Painted metal
- Bright colored composition asphalt shingles
- Slate tiles
- Synthetic wood shingles made of fire resistant materials
- Tile

C. Prohibited Materials for Roof

- Cedar
- Wood
- Wood shingles
- All other materials for roof not listed as permitted or special use permit required

Chapter 3: Landscaping Design Guidelines

Introduction

This chapter presents the design policies and guidelines for landscaping as part of the construction of new buildings in the commercial districts along U.S. Highway 90.

1. Landscaping Plan

A Landscaping Plan must be submitted which reflects:

A. Green Space

Green Space, non-paved areas with vegetation and plantings, shall constitute fifteen percent (15%) of the lot area.

Landscaping strips at least ten (10) feet in width are required along adjacent streets except at driveway openings.

B. Trees

Canopy-type trees are required every 300 square feet of street yard with a minimum of one tree per street yard and an intention of one tree per fifty linear feet to accomplish canopy coverage.

Side and rear yard tree plantings shall be a minimum of one tree per side and rear yard.

Section 4. RESERVED

Section 5. P-D. Planned Development District

- (1) It is recognized that it may be desirable that certain portions of the City of at least three (3) acres in area be developed in accordance with general land use and site plans prepared and approved in advance of development. To encourage such placed development, administrative and regulatory provisions are provided as follows.
- (2) The area or areas which are designated as a Planned Development District are to be set forth on the Zoning District Map, which is made a part of this Ordinance. The boundaries of the Planned Development District may from time to time be altered or adjusted in accordance with the provisions herein provided for amending this Ordinance.
- (3) Whenever any area is designated as being within the Planned Development Distinct, the following types of development may be authorized.
 - a) Shopping Center
 - b) Community Unit Development
 - c) Industrial Parks
 - d) Medical Center and Hospital
 - e) Mobile Home Park
 - f) Civic Center and Community Center
 - g) Office Center
 - h) Recreation Center
 - i) A combination of any of the developments listed in a. through h.
 - j) Off-street parking where screening walls and planting are required for the purpose of protection and as a transition between a lesser and a more restrictive District.
- (4) When placing any area within the Planned Development District in accordance with this section, the City Council shall require a general land use plan of the development. Such general land use plan shall be approved and filed as part of this Ordinance. For the purpose of preparing the General Land Use Plan, those land use categories listed in Article II shall be used.
- (5) Prior to issuance of any building permit within a Planned Development District, a comprehensive site plan for the section proposed for immediate development in accordance with the general land plan shall be submitted to the Planning and Zoning Commission for approval. Such required site plan shall set forth the requirements for ingress and egress to the property, public or private streets or drives, utilities, drainage, parking space, height of building, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary to create a reasonable transition and protection of the adjacent property. Upon approval of said site plan by the Planning and Zoning Commission, the Building Official shall be authorized to issue a building permit.
- (6) Site plans submitted under the provisions of 5. above may be altered or amended with approval of the Planning and Zoning Commission, but any change in the General Land Use Plan of the development shall be considered an amendment to this Ordinance.

(7) Each area placed within the Planned Development District under the provisions of this section shall be considered as an amendment to the Ordinance as applicable to the property involved. In approving the Planned Development District, the City Council may impose conditions relative to the standard of development and such conditions shall be complied with before a Certificate of Occupancy is issued for the use of the land or any structure which is part of the Planned Development District and such conditions shall not be construed as conditions precedent to the approval of the Zoning Amendment, but shall be construed as conditions precedent to the granting of a Certificate of Occupancy.

Section 6. Special Manufactured Home Regulations.

- (1) It shall be unlawful, within the limits of the City of Castroville for any purpose to park any mobile home on any street, alley, or highway, or other public place, or to place a mobile home on any tract of land owned by any person, occupied or unoccupied, within the City except within a properly approved Mobile Home Park.
- (2) Emergency or temporary stopping or parking is permitted in any street, alley or highway for no longer than three (3) hours subject to any other and further prohibitions or limitations imposed by traffic and parking regulations or ordinances pertaining to the particular street, alley or highway.
- (3) No person shall place or occupy any mobile home or recreational vehicle on any lot or tract of ground not within an approved mobile home park, subdivision, condominium or recreational vehicle park, except the parking of only one unoccupied recreational vehicle in an authorized accessory private garage, building, or rear yard in any district is permitted provided no living quarters shall be maintained, or any business practiced in said recreational vehicle while such vehicle is so parked or stored. Use of such vehicle as permitted under this paragraph, shall be limited to off premises recreation or travel.
- (4) In approved mobile home parks, mobile homes shall be placed on lots of at least 3,200 square feet.

Section 7. Building Within Flood Prone Areas.

- (1) No structure other than of an accessory nature shall be erected within an area prone to flooding unless it is determined by the Building Official that the finished floor level is at least one (1) foot above the elevation subject to flooding.

Section 8. Dish Antennas.

- (1) "DISH ANTENNAS" will be screened from view by shrubbery or privacy fences and the set-back lines as specified in Article III, Sec. 1 shall apply.

Section 9. Business/Residential Transition Areas.

- (1) The requirements set forth in this Section "9" shall be in addition to the hearing and notice requirements of Article IV. Section 1 of the Comprehensive Zoning Ordinance, Where Section "1" and this Section "9" conflict, the requirements of Section "9" shall prevail.

(2) Any property owner whose lot is located within a zone for which an "S" is placed on the "Office, Professional" line of the Schedule of Uses may only request this type of specific use permit if the front line of the property abuts a "CH" zoned district. For the purposes of this section (2) "front line" shall mean the narrow end of the lot facing the street, except where a structure has been built, in which case, "front line" shall mean that side of the lot which the main entrance of the structure faces. Any such permit, if granted, shall apply only to the property owner, use, and business named and shall not be transferable, unless there is no change in use. If there is no change in use when transferred to the new property owner, then City Council can approve the transfer of the permit. Any attempt to transfer the permit by sale of the property, or other means, without City Council approval shall void the permit. In addition to other criteria set forth in the Comprehensive Zoning Ordinance, the City Council may -consider the following criteria in granting or denying any such Specific Use permit application or canceling any Specific Use Permit which is already in effect:

- a) Appearance of the main structure must simulate or resemble a residence and must adhere to the building height restrictions of residential districts. Building design shall comply with adopted Highway 90 design guidelines.
- b) Each building shall access the street immediately in front of the abutting Commercial District so that the driveway is facing the commercial zoned property, with the exception of a corner lot which may have an auxiliary driveway to the street not facing the commercial zoned property.
- c) Only one main structure not exceeding 3,000 square feet gross area will be allowed per site, regardless of the number of lots. No more than one storage building will be allowed per site, and it must be of the same construction as the main structure and shall not exceed twenty percent (20%) of the main structure square's foot gross area or 400 square feet, whichever is less.
- d) No more than one sign will be permitted per site. Any such sign shall be placed on or near the ground with a maximum height of four (4) feet and a maximum area no larger than twenty-four (24) square feet. Any signs must be constructed of wood or have a wood finish appearance and be complimentary to the exterior of the building. If lighted, the sign must be externally lighted. One sign will be permitted for each individual tenant. Such individual tenant signs must be displayed together in a group on one sign located by the main entrance of the structure and mounted on the wall of the building.
- e) Fencing of six feet in height constructed of stucco, rock or wood material, shall be installed at the rear of each site between the property and the adjoining residential property and shall comply with the requirements of the City's Comprehensive Zoning Ordinance. Said fencing shall be maintained for so long as the specific use permit is in effect.
- f) Parking shall be accented by landscaping to create a residential appearance. Landscaping for each site shall include a minimum of three trees of 1" or greater caliper, in the area between the building line and the street on the front of the lot. Twenty-Five percent (25%) of the front yard landscaping for each site shall be native ground cover, excluding grass, including bushes, shrubs, or similar perennial plantings.
- g) There shall be a maximum of twelve parking spaces located on each site per- main structure. Not more than six spaces shall be located in front of the structure and not more than six spaces either on side or in the rear of the property. The parking must be shown on a site plan that is a part of the application.

- h) There shall be a maximum of two driveways to each structure. Any driveway shall access the street adjacent to the commercial zoned property, or, if the property is a corner lot, the driveway may access the side street. The maximum number of feet of access driveway width for the total width possible of both driveways shall be thirty-eight feet (38') per site.
- i) A copy of the Specific Use Permit application along with the building plans and site plans (for new construction) and site plan (for existing buildings) shall be submitted to the Planning and Zoning Commission for review and comment. The Planning and Zoning Commission shall review the application and provide the City Council with a recommendation on or before the date on which the City Council is set to take action on the application.
- j) City Council may revoke any Specific Use Permit granted under this section, of any property owner who fails to maintain any of these criteria during the term of the Specific Use Permit.

Section 10. Home Occupation Regulations

A. GENERAL PROVISIONS:

- (1) SCOPE. These regulations shall apply to one and two-family dwellings and multifamily dwellings in all zoning districts in accordance with Article II, Section 1 *Schedule of Uses*. A community home that meets the qualifications imposed by Chapter 123 of the Texas Human Resources Code or Cottage food production operations which falls under the purview of Texas Local Government Code Chapter 211, Subchapter C, shall not be considered a Home Occupation for the purpose of this Article; but shall be authorized to operate within residential districts only to the extent allowed by the aforementioned state statutes expressly pre-empting the application of the City's zoning authority to such uses.
- (2) PURPOSE. The purpose of this section is to insure the continuance of the residential character of City neighborhoods by permitting only low-intensity home occupations that are clearly incidental and secondary to the primary residential use of the property and that are conducted in a limited manner which creates little exterior indication of the activity and which does not create a nuisance or otherwise adversely impact the health, safety or welfare of the neighborhood or interfere with neighbors' the peaceful and quite enjoyment of their domicile.
- (3) DEFINITIONS. In this Section 10, the words in *italics* (*italics*) below shall have the meaning that follows:
 - a) *Administrator* shall mean the person responsible for administering these regulations, who is the Community Development Director, or his or her designee.
 - b) *Home Occupation* shall mean a business activity, resulting in a product or service, which is conducted in whole or in part on a property zoned or occupied as residential.
 - c) *Home Occupation registration application*, or *application*, shall mean a form provided by the Administrator for the registration of a home occupation.
 - d) *Regulations* means this Section 10 (entitled "Home Occupation Regulations") or Article V (entitled "Special Use Regulations") of the City's Zoning Ordinance.

(4) **REGISTRATION REQUIRED.** Prior to conducting a home occupation, the operator shall register the home occupation by submittal of a completed home occupation registration application form to the Administrator.

k) The application may be obtained from the Community Development Department and shall, at a minimum, include the following information:

- i. The address where the home occupation activity will be conducted.
- ii. The names of the individuals who will be involved in the home occupation activity.
- iii. A description of the nature and extent of the proposed home occupation activity.
- iv. The applicant's sworn or affirmed statement that the applicant understands these regulations and that the home occupation activity shall be conducted in compliance with the standards of operation set out in these regulations.
- v. If the home occupant activity is approved, the form shall clearly state the date of such approval.

(5) **EXPIRATION.** Approval of a home occupation shall be limited to one year, from the date of approval. However, such approval shall be automatically renewed annually unless the applicant provides written notice to the Administrator that the home occupation has been discontinued. The Administration may periodically contact a permittee to verify renewal is desired.

B. STANDARDS OF OPERATION:

All home occupations shall comply with the following performance standards and limitations, except as specifically stated.

The standards set forth below are to minimize the annoyance and inconvenience to neighboring property owners within residential areas. These standards are intended to allow reasonable and comfortable enjoyment of adjacent and nearby property by their owners and by occupants of neighboring residential dwellings, while providing opportunities for the pursuit of home-based businesses.

All home occupations shall also be subject to any and all provisions of local, state and/or federal regulations and laws that govern such uses.

(1) **EMPLOYEES.** Only an occupant of the residence and a maximum of one additional employee shall be engaged in the home occupation.

(2) **SPACE AND LOCATION.** The maximum area used for the home occupation shall not exceed 25% of the dwelling's gross floor area of the residence, including storage areas.

(3) STORAGE

- a) Storage shall be enclosed within the residence, which includes an attached garage.
- b) If, outside storage is required in conjunction with a home occupation, such storage shall not be visible from the public right-of-way.

(4) **ALTERATIONS.** No exterior alterations to the dwelling which change the residential appearance or character shall be permitted, such as the creation of a separate entrance or installation of display windows.

- (5) EQUIPMENT. The installation, storage or use of any equipment or machinery not normally found in a household or general office shall be prohibited.
- (6) SALES AND DISPLAY. Direct, on-premises sales, retail or wholesale, and the display of goods or products on the premises shall be prohibited. If sales are conducted on the internet or off-premises, the pick-up (physical exchange) of items purchased may not take place on the premises of the Home Occupation.

Direct, on-premises sales, retail or wholesale, and the display of goods or products on the premises shall be prohibited. If sales are conducted on the internet or off-premises, the pick-up (physical exchange) of items purchased may not take place on the premises of the Home Occupation.

Exception: The sale of goods incidental to a service shall be allowed on-premises.

- (7) NUISANCES. The creation of any noise, orders, vibrations, glare, fumes, or electrical interference which is detectable outside the structure shall be prohibited.
- (8) DELIVERIES. No deliveries related to the home occupation shall be permitted by vehicles of more than 2 axles. Any deliveries shall only be allowed between the hours of 7:00am and 10:00pm.
- (9) TRAFFIC. Any home occupations permitted under Subchapter C (below) may allow a maximum of 5 clients per day to visit the premises in the conduct of the home occupation. Visitation hours for the conduct of the home occupation shall only be allowed between the hours of 7:00am and 10:00pm.
- (10) ADVERTISING / SIGNS. The home occupation shall not be advertised by any sign on the premises.

C. PERMITTED HOME OCCUPATIONS:

The following uses are permitted and shall require registration as stated above, provided that full compliance with the standards of operation are followed:

- (1) Home offices conducting traditional office functions as well as professional offices.
- (2) Individual tutoring, or lessons in art, dance, music, or similar activities.
- (3) Counseling and therapy services.
- (4) Author, artist, artisan, or sculptor studios.
- (5) Dressmaker, seamstress or tailor services.
- (6) Repair of small electrical appliances, cameras, watches, clocks and/or other small items that can be carried by one person.
- (7) Uses involving small scale/item assembling such as arts and craft items.

D. USES PROHIBITED AS HOME OCCUPATIONS:

The following uses are prohibited as home occupations:

- (1) On-premises retail or wholesale sales of any kind where customers visit the residence.
- (2) Vehicle repair and service of any type, to include boats and recreational vehicles.
- (3) Uses involving the grooming, breeding, or boarding of animals.
- (4) Repair services for large appliances, furniture, lawn mowers or similar engine repair.

- (5) Uses involving manufacturing and/or assembling.
- (6) Uses involving the sale of firearms, ammunition, or explosives.
- (7) Other uses not expressly authorized by Subsection C (above).

E. ADMINISTRATION:

The Administrator shall make all determinations as to whether any aspect of a proposed home occupation complies with the requirements of these regulations.

F. EXISTING HOME OCCUPATIONS:

Any home occupation that was legally in existence, and not operating in violation of any local, state or federal law or regulation, as of the effective date of these regulations; but that is not in full conformity with these regulations shall be deemed a legal nonconforming use and may continue said use in accordance with Article VI (entitled “Non-conforming uses and structures”) of the Zoning Ordinance.

Non-conforming home occupation operators shall be required to prove the continuation of the lawful non-conforming use. Proof may be established by the registration of the non-conforming use by submittal to the Administrator, and approved by the Administrator, of a home occupation registration application within 90 days of the effective date of these regulations. Failure to register a non-conforming use shall cause a presumption that the use is not legally non-conforming and, unless presented sufficient evidence to overcome the presumption, the Administrator may take action to require the discontinue such use.

G. BOARD OF ADJUSTMENT:

The decision of the Administrator may be appealed to the Board of Adjustment by an aggrieved party, provided that such appeal complies with the requirements of Texas Local Government Code Chapter 211 and the City’s Zoning Ordinance.

Section 11. Single Family Design

(1) PURPOSE:

- a) To ensure that developments are pedestrian friendly and contribute to the character of the town and surrounding neighborhood.
- b) To create variety and interest in residential streets.
- c) In accordance with Crime Prevention Through Environmental Design (CPTED), promote a built environment that creates safer neighborhoods by fostering natural surveillance and natural access control.

(2) APPLICABILITY:

The following requirements apply to all new single-family residential developments and structures (including One-Family Dwelling (Detached), One-Family Dwelling (Attached), Two-Family Dwelling). By reference, the following requirements also apply to Modular Homes.

(3) FAÇADES:

The following requirements apply to façades facing a public street:

- a) No single front facade of a home may be duplicated within six (6) lots as measured along the curb line.
- b) The primary entrance of a home shall face towards a public street. For a corner lot, it is only necessary to face one public street.
- c) All houses shall provide a covered entry with a minimum dimension of four feet by six feet. Porches may project into the required front yard by up to eight feet.
- d) Transparent windows and/or doors facing the street are required. To meet this requirement, at least 10 percent of the facade must be transparent. The facade is measured from the base of the house to the start of the roofline and any other vertical walls facing the street, except for gabled portions of the facade not containing livable floor area. Garages facing the street shall count as part of the facade.
- e) Provide pitched or articulated roof line, or other roof element such as eyebrow roof forms or dormers that emphasize building form and help it to fit in with neighboring structures with prominent roofs. Pitched roofs shall utilize a minimum slope of 6:12.
- f) Provide a minimum twelve-inch eave/overhang on all roof planes and façades.
- g) Provide a minimum of five roof angles.

Section 12. Modular Homes

A Modular Home shall meet the following requirements.

- (1) The Modular Home meets or exceeds all building code requirements that apply to other dwelling units concerning on-site construction.
- (2) The Modular Home conforms to all applicable zoning standards for the respective zoning district.
- (3) The Building Official is so notified in writing for the purpose of establishing procedures for the inspection, issuing of building permits, and compliance with the Texas Manufactured Housing Standards Act (Texas Occupations Code §1201).
- (4) The Modular Home is placed on an approved platted lot.
- (5) Per the Texas Occupations Code §1202.253, single family and duplex Modular Homes shall:
 - a) Have a value equal to or greater than the median taxable value for each single-family dwelling located within five hundred (500) feet of the lot on which the Modular Home is proposed to be located, as determined by the most recent county certified tax appraisal roll;

- b) Have exterior siding, roofing, roofing pitch, foundation fascia, and fenestration compatible with the single family dwellings located within five hundred (500) feet of the lot on which the Modular Home is proposed to be located;
- c) Comply with municipal aesthetic standards, building setbacks, side and rear yard offsets, subdivision control, architectural landscaping, square footage, and other site requirements applicable to single family dwellings; and
- d) Be securely affixed to an approved permanent foundation.

(6) For purposes of above subsection 5 above, “value” means the taxable value of the industrialized housing and the lot after installation of the housing as determined by the appraisal district.

ARTICLE V

OFF-STREET PARKING, STACKING AND LOADING

Section 1: Applicability, Review and Approval

(1) APPLICABILITY. Parking, stacking and loading requirements shall apply to all development within the City limits or where provided for in a development agreement, in the City's extraterritorial jurisdiction. This Article shall supersede any conflicting provision of Castroville Zoning Ordinance Article IV, Section 38 (entitled "Design Criteria for Commercial Properties in CH Districts").

(2) REVIEW AND APPROVAL. Applications for building permits and certificates of occupancy shall include parking plans showing the design of off-street parking areas, including the layout of spaces, aisles, stacking lanes and the location of ingress and egress points. Parking plans shall be approved by the City Administrator or their designee in accordance with the provisions of this section. Submission of a parking plan may be waived when it is not necessary to determine compliance with these requirements.

(3) DEFINITIONS. In this Article V, the words in italics (*italics*) below shall have the meaning that follows:

- a) *Drive-through*. A use that provides a drive-through lane which permits a person to receive a product or service without leaving their vehicle.
- b) *Loading space*. A space logically and conveniently located for pickups, deliveries, loading or unloading, for delivery vehicles expected to be used and accessible to such vehicles separate from any other off-street parking space.
- c) *Native trees*. Trees identified as Texas native in Appendix A, Table 1.
- d) *Occupiable*. A land use, building, structure, room or enclosed space designed for human occupancy in which individuals congregate for amusement, educational or similar purposes, engaged in labor, or a space in a building for living, sleeping, eating or cooking, and which is equipped with means of egress and light and provides for mechanical or non-mechanical ventilation facilities.
- e) *Off-street parking*. Parking area for motor vehicles located on a lot, and not on a street or alley.
- f) *Parking lot, also Parking area or Surface Parking*. An off-street, ground-level open area improved and designed for the temporary storage of motor vehicles, which may include parking spaces or stalls, driveways, aisles, walkways, paths, landscaping or other similar elements.
- g) *Parking space, also Parking stall*. An area measuring at least nine (9) feet wide and eighteen (18) feet long, connected to a public street or alley by a driveway, and so arranged as to permit ingress and egress of motor vehicles without moving any other vehicle parked adjacent to the parking space.

- h) *Pervious pavement.* A pavement system with traditional strength characteristics, but which allows rainfall to percolate through it rather than running off. Examples of a permeable pavement system include porous asphalt, pervious concrete, or plastic pavers interlaid in a running bond pattern and either pinned or interlocked in place.
- i) *Stacking lane.* An area located on a parking lot delineated by marking for the purpose of queuing of motor vehicles at a drive-through facility.
- j) *Structured parking.* A structure used exclusively for the temporary storage of motor vehicles.

Section 2: General Requirements

- (1) **PARKING REQUIRED.** Off-street parking, stacking, and loading shall be provided, in all zoning districts, in conformance with these regulations, unless otherwise provided in this Article. Required spaces shall be on the building site of the use for which they are provided, unless otherwise permitted, and may be provided in either surface parking areas or garages. No building permit or certificate of occupancy shall be issued, unless the off-street parking, stacking, and loading spaces have been provided in the amount and maintained in the manner specified by these regulations. Activities subject to regulations:
 - a) The placement or construction of a new occupiable building.
 - b) When a change in use requires additional spaces, the additional spaces shall be provided on the basis of the increased requirement to meet the minimum parking standard for the use category of the associated facility as specified by Table 5-2 and the parking shall be constructed in accordance with this Chapter.
 - c) When there is an expansion of an occupiable building or area that results in an increase in floor area or in any other unit of measurement used to determine the requirements for off-street parking spaces, additional spaces shall be provided on the basis of the increased requirement to meet the minimum parking standard for the use category of the associated facility as specified by Table 5-2 and the parking shall be constructed in accordance with this Chapter.
 - d) When a new parking area is constructed or when an existing parking area is increased, additional spaces shall be provided to meet the minimum parking standard for the use category of the associated facility as specified by Table 5-2 and the parking shall be constructed in accordance with this Chapter.
- (2) **USE OF REQUIRED SPACES.** In all zoning districts, except for one- and two-family dwellings, required off-street parking, stacking and loading spaces shall be used only for their respective purposes; however, occasional use of required spaces for storage or display of vehicles or trailers for sale or rent, dismantling or servicing of vehicles or equipment, the storage or display of other goods, materials or products or the location for refuse containers is permitted provided that there is sufficient parking for employees, customers, and occupants. Except for one- and two-family dwellings, no required parking space may be placed in front of an access gate or within a driveway entrance or exit.

(3) SPECIAL PROVISIONS FOR C-G (HISTORIC) CENTRAL BUSINESS DISTRICT, C-H CENTRAL COMMERCIAL DISTRICT, HISTORIC DISTRICTS, AND HISTORIC LANDMARKS. Properties within the C-G (Historic) Central Business District, within the C-H Central Commercial District, within a designated Historic District, or designated as Historic Landmarks are unique in terms of parking and:

- a) Are exempt from Section 3: Off-Street Parking - Design and Construction Standards, J. Landscaping;
- b) Are exempt from Section 8: Off-Street Loading Requirements for Non-Residential Properties;
- c) Receive a reduction of up to ten (10) of the minimum required off-street parking spaces referenced in Section 7, Table 5-2 Table of Parking Requirements.

(4) TREE CREDIT. A credit shall be provided for the minimum required parking spaces on which one or more protected trees or native trees will be preserved based on a ratio of one parking space to one tree, not to exceed a total of *five* (5) of the minimum required parking spaces. A variance may be sought if additional relief is requested.

(5) OFF-STREET PARKING CALCULATIONS, MINIMUM REQUIREMENTS AND STANDARDS. Unless otherwise provided in this Article, the following requirements apply to off-street parking and computing the minimum parking requirement.

- a) Required off-street parking shall be located on the same lot or tract as the principal use being served by the parking area, and within the same zoning classification of the use; provided, however, when the size or shape of the parcel of land, or a non-- conforming building or structure presently existing on the parcel of land prevents the establishment of such facilities on the same lot or parcel, the parking may be provided off-site on a properly zoned lot or parcel within two hundred (200) feet of the premises it intends to support. The following shall be submitted with an application for a certificate or occupancy or building permit:
 - i. Should parking be provided on-site or off-site, a parking plan for said lot shall be provided.
 - ii. Should said off-site parking be under separate ownership, a notarized agreement between the parties allowing use of the off-site parking for the life of such uses shall be provided.
 - iii. If parking is joint use, all documents listed in Section 4(A) shall be provided.
- b) When a building site is used for a combination of uses, the parking requirement shall be the sum of the requirements for each use, i.e., mixed-use developments.
- c) Floor area shall mean gross square footage.
- d) In the case of office and retail type uses, the square footage of areas used for nonpublic purposes, such as storage, incidental repair, processing, or packaging, show windows, offices incidental to management or maintenance, restrooms or utility rooms, may be deducted in the calculation of required spaces.

- e) When seating is provided on benches or pews, each twenty-four (24) inches of seating shall be counted as one seat for the purposes of calculating the parking requirement.
- f) When a calculation results in the requirement of a fractional space, a fraction of less than one-half shall be disregarded and a fraction of one-half or greater shall require one parking space.
- g) A public street shall not be classified as off-street parking in computing the parking requirements for any use.
- h) Parking spaces designed specifically for the parking of commercial trucks or buses shall not be counted toward meeting the minimum required parking.
- i) Parking for the handicapped and disabled shall be provided as part of the required parking in accordance with the requirements of the American with Disabilities Act and the Texas Accessibility Standards Guidelines.

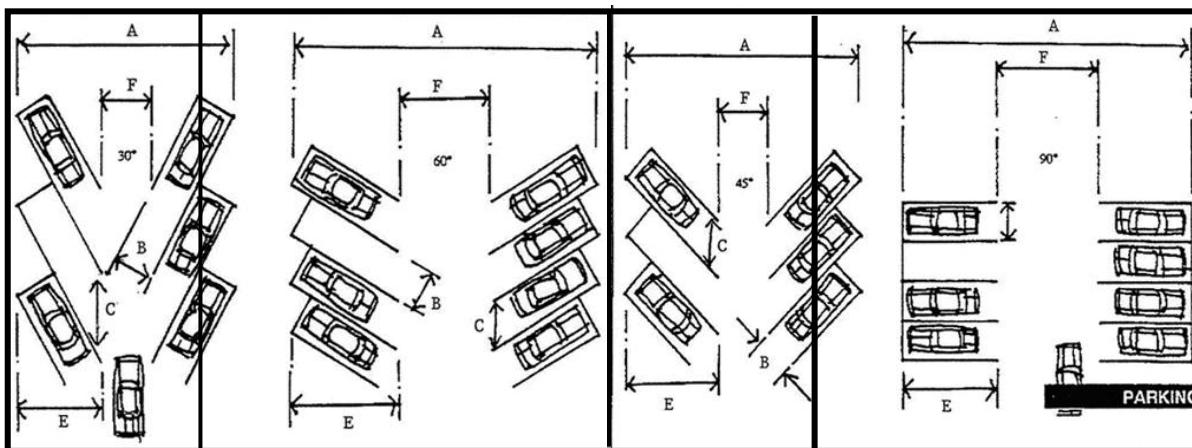
Section 3: Off-Street Parking – Design and Construction Standards

Every lot or tract of land hereafter used as a public or private parking area, in all zoning districts, including commercial parking lots and vehicular/boat display, storage or sales lots, shall be developed and maintained in accordance with the following requirements.

- (1) **MINIMUM SIZE AND SETBACKS.** Each parking space shall be a minimum of nine (9) feet by eighteen (18) feet, exclusive of access drives and aisles. No space shall overhang a property line, a right-of-way or a landscape area which is part of the minimum landscape requirement except that the eighteen (18) foot depth may include a two (2) foot overhang over a paved, stoned, mulched or grassy area which is free of obstructions or over a sidewalk, provided at least three (3) feet of sidewalk remains unobstructed for pedestrian movement. Every space shall be at least five (5) feet from the curb line of a public or private street.
- (2) **WHEEL STOPS.** In any parking space that faces toward a property line along the perimeter of the property, toward a sidewalk, or toward a building, a wheel stop and/or curb shall be provided which prevents a vehicle from extending across the property line or hitting a sidewalk or building. This standard does not apply to one-family and two-family dwellings. Wheel stops may be made of concrete, rubber, plastic, landscape timbers, railroad ties, or other similar materials.
- (3) **PARALLEL PARKING.** The minimum paved dimension for a parallel parking space shall be ten (10) feet by twenty-two (22) feet.
- (4) **PARKING DIMENSIONAL STANDARDS.** The minimum parking space dimensions and aisle widths are provided and illustrated in Table 5-1.

Table 5-1: Parking Space Dimensions

| Dimension Indicator | Description | Stall Angle | | | | |
|---------------------|---------------------------------------|-------------|------|------|------|-----|
| | | 0° | 30° | 45° | 60° | 90° |
| A1 | Overall module width | | | | | |
| A1 | One-way | 35 | 49 | 56 | 59 | 60 |
| A2 | Two-way | 40 | 55 | 60 | 63 | 60 |
| B | Stall width | 10 | 9 | 9 | 9 | 9 |
| C | Stall width parallel to aisle or curb | 22 | 18 | 12.5 | 10.4 | 9 |
| D | Length of parking stall | 22 | 18 | 18 | 18 | 18 |
| E | Stall depth to wall or curb | 10 | 17.5 | 20 | 20.5 | 18 |
| F1 | Aisle width | | | | | |
| F1 | One-way | 15 | 14 | 16 | 18 | 24 |
| F2 | Two-way | 20 | 20 | 20 | 22 | 24 |



(5) DEVELOPMENT STANDARDS FOR ONE-FAMILY AND TWO-FAMILY DWELLINGS IN RESIDENTIAL DISTRICTS (R-A, R-C, H-E, P-D, M-H). These regulations apply to One-Family and Two-Family Dwellings to provide for the size and placement of off-street parking areas.

- a) *Required parking.* Required parking spaces may be located in required front, side, street-side, and rear yards, provided they are not located within the first three (3) feet from a lot line, or five (5) feet from the lot line if abutting a sidewalk. Parking spaces may be incorporated into a driveway, carport, or garage.
- b) *Parking space and driveway dimensions.*
 - i. A parking space must be at least nine (9) feet by eighteen (18) feet.
 - ii. The minimum driveway width on a lot is nine (9) feet.
 - iii. Shared driveways may extend across a property line onto abutting private properties if the width of the shared driveway is at least nine (9) feet, and there is a recorded easement guaranteeing reciprocal access and maintenance for all affected properties.

(6) ACCESS. There shall be adequate provisions for safe, efficient ingress and egress to all off- street parking spaces. Except for one-family and two-family residential uses, no parking space may require the use of a public right-of-way or a private street for the maneuvering of a vehicle in entering or leaving the space except as provided in this section.

- a) Off-street parking spaces shall be accompanied by an adequate vehicle maneuvering area permitting full and direct ingress and egress to such parking spaces, the maneuvering area shall be located entirely upon private property provided that, if an off-street parking space was constructed prior to the adoption of this ordinance that requires street right-of-way to maneuver entering or leaving a space, the parking space may continue to be utilized.
- b) Off-street parking spaces shall be located entirely on the property. No off-street space shall encroach into the street.
- c) When a parking aisle is also serving as a required fire lane, then the aisle must meet the minimum width, radius, and construction standards for a fire lane, if these are greater than the requirements for a parking aisle.
- d) No access from a nonresidential use shall be permitted to an alley serving a residential district.

(7) OFF-STREET STACKING REQUIRED FOR DRIVE-THROUGH FACILITIES. Any facility offering drive-through service shall provide stacking lanes which are minimum eight (8) feet in width and provide direct forward access to each service window, station, or other point of service. Such stacking lane shall be marked and shall be separate from any other driveway, parking space or aisle. Stacking lanes shall be measured from the point of service and shall provide twenty (20) feet per vehicle. Common stacking lanes for several service points may be used for financial and restaurant uses, provided that separate stacking lanes for at least three (3) vehicles is provided for each point of service before stacking is merged into a common lane.

- a) Unless otherwise specified below, retail operations with drive-through services shall provide at each service point a stacking lane for a minimum of three (3) vehicles.
- b) Additional requirements for financial institution and restaurant use. The following provisions are required for Drive-Through financial institutions and restaurant uses, with the exception of Drive-Through facilities in the C-G (Historic) Central Business District, C-H Central Commercial District, and C-H West Commercial District which will require a stacking lane for a minimum of three (3) vehicles:
 - i. Each teller station at a drive-through financial institution shall provide a stacking lane for a minimum of five (5) vehicles.
 - ii. At the initial interaction point, whether at a remote ordering station or service window, a restaurant with drive-through service shall provide a stacking lane for a minimum of five (5) vehicles.

(8) SURFACE AND MARKING.

- a) All parking areas and driveways shall be paved with concrete, asphalt, porous concrete, porous asphalt, or chip seal, with the following exceptions:
 - i. *C-G (Historic) Central Business District, H-E Historical District, Historic Districts, and Historic Landmarks.* Alternative pavement materials of crushed granite or paving blocks of concrete or clay brick may be utilized for off-street parking areas and driveways.
 - ii. *One-Family and Two-Family Dwellings.* If, as of March 27, 2018, an alternate material other than what is allowed by this ordinance is being utilized for a parking area or driveway on a one-family or two-family dwelling property, then that specific material type may be used for future extensions of parking areas and driveways on that property.
 - iii. In all districts, pavement materials other than those listed above may be utilized upon recommendation from the Planning and Zoning Commission and approval from the City Council. Any alternate material must be designed in accordance with City Code Chapter 100, Section 100-115 (Standards for alternate pavement designs), in accordance with the minimum pavement load standards for a minor street.
- b) All required or provided off-street parking areas shall be paved and maintained with products and underlying drainage material installed per manufacturers' specifications. Sub-grade soils shall be compacted as required per the product installation and in accordance with applicable City of Castroville Code of Ordinances.
- c) *Marking.* Except for one- and two-family dwellings, all parking areas shall be marked and/or striped on the surface or with signage, paver patterns, or other means that clearly depicts parking spaces and pedestrian crosswalks. Areas used solely for display of vehicles for sale or rental are not required to have delineated parking spaces.

(9) LIGHTING. Except for one- and two-family dwellings, all parking areas which are used after dark, shall be illuminated beginning one-half hour after sunset, continuing throughout the hours of use. If only a portion of the parking area is offered for use after dark and is clearly marked, then only that part is required to be illuminated in accordance with these standards. Any lighting used to illuminate any off-street parking area shall be designed and constructed to be reflected downward and away from any adjoining property or street.

(10) LANDSCAPING. The minimum extent of landscaping required shall be as follows:

- a) Green space, non-paved areas with vegetation and plantings, shall constitute fifteen percent (15%) of the lot area.
- b) Landscaping strips at least ten (10) feet in width are required along adjacent streets except at driveway openings.
- c) Canopy-type trees are required for every 300 square feet of street yard with a minimum of one tree per street yard and a minimum of one tree per fifty linear feet to accomplish canopy coverage.
- d) Side and rear yard plantings shall be a minimum of one tree per side and rear yard.

- e) Existing protected trees or native trees may count towards the planting requirements on a one-to-one basis.
- f) All landscaping shall be maintained in good condition.

(11) DRAINAGE. Parking areas shall be properly graded for drainage and surfaced so as not to cause any nuisance or damage to adjacent property, easements, or public right-of ways.

Section 4: Special Provisions for Certain Uses

(1) A JOINT USE PARKING. Joint use parking shall mean that required spaces provided for one use may also be credited as required spaces for a complementary use. To qualify for joint use, a parking plan that shows the allocation of parking spaces, percentage to be shared, and time periods in accordance with A 1 and A 2 of this section shall be submitted with the application for a building permit or certificate of occupancy. For off-site joint use under separate ownership, a notarized agreement between the parties permitting joint use of the parking facilities for the life of such uses shall be recorded in Medina County records and attached to the application for a building permit or certificate of occupancy. The document must specify that the agreement runs with the land and shall include a parking plan in accordance with A1 and A.2 of this section.

- a) The complementary uses which generally operate at different time periods, so that one use is inactive when the other is active.
- b) The joint use percentage is the percentage or number of spaces which is allowed to be shared should be related to the proportion or number of spaces which will be available during the period of relative inactivity.

(2) PARKING REDUCTION FOR MANUFACTURING AND WAREHOUSING. A reduction of up to 25% of required parking for manufacturing and/or warehousing uses is permitted provided that one space is provided per employee, visitor, or customer per shift or per the maximum number of employees, visitors, or customers projected to park at the site.

(3) PARKS AND SPECIAL EVENTS PARKING. Parking that accommodates vehicle parking requirements in excess of those currently provided is permitted on non-paved surfaces for:

- a) Properties that are parks or recreational activities owned by public entities or not-for-profit groups such as Koenig Park, Lion's Sports Complex, Castroville Regional Park, and MWBA Baseball Complex at the Airport.
- b) Occasional or seasonal city-sponsored or sanctioned special events.

Section 5: New and Unlisted Uses

When a proposed land use is not classified, the parking requirement will be based on the minimum standard which applies to a specified use which is most closely related to the proposed land use, as determined by the City Administrator or their designee.

Section 6: Non-conforming Uses and Structures

Any use of property existing at the time of adoption of these regulations and standards that do not conform to the regulations and standards prescribed in this article shall be deemed a non-conforming use and subject to the terms and conditions of Article VI of this Ordinance. When a non-conforming structure is structurally altered or the use changed, as stated in Article VI, Section 3.2, adequate parking spaces which meet the requirements of the regulations and standards adopted in this section shall be required for the entire structure and use.

Section 7: Table of Off-Street Parking

Table 5-2 entitled Table of Parking Standards establishes the minimum number of parking spaces required for the uses indicated.

| Table 5.2: Table of Parking Standards | | |
|--|---|---|
| Use Category | Minimum | Maximum |
| Residential: | | |
| Bed/Breakfast Facilities | One space per guest room, plus one space for owner/operator. | One and one-half (1.5) spaces per guest room, plus two spaces for owner/operator. |
| Dormitories | One space per bed, plus the specified spaces for office, dining facility, assembly space, etc. | One and one-half (1.5) spaces per bed, plus the specified spaces for office, dining facility, assembly space, etc. |
| Group Home | One space per four (4) beds in the facility. | One and one-half (1.5) spaces per four (4) beds in the facility. |
| Hotel/Motel | One space per room, plus specified requirements for office, restaurant, meeting rooms and related facilities. | One and one-half (1.5) spaces per room, plus specified requirements for office, restaurant, meeting rooms and related facilities. |
| Mobile Home Park | Two (2) spaces per lot or space. | None |
| Multifamily (Apartments) | One and one-half (1.5) spaces per dwelling unit, plus the specified spaces for office, club house uses, meeting rooms, etc. | Two (2) spaces per dwelling unit, per dwelling unit, plus the specified spaces for office, club house uses, meeting rooms, etc. |
| RV Park | One space per lot or space. | None |
| Single Family-Attached (duplexes, condo's, townhouses) | Two (2) spaces per dwelling unit. | None |
| Single Family-Detached | Two (2) spaces per dwelling unit. | None |
| Non-Residential: | | |
| Auto and Vehicle Sales | One (1) space per 500 sf FA. | One (1) space per 375 sf FA. |
| Bowling Alleys | Three (3) spaces per lane. | Four (4) spaces per lane. |

| | | |
|---------------------------------------|---|--|
| Churches | One space per 5 seats in the sanctuary, plus one space per 250 sf of floor area of classrooms. | One space per 2 seats in the sanctuary, plus one space per 250 sf of floor area of classrooms. |
| Cultural | One space per 500 sf of FA. (Museum, Library, Art Gallery, etc.) | One space per 375 sf of FA. (Museum, Library, Art Gallery, etc.) |
| Day Care Child/Adult (Commercial) | One space per employee, plus one space per 500 sf FA. | One space per employee, plus one space per 375 sf FA. |
| Funeral Home/Mortuaries | One space per 300 sf FA exclusive of chapel, one space per 4 seats in the chapel. | One space per 200 sf FA exclusive of chapel, one space per 4 seats in the chapel. |
| Hospitals | One space per 400 sf FA. | One space per 100 sf FA. |
| Indoor Recreational Facility | One space per 100 sf FA. | One space per 50 sf FA. |
| Laundry/Dry Cleaning | One space per 500 sf FA. | One space per 375 sf FA. |
| Manufacturing and Industrial | One (1) space per 1500 sf FA. | One (1) space per 300 sf FA. |
| Medical Clinics | One space per 400 sf FA. (Same requirement for Dental Offices) | One space per 100 sf FA. (Same requirement for Dental Offices) |
| Nursing/Residential Care Facilities | One space per 4 beds. (Assisted Living, etc.) | One and one-half (1.5) spaces per bed. (Assisted Living, etc.) |
| Office | One space per 300 sf. FA (General and Medical offices) | One space per 200 sf. FA (General and Medical offices) |
| Office – Warehouse | One space per 250 sf of office/display area, one space per 1000 sf of warehouse/storage area. | One space per 200 sf of office/display area, one space per 1000 sf of warehouse/storage area. |
| Outdoor Sales/Display Lots | One space per 2000 sf of site area, plus specified requirements for office and service areas. | One space per 1000 sf of site area, plus specified requirements for office and service areas. |
| Personal Services | One space per 300 sf. FA (beauty shops, shoe repair, nail salons, etc.) | One space per 200 sf. FA (beauty shops, shoe repair, nail salons, etc.) |
| Public Assembly (fixed seats) | One space per 6 seats. (Theater, Concert Hall) | None |
| Public Assembly (without fixed seats) | One space per 50 sf of assembly area. | None |
| Restaurants | 1 space per 100 sf FA. Floor area and seats includes area provided for outdoor dining. (Same requirement for drinking establishments) | 1 space per 40 sf FA. Floor area and seats includes area provided for outdoor dining. (Same requirement for drinking establishments) |

| | | |
|--|---|--|
| Retail (General) | One space per 300 sf FA for stores less than 10,000 sf; one per 400 sf for stores larger than 10,000 sf. | One space per 200 sf FA for stores less than 10,000 sf; one per 375 sf for stores larger than 10,000 sf. |
| Retail (Large Item) | One space per 400 sf. FA (furniture, appliance, carpet or similar stores) | One space per 375 sf. FA (furniture, appliance, carpet or similar stores) |
| Schools Public/Private: Self-Storage Facilities | One (1) space per classroom One space per 1,000 sf of storage, plus specified requirements for office and on-site apartment. | None One space per 500 sf of storage, plus specified requirements for office and on-site apartment. |
| Tattoo Parlor | One space per 500 sf FA or one space per workstation whichever is greater. | One space per 375 sf FA or One and one-half (1.5) space per workstation whichever is greater. |
| Taxidermist | One space per 500 sf FA. | One space per 375 sf FA. |
| University/College/Trade School | One space per classroom, plus one per 4 students. | None |
| Vehicle Repair/Service | One space per 500 sf FA, but not less than one space per service bay. | One space per 375 sf FA, but not less than one space per service bay. |
| Vehicle Repair/Service (Large Vehicle) | One space per 500 sf FA, plus one space per service bay. | One space per 375 sf FA, plus one space per service bay. |
| Veterinary Services | One space per 300 sf FA. | One space per 200 sf FA. |

Section 8: Off-Street Loading Requirements for Non-Residential Properties

(1) For non-residential properties requiring the receipt or distribution by commercial truck of materials or merchandise, except where otherwise exempted by this Chapter, Off-street loading space shall be provided and maintained, on the same lot with such building, in accordance with the following schedule:

| Floor Area of Building | Number of Spaces |
|------------------------|------------------|
| | |
| Less than 10,000 | 1 |
| Over 10,000 to 20,000 | 1 |
| Over 20,000 to 40,000 | 2 |
| Over 40,000 to 60,000 | 3 |
| Over 60,000 to 80,000 | 4 |
| Over 80,000 to 100,000 | 5 |

(2) Where the floor area of the building exceeds one hundred thousand (100,000) square feet, the number of off-street spaces shall, in addition to the above, provide one space for each additional one hundred thousand (100,000) square feet of floor area.

- a) *Dimensions.* Each loading space shall be not less than twelve (12) feet in width, twenty-five (25) feet in length and fourteen (14) feet in height.
- b) *Location.* Such space may occupy all or any part of any required side or rear yard except the side yard along a side street in case of a corner lot. In no event shall any part of a required front yard be occupied by such loading space.
- c) *Distance.* No such space shall be closer than fifty (50) feet to any other lot located in any residential district, unless wholly within a completely enclosed building or unless enclosed on all sides by a masonry wall not less than six (6) feet in height.
- d) *Lighting.* Lighting shall be so arranged that they neither unreasonably disturb occupants of adjacent residential properties nor interfere with traffic.
- e) *Pavement.* Loading areas shall be surfaced with concrete, asphaltic concrete, or asphalt.
- f) *Plan.* Buildings or uses requiring off-street loading facilities under the provisions of this Article shall clearly indicate the location, dimensions, clearance, and access of all such required off-street loading facilities on the projects parking plan.

(3) Off-street loading facilities provided to meet the needs of one use shall not be considered as meeting the off-street loading needs of any other use.

(4) No area or facility provided to meet the required off-street parking facilities for a use shall be utilized for or deemed to meet the requirements of this Article for off-street loading.

ARTICLE VI.

NON-CONFORMING USES AND STRUCTURES

Section 1. Non-conforming Uses.

- (1) The lawful use of land existing on the date of this Ordinance, although such does not conform to the provisions of the Ordinance, may be continued, but if such non-conforming use is discontinued for more than sixty (60) days, any future use of such premises shall be in conformity with the provisions of this Ordinance.
- (2) The lawful use of any building existing on the date of the adoption of this Ordinance may be continued even though such use does not conform to the provisions of this Ordinance. Such use may be extended throughout the building, provided no structural alterations, except those required by law or ordinances are made therein. A building occupied by a non-conforming use may be reoccupied by the same type of non-conforming use provided the building is not vacant for more than sixty (60) days. A building which is vacant for a period in excess of sixty (60) consecutive days may only be reoccupied by a use permitted for the district in which it is located.
- (3) The right of non-conforming uses to continue shall be subject to such regulations as to the maintenance of the premises and conditions of operation as may, in the judgement of the Zoning Board of Adjustment, be reasonably required for the protection of adjacent property. Section 2. Completion of Existing Buildings
- (4) Nothing contained in this Ordinance shall require any change in the plans, construction, or designated use of a building actually under construction for which a building permit was issued on or before the date of the adoption of this Ordinance; and which the entire building was completed within one (1) year from that date.

Section 2: Completion of Existing Buildings

Nothing contained in this Ordinance shall require any change in the plans, construction, or designated use of a building actually under construction for which a building permit was issued on or before the date of the adoption of this Ordinance, and which the entire building was completed within one (1) year from that date.

Section 3. Non-conforming Structures.

- (1) **CONTINUANCE OF NON-CONFORMING STRUCTURES** - Except as hereinafter provided, any non-conforming structure may be occupied and operated and maintained in a state of good repair.
- (2) **ENLARGEMENT OR EXTENSION OF NON-CONFORMING STRUCTURES** - A non-conforming structure in which a nonconforming use is operated shall not be enlarged or extended; a non-conforming structure in which only permitted uses are operated may be enlarged or extended if the enlargement or extension can be made in compliance with all of the

provisions of this Ordinance established for structures in the district in which the non-conforming structure is located.

- (3) RESTORATION OF DAMAGED NON-CONFORMING STRUCTURES - A non-conforming structure damaged in any manner and from any cause whatsoever to the extent of not more than fifty (50) percent of its replacement cost may be restored, provided restoration is begun within one (1) year and completed within two (2) years of the date of the damages.
- (4) NON-CONFORMING ADVERTISING SIGNS - Advertising signs which are, at the date of adoption of this Ordinance, non-conforming as to USE shall be removed within five (5) years from the effective date of this Ordinance.

ARTICLE VII.

BOARD OF ADJUSTMENT

Section 1. Creation, Tenure of Members and Organization.

A Board of Adjustment consisting of five (5) members, each to be appointed by the City Council for a term of two years and removable, for cause, by the appointing authority. Vacancies shall be filled by the appointment, by the original appointing authority, of a suitable person to serve out the unexpired ten of any members whose place on the Board has become vacant for any cause.

The Board is hereby vested with power and authority, in appropriate cases and subject to appropriate conditions and safeguards, to make such exemptions to the terms of this ordinance, in harmony with its general purpose and intent and in accordance with general or special isles therein contained, for the purpose of rendering full justice and equity to the general public.

The Board may adopt rules to govern its proceedings provided, however, that such rules are not inconsistent with this ordinance. Meetings of the Board shall be held at the call of the chairman and at such other times as the Board may determine. The chairman, or in his absence, the acting chairman, may administer oath and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent, or failing to vote, indicate such fact, and shall keep records of its examinations and other official actions, all of which, shall be filed immediately in the office of the Board and shall be a public record.

The City Secretary of the City of Castroville, Texas shall be an ex-officio member of the Board; shall be its secretary and shall keep all records for the Board. All meetings of the Board shall be held at the City Hall.

Section 2. Appeals Procedures.

Appeals to the Board of Adjustment can be taken by any person aggrieved or by any officer of department of the municipality affected by any decision of the administration officer. Such appeal shall be taken within fifteen (15) days' time after the decision has been rendered by the administrative officer, by filing with the officer from whom the appeal is taken and with the Board of Adjustment, a notice of appeal, specifying the grounds thereof. The officer, from whom the appeal is taken, shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed was taken.

An appeal shall stay all proceedings of the action appealed from, unless the officer from whom the appeal is taken, certified to the Board of Adjustment, after the notice of appeal shall have been filed with him that, by reason of the facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed, otherwise than by a restraining order, which may be granted by the Board of Adjustment or by a court of record on application on notice to the officer from whom the appeal is taken and on due cause shown.

The Board of Adjustment shall fix a reasonable time for the hearing of an appeal, give the public notice thereof, as well as due notice to the parties in interest and decide the same within a reasonable time. Upon the hearing, any party may appear in person or by attorney or by agent.

Written notice of all hearings before the Board of Adjustments and Appeals on an appeal item shall be sent to all owners of real property lying within two hundred feet (200') of the property on which the appeal is requested. Such notice shall be given not less than (10) days before the date set for hearing by depositing a notice properly addressed and postage paid in the United States Post Office to such property owners as the ownership appears on the City's most recent tax roll.

Section 3. Powers.

- (1) To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination, made by an administrative official in the enforcement of this ordinance.
- (2) To authorize, upon appeal in special cases, such variances from the terms of the ordinance as will not be contrary to the public interest, where, owing to such special conditions, the literal enforcement of the provisions of the ordinance shall be substantially preserved.
 - a) The Board of Adjustment shall not grant a Variance from the provisions or requirements of this ordinance unless it finds that the following facts and conditions exist:
 - i. That a variance is a means of relief which is available only when some peculiar circumstance as to the size or shape of the parcel of land (and sometimes its location) is such that the literal application of the provisions of the Ordinance would impair the owner's rights to some reasonable use of the property. A variance shall not be granted unless, in the first place, there are such peculiar circumstances.
 - ii. That the circumstances which cause the hardship must be peculiar to the property in question, or to such a small number of properties that they clearly constitute marked exceptions to the property in the neighborhood. If the circumstances cited as a basis for applying for the variance are common to the property in the neighborhood, the variance shall not be granted.
 - iii. That after establishing the peculiar circumstance applying to the property in question, it shall be determined that the variance is required in order to preserve a substantial property right of the petitioner. It is of no moment whatever that the denial of the variance might deny to the property owner some opportunity to use his property in a more profitable way or to sell it at a greater profit than is possible under the terms of the Ordinance. The owner is entitled only to a reasonable use of his property.
 - iv. That any alleged hardship is not self-created by any person having an interest in the property nor is the result of mere disregard for or ignorance of the provisions of this Ordinance.
 - v. That the regulations to which the variance is sought shall be modified as little as possible so that the substantial intent and purpose of the regulations shall be preserved. The granting of the variance should be made subject to such conditions as will constitute to this end.

- vi. That the variance will not result in substantial detriment to adjacent property nor the surrounding neighborhood and will not be materially detrimental to the public welfare.
- vii. The Board shall carefully distinguish between a use change and a variance. A use change shall be subject to the provisions of the Ordinance applicable to a change in Zoning District Classification.

b) The grant of a variance by the Board shall be by resolution. The granting of a variance shall not be by an ordinance amending the Comprehensive Zoning Ordinance.

c) In connection with any recommendation by the Board for the granting of a variance, the Board shall include any conditions, requirements or limitations to be attached to the variance, which the Board may find to be necessary and desirable to protect adjacent properties and the surrounding neighborhood, and to carry out the purposes and objectives of this Ordinance.

d) The Board of Adjustment shall not take action upon an application for variance for any property located in a Historical District until it has referred the request to the Historic Review Board and received recommendation or a certificate from the Board showing failure to take action.

(3) In exercising its powers, the Board may, in conformity with the provisions of ARTICLE 1011-A and including 1011-1 of the 1925 Civil Statutes of Texas, revise or reform, wholly or partly, or may modify the order, requirement, decision, or determination as ought to be made and shall have all the powers of the officer from whom the appeal is taken; said decision of the Board is to be consistent with the provisions of (2) above relating to the exercise of its powers.

(4) The concurring vote of four (4) members of the Board shall be necessary to revise any order, requirement, decision, or determination of any such administrative official, or to decide in favor of the application on any matter upon which it is required to pass under this ordinance or to affect any variance in said ordinance.

(5) Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment, any taxpayer, any officer, or department of the Municipality, may present to a court of record, a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within ten (10) days after the filing of the decision of the Office of the Board and not thereafter.

* Any provision contained in the Comprehensive Zoning Ordinance that are inconsistent with this amendment are hereby repealed.

ARTICLE VIII

AMENDMENTS TO ORDINANCE

Section 1. Petition for Changes and Amendments.

Any person or corporation or group of persons having a proprietary interest in any property, may petition the City Council for a change or amendment to the provisions of this Ordinance or the City Planning and Zoning Commission may, on its own motion, initiate proposals for changes and amendments.

Section 2. Filing Petition and Fee.

Each and every petition to the City Council as provided in this Section shall be filed with the City Secretary prior to being presented to the City Council and shall be accompanied by a fee of Seventy-five (\$75.00) Dollars, payable to the City of Castroville, Texas, no part of which shall be returnable regardless of the action taken on the petition.

Section 3. Changes and Amendments by the City.

The City Council may from time to time amend, supplement, or change by ordinance the boundaries of the districts or regulations herein. Before taking action on any proposed amendment, supplement or change, the City Council shall submit the same to the City Planning and Zoning Commission for its recommendation and report.

Section 4. Public Hearing by City Planning and Zoning Commission.

The City Planning and Zoning Commission shall hold a public hearing on any application for amendment, supplement or change prior to making its recommendation and report to the City Council. Written notice of all public hearings before the City Planning and Zoning Commission on a proposed amendment, supplement or change shall be sent to all owners of real property lying within two hundred (200) feet of the property on which the change is requested. Such notice shall be given not less than ten days before the date set for hearing by depositing a notice properly addressed and postage paid in the United States Post Office to such property owners as the ownership appears on the City's most recent tax roll.

Section 5. Public Hearing by City Council.

A public hearing shall be held by the City Council before adopting any proposed amendment, supplement, or change. At least fifteen (15) days' notice of the time and place of such hearing shall be published in the official newspaper of the City of Castroville.

Section 6. Amendment Under Protest.

If such proposed amendment, supplement or change has been denied by the City Planning and Zoning Commission, or if a protest against such proposed amendment, supplement or change has been filed with the City Secretary, duly signed and acknowledged by the owners of twenty (20%) percent or more, either of the area of the lots included in such proposed change or those immediately adjacent in the rear thereof extending two-hundred (200) feet from the street frontage of such opposite lots, such amendment shall not become effective except by a two-thirds (2/3) vote of the members of the City Council of the City of Castroville.

ARTICLE IX

CERTIFICATE OF OCCUPANCY AND COMPLIANCE

Section 1. Requirements.

- (1) No building hereafter erected, converted, or structurally altered shall be used, occupied, or changed in use and no land may be used until a Certificate of Occupancy and Compliance shall have been issued by the Building Official stating that the building or proposed use of land or building complies with the provisions of this Ordinance.
- (2) A Certificate of Occupancy and Compliance shall be applied for coincident with the application for a building permit and will be issued within ten (10) days after the completion of the erection, alteration or conversion of such building or land provided such construction or change has been made in complete conformity to the provisions of this Ordinance.
- (3) A Certificate of Occupancy and Compliance shall state that the building or proposed use of a building or land, complies with all the building and health laws and ordinances and with the provisions of these regulations. A record of all certificates shall be kept on file in the office of the City Secretary, and copies shall be furnished, on request, to any person having a proprietary or tenancy interest in the land or building affected.

ARTICLE X.

INTERPRETATION, PURPOSE, AND CONFLICT

Section 1. Interpretation

In interpreting and applying the provisions of this Ordinance, they shall be held to be a minimum requirement for the promotion of the health, safety, morals, and general welfare of the community. It is not intended by this Ordinance to interfere with, abrogate or annul any easements, covenants or agreements between parties, provided however, that where the regulations of this Ordinance are more restrictive than regulations on the same point, as contained in any other Law or Ordinance, or restrictions by deed or subdivision in "R" (Residential) Districts, the provisions of this Ordinance shall govern.

Section 2. Classification of New and Unlisted Uses

It is recognized that new types of land uses will arise in the future and forms of land use not presently anticipated may seek to be located in the City of Castroville. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the Schedule of Uses (Article II, Section 1 of this Ordinance) shall be made as follows.

- (1) A new and unlisted use may be interpreted by the Community Development Director as similar to the listed use.
 - a) In making such determination the Community Development Director shall consider if the unlisted use possesses a majority of characteristics of a listed use, based on the following:
 - i. The nature of the use and whether the use involves dwelling activity, sales, services or processing;
 - ii. The type of product sold or produced under the use;
 - iii. Whether the use has enclosed or open storage and the amount and nature of storage;
 - iv. Anticipated employment typical in relation to the use;
 - v. Transportation requirement similar to the use;
 - vi. The nature and time of occupancy and operation of the premises;
 - vii. The off-street parking and loading requirements;
 - viii. The amount of noise, odor, fumes, dust, toxic materials and vibrations likely to be generated; and
 - ix. The requirements for public utilities such as sanitary sewer and water and any special public services that may be required.
 - b) If the unlisted use is deemed to be similar to a listed use, no amendment to the Schedule of Uses is required.

- c) If the unlisted use is not found to be substantially similar to a listed use, the applicant may request an amendment to the Comprehensive Zoning Ordinance to include a definition for such previously unlisted use and determine in which zoning districts such use shall be permitted or permitted with a Specific Use Permit.
- d) Any party adversely impacted by the Community Development Director's determination under this section may appeal such determination to the Board of Adjustment; provided such appeal is made within 10 days of the date the decision is made.

ARTICLE XI.

VIOLATIONS AND PENALTIES

Any person, firm, or corporation, or anyone acting in behalf thereof, who shall violate or fail to comply with any of the provisions of this Ordinance shall, upon conviction, be punished by a fine not exceeding two-hundred dollars (\$200.00).

Each day that violation of this Ordinance is continued or permitted to exist without compliance, shall constitute a separate offense punishable upon conviction in the manner prescribed in this Section.

ARTICLE XII

ENACTMENT

I HEREBY CERTIFY THAT THE FOREGOING ORDINANCE WAS PASSED BY THE COUNCIL OF THE CITY OF CASTROVILLE, TEXAS, AT ITS MEETING OF JUNE 17, 1975.

EFFECTIVE THE 17TH DAY OF JUNE, 1975

/S/ ERNEST W. SPEED
ERNEST W. SPEED
Mayor

/S/ CLAUDIA JUNGMAN
CLAUDIA JUNGMAN
City Secretary

APPROVED AS TO FORM AND LEGALITY

/S/ MICHAEL HODGE
MICHAEL HODGE
City Attorney

APPENDIX A

Table 1 Xeriscape Landscape Plantings
Trees

Small: Fifteen (15) to twenty-five (25) Feet; Medium: Twenty (25) to Forty (40) Feet; Large: Forty (40) Feet and Higher (60'+)

| Common Name | Scientific Name | Height | Remarks |
|--------------------------------|----------------------------|--------|--|
| Anacacho, Orchid tree* | <i>Bauhania congesta</i> | S—M | Semi-Evergreen, tree-shrub, white flower clusters |
| Anaqua*, Sandpaper tree | <i>Ehretia anacua</i> | M—L | Evergreen broadleaf; white flower clusters |
| Arizona Cypress | <i>Cupressus arizonica</i> | M—L | Evergreen conifer; gray green foliage; pyramidal shape |
| Texas Ash*, Green Ash | <i>Fraxinus sp.</i> | M—L | Deciduous; fast growing |
| Ashe Juniper* | <i>Juniperus ashei</i> | S—M | Evergreen conifer; green foliage, females fruit |
| Bald Cypress* | <i>Taxodium distichum</i> | L | Deciduous conifer; fine textured foliage; fall color |
| Big Tooth Maple* | <i>Acer grandidentatum</i> | M | Deciduous: full to partial sun: Medium water, fall color: no |
| Black Willow* | <i>Salix nigra</i> | M—L | Deciduous; riparian species |
| Bur Oak* | <i>Quercus macrocarpa</i> | L | Deciduous; large acorns and leaves, good shade tree |
| Carolina Buckthorn* | <i>Rhamnus caroliniana</i> | S—M | Semi-Evergreen; sun-shade, glossy leaves, reddish fruit |

| | | | |
|--|---|-----|--|
| Cedar Elm* | <i>Ulmus crassifolia</i> | M—L | Deciduous; narrow canopy, good shade tree for R.O.Ws |
| Chinquapin Oak* | <i>Quercus muehlenbergii</i> | M—L | Deciduous; round-topped tree; bold foliage |
| Condalia, Brazil Tree, Bluewood Condalia* | <i>Condalia hookeri, C. viridis</i> | S—M | Evergreen; delicate foliage; very drought tolerant; sun-shade, good shade tree |
| Crabapple, Texas* | <i>Mollis texana</i> | S—M | Deciduous, full to partial sun, spring flowering tree |
| Desert Willow* | <i>Chilopsis linearis</i> | S | Deciduous; pink tubular flowers; willow-like foliage, very drought tolerant |
| Deodar Cedar | <i>Cedrus deodara</i> | L | Evergreen; spreading pyramidal shape |
| Ebony, Texas* | <i>Pithecellobium flexicaule</i> | S | Evergreen; sun; white flowers |
| Escarment Black Cherry* | <i>Prunus serotina</i> var. <i>eximia</i> | M—L | Deciduous; sun to shade; fall foliage |
| Eve's Necklace* | <i>Sophora affinis</i> | M—L | Deciduous; sun-shade; white to pink flowers |
| Goldenball Lead Tree* | <i>Leucaena retusa</i> | S—M | Deciduous; delicate foliage; fragrant yellow flowers |
| Hackberry* | <i>Celtis</i> spp. | M—L | Deciduous; prolific; wildlife favorite |
| Honey Locust | <i>Gleditsia triacanthos</i> | M | Deciduous; thornless varieties available |
| Huisache* | <i>Acacia farnesiana</i> | M | Deciduous; delicate foliage; fragrant yellow flowers |
| Italian Stone Pine | <i>Pinus pinea</i> | L | Drought tolerant, needs room to grow |
| Kidneywood* | <i>Eysenhardtia polystachya</i> | S | Deciduous; delicate tree-shrub; fragrant white flowers |

| | | | |
|--|------------------------------|-----|---|
| Lacy Oak* | Quercus laceyi | M | Deciduous; sun-partial shade; hill county native, good shade tree |
| Live Oak* | Quercus virginiana | M—L | Evergreen-like; good shade tree |
| Mesquite* | Prosopis glandulosa | S—M | Deciduous; lacy spreading form |
| Monterrey Oak | Quercus polymorpha | S—M | Evergreen-like; good shade tree |
| Montezuma Cypress* | Taxodium mucronatum | L | Semi-evergreen: full sun: low water |
| Mexican Buckeye* | Ungnadia speciosa | S | Deciduous; pink-red spring flowers |
| Pecan* | Carya illinoensis | L+ | Deciduous; needs lots of space; sensitive to root impact |
| Persimmon, Texas* | Diospyros texana | S—M | Deciduous; sun-shade, smooth bark; females has black pulpy fruit |
| Plum, Mexican* | Prunus mexicana | S | Deciduous; sun to shade; white flowers, fruit |
| Possum Haw* | Ilex decidua | S—M | Deciduous; sun-shade; female has red fruit |
| Retama, Paloverde* | Parkinsonia texana | S—M | Deciduous; fast growing, yellow flowers |
| Red Oak, Shumard* | Shumard Quercus shumardii | L | Deciduous; fall color, good shade tree |
| Red Oak, Texas* | Quercus texana | M | Deciduous; fall color, good shade tree |
| Redbud, Texas, Oklahoma, Mexican* | Cercis canadensis var texana | S—M | Deciduous; sun-shade, red/pink or white flowers |

| | | | |
|-------------------------------|----------------------|-----|---|
| Rusty Blackhaw* | Viburnum rufidulum | S | Deciduous; fall color, white flower clusters |
| Silk-tassel* | Garrya ovata | S | Evergreen; sun-shade |
| Spiny Hackberry* | Celtis pallida | S | Evergreen; greenish white flowers, yellow orange fruit |
| Sycamore, Mexican | Platanus mexicana | L | Deciduous; large leaves, good shade tree |
| Sycamore, Texas* | Platanus glabrata | L | Deciduous; large leaves, good shade tree |
| Texas Mountain Laurel* | Sophora secundiflora | S | Evergreen, part shade to full sun; fragrant purple flowers |
| Texas Pistache* | Pistacia texana | S | Semi-Evergreen; full sun to part-shade; red fruit |
| Wafer Ash, Hop tree* | Ptelea trifoliata | S | Semi-Evergreen; sun-shade; light green foliage |
| Western Soapberry* | Sapindus drummondii | M—L | Deciduous; full to partial sun; good shade tree, cluster large yellow flowers |
| Wild Olive* | Cordia boisserieri | S—M | Semi-Evergreen; large white flowers, hardy to 14°F |
| Yaupon Holly* | Ilex vomitoria | S—M | Evergreen; sun-shade; female has red fruit |

Shrubs

Large (Not Taller than Twenty-Five (25) Feet at Maturity)

| Common Name | Scientific Name | Height | Remarks |
|-------------|-----------------|--------|--|
| Bay | Laurel noblis | 6'—12' | Evergreen, sun-part sun, fragrant leaves |

| | | | |
|-------------------------------|----------------------|---------|---|
| Buckeye* | Aesculus pavia | 6'—12' | Deciduous (even in dry weather), shade, yellow or red flowers |
| Evergreen Sumac* | Rhus virens | 4'—15' | Evergreen, sun-shade, red fruit |
| Flameleaf Sumac* | Rhus lancelota | 5'—15' | Sun-partial shade; deciduous; red berries in fall; fall color |
| Texas Mountain Laurel* | Sophora secundiflora | 10'—25' | Tree-like evergreen shrub; purple spring flowers; sun, part shade |
| Texas Pistache | Pistacia texana | 6'—12' | Semi-evergreen, sun |

Medium (Five (5) to Ten (10) Feet at Maturity)

| Common Name | Scientific Name | Height | Remarks |
|---|-----------------------------|--------|--|
| Glossy Abelia | Abelia grandiflora | 5'—9' | Bronze evergreen foliage; white or pink; sun, part shade |
| Agarita* | Mahonia trifoliata | 5'—9' | Holly-like evergreen foliage; yellow spring; red edible berries; sun-shade |
| Cenizo, Texas Sage* | Leucophyllum sp. | 5'—9' | Dusty gray evergreen foliage; sun; blooms throughout summer; purple - pink flowers; several new varieties: including compact |
| Elbow Bush* | Forestiera pubescens | 3'—6' | Deciduous; sun-shade, small white flowers, black fruit |
| Frangrant Sumac* | Rhus aromatica | 3'—6' | Deciduous; part shade, fall color |
| Hogplum* | Colubrina texensis | 4'—6' | Part shade, full sun; fragrant blooms |
| Juniper | Juniperus sp. | 5'—10' | Tough evergreen; many varieties; sun, part shade |
| Mutablis Rose, Butterfly Rose, Old Blush | Rosa chinensis x (Mutablis) | 3'—5' | Sun, large single petal flowers change color as ages |

| | | | |
|----------------------------|--------------------|--------|--|
| Pomegranate | Punica granatum | 5'—10' | Sun, upright shrub; orange blooms; edible fruit; dwarf variety |
| Primrose Jasmine | Jasminum mesnyi | 5'—8' | Evergreen, sun-shade, sprawling, yellow flowers |
| Southern Wax Myrtle | Myrica cerifera | 3'—8' | Evergreen, sun-shade, compact variety, available |
| White Brush* | Aloysia gratissima | 4'—8' | Delicate; fragrant white flower; suckers, can be used as a hedge |

Small (Not Taller than Five (5) feet at Maturity)

| Common Name | Scientific Name | Height | Remarks |
|-------------------------------|----------------------------------|--------|--|
| American Beautyberry | Callicarpa americana | 3'—4' | Deciduous, fruit in fall and winter, purple; part shade |
| Agave, Century Plant | Agave americana | 3'—5' | Sun, rosette, spine-tipped leaves |
| Barbados Cherry | Malpighia glabra | 2'—4' | Evergreen, pink flowers, red fruit, sun-shade |
| Barberry | Berberis thunbergii atropurpurea | 3'—5' | Evergreen; sun-part shade, color foliage |
| Grayleaf Cotoneaster | Cotoneaster glaucocephala | 3'—5' | Sprawling evergreen shrub; dusty gray foliage; sun, part shade |
| Juniper | Juniperus sp. | 2'—5' | Evergreen shrubs; many varieties available; sun |
| Mexican Butterfly Weed | Asclepias tuberosa | 3' | Broad clusters of orange flowers |
| Mexican Oregano | Poliomentha longiflora | 2'—3' | Evergreen, sun, pink flowers |
| Rock Rose* | Pavonia lasiopetala | 2'—4' | Deciduous; sub-shrub, pink or purple flowers |

| | | | |
|--------------------------|------------------------|-------|--|
| Rosemary, Upright | Rosmarinus officinalis | 3'—5' | Evergreen, sun-part shade; blue flowers |
| Red Yucca* | Hesperaloe parviflora | 3'—4' | Sun, rosette, narrow leaves |
| Yucca* | Yucca spp. | 3'—4' | Sun, rosette, narrow leaves, white flowers |

Groundcover Plantings & Grasses

| Common Name | Scientific Name | Height | Remarks |
|--|----------------------------------|--------|---|
| Asiatic Jasmine | Trachelospermum asiaticum | n/a | Evergreen; green or variegated foliage; sun, part shade, no flowers |
| Bermuda Grass | Cynodon dactylon | n/a | Excellent drought tolerance; poor shade tolerance; sun |
| Buffalograss* | Buchloe dactyloides | 4"—6" | Excellent drought tolerance; poor shade tolerance; sun |
| Columbine Hinckley Columbine* | Aquilegia spp. A. hinckleyana | n/a | Evergreen, gray/green foliage, yellow flowers |
| Confederate Jasmine | Trachelospermum jasminoides | n/a | Evergreen; fragrant, white spring flowers; sun, part shade |
| Frogfruit* | Phyla incise (nodiflora) | n/a | Semi-evergreen, creeper, sun-part sun, white flowers |
| Lantana Purple, Gold | Lantana sp. | n/a | Deciduous, sun, purple, white or yellow flowers |
| Pigeonberry* | Rivina humilis | 1'—2' | Semi-evergreen shrub |
| Prairie Mix | n/a | 8"—12" | Mixture of Texas native Bunch, can add wildflowers |
| Rosemary, Prostrate | Rosmarinus officinalis | 1'—2' | Evergreen sub-shrub, sun to part sun, blue flowers |

| | | | |
|----------------------------|-------------------------|-------|---|
| Santolina | Santolina sp. | 1'—2' | Species with green or silver foliage; sun |
| St. Augustine Grass | Stenotaphrum secundatum | n/a | Produces dense turf; shade areas only; poor drought tolerance; sodded |
| Trailing Juniper | Juniperus sp. | n/a | Several varieties available; not suitable for wet, humid areas; sun |
| Verbena* | Verbena spp. | n/a | Evergreen, pink, purple, white, red flowers |
| Yarrow | Achillea millefolium | n/a | Gray or green gray leaves; many varieties |

Groundcover Plantings- Vines

| Common Name | Scientific Name | Height | Remarks |
|-----------------------------------|-----------------------------|--------|--|
| Autumn Clematis | Clematis sp. | n/a | Evergreen; fragrant white fall; sun, part shade |
| Carolina Jessamine* | Gelsemium sempervirens | n/a | Evergreen; yellow spring; sun, part shade |
| Confederate Jasmine | Trachelospermum jasminoides | n/a | Evergreen; fragrant white spring; sun, part shade |
| Coral Honeysuckle* | Lonicera sempervirens | n/a | Almost Evergreen; red blooms; part shade to full sun |
| Coral Vine, Queen's Wreath | Antigonon leptopus | n/a | Pink flowers in late summer and fall; sun |
| Fig Ivy | Ficus pumila (repens) | n/a | Evergreen; clings to walls; sun, part shade |
| Lady Banksia | Rosa banksia | n/a | Evergreen, flowers in yellow or white; sun-part shade |
| Scarlet Clematis* | Clematis texana | n/a | Shade to part shade, spring and summer blooms; red, rust, maroon, or rose-pink |

| | | | |
|--------------------------|--------------------------------|-----|---|
| Silverlace Vine | Polygonum ambertii | n/a | Fluffy masses of white; sun, part shade |
| Virginia Creeper* | Parthenocissus quinquefolia | n/a | Deciduous |

Groundcover Plantings - Perennials

| Common Name | Scientific Name | Height | Remarks |
|------------------------------|---------------------------|--------|--|
| Butterfly Weed | Asclepias spp. | 3' | Semi-hardy perennial, orange flowers |
| Cigar Plant | Cuphea micropetala | 3'—4' | Red, yellow; summer to fall flowers; sun |
| Fall Aster | Aster spp. | 2'—3' | Semi-evergreen, sun-part sun, blue or white |
| Firebush | Hamelia patens | 3'—5' | Reddish orange; summer to fall flowers; sun |
| Hinckley's Columbine* | Aquilegia hinckleyana | 18" | Yellow; spring flowers; shade |
| Indigo Spires | Sage Salvia spp. | 2'—3' | Semi-evergreen, sun, dark blue flowers |
| Lantana | Lantana sp. | 1'—2' | Many colors; spring to fall flowers; sun |
| Mealy Cup Sage* | Salvia farinacea | 3' | Sun, part shade; blue, white, purple flowers |
| Mexican Oregano | Poliomentha longiflora | 1'—3' | Evergreen; pink; summer flowers; sun |
| Mexican Petunia | Ruellia sp. | 1'—3' | Evergreen; tolerates shade; purple, pink, white flowers, suckers |
| Mexican Sage | Salvia leucantha | 3'—4' | Semi-evergreen; blue; spring to fall flowers; sun |

| | | | |
|--|---|-------|--|
| Mist Flower, Boneset | Eupatorium spp. and Ageratum spp. | 2'—4' | Hardy perennial, white to blue flowers |
| Muhly Grass* | Muehlenbergia lindheimeri | 3' | Evergreen; hardy perennial; sun |
| Pigeonberry* | Rivina humilis | 1'—2' | Semi-evergreen shrub |
| Purple Cone Flower* | Echinacea purpurea | 2' | Hardy perennial, rosette with pink or white flowers |
| Perennial Verbena* | Glandularia bipinnatifida | 6"—1' | Many colors; spring to fall flowers; sun |
| Rock Rose* | Pavonia lasiopetala | 2'—4' | Deciduous; sub-shrub, pink or purple flowers |
| Rosemary | Rosmarinus officinalis | 1'—4' | Sun, part shade; blue flowers |
| Shrimp Plant | Justicia spp. | 1'—2' | Hardy perennial, sun-part sun; orange, red flowers |
| Skullcap* | Scutellaria frutescens | 1' | Evergreen sub-shrub; pink or purple flowers |
| Texas Betony* | Stachys coccinea | 1'—2' | Evergreen, gray-green; red tubular flowers |
| Tropical Sage* | Salvia coccinea | 2'—3' | Evergreen, red, pink blooms; part shade to full sun |
| Turk's Cap* | Malvaviscus drummondii | 1'—4' | Shade; red flowers |
| White Rain Lily* | Zephyranthes candida | 1' | Ephemeral; sun, part shade; white |
| Groundcover Plantings— Ornamental Grasses | | | |

| Common Name | Scientific Name | Height | Remarks |
|------------------------------|-------------------------------------|--------|---|
| Big Bluestem* | <i>Andropogon gerardi</i> | 1'—2' | Sun, clump grass |
| Eastern Gamagrass* | <i>Tripsacum dactyloides</i> | 2'—3' | Dense, part shade, full sun |
| Inland Sea oats* | <i>Chasmanthium latifolium</i> | 2'—4' | Shade, dappled shade, part shade |
| Little Bluestem * | <i>Schizachyrium scoparium</i> | 1'—2' | Evergreen, part shade, full sun |
| Maiden Grass | <i>Miscanthus sinensis</i> | 3'—5' | Full sun, part shade, specimen or screening |
| Muhly Grass* | <i>Muhlenbergia lindheimeri</i> | 2'—5' | Evergreen, part shade, full sun |
| Purple Fountain Grass | <i>Pennisetum setaceum 'Rubrum'</i> | 2'—3' | Delicate color accent; full sun |
| Sideoats Grama* | <i>Bouteloua curtipendula</i> | 2'—3' | Dappled shade, part shade, full sun |
| Switchgrass* | <i>Panicum virgatum</i> | 3' | Part shade, full sun |

Palms

| Common Name | Scientific Name | Height | Remarks |
|----------------------------|------------------------------|---------|---|
| California Fan Palm | <i>Washingtonia filifera</i> | 15'—60' | Tree-like palm; sun. Hybrids with <i>W. robusta</i> can be taller |
| Dwarf Palmetto* | <i>Sabal minor</i> | 3'—7' | Trunkless, bushy palm; sun, part shade |
| Texas Palmetto* | <i>Sabal texana</i> | 10'—25' | Tall, native Texas palm; sun |

| | | | |
|--------------------------------|-----------------------|---------|--|
| Windmill Palm | Trachycarpus fortunei | 10'—35' | Tree-like; sun; not considered a canopy; good foundation plant |
| Mexican Blue Palm | Brahea armata | 12'—25' | Fan palm with blue-green leaves; sun |
| Butia or Jelly Palm | Butia capitata | 10'—15' | Feather palm with blue-green leaves; sun |
| European Fan Palm | Chamaerops humilis | 6'—12' | Tough, clumping fan palm with spiny petioles |
| Mazari Palm | Nannorrhops ritchiana | 6'—25' | Slow growing fan palm with blue-green leaves |
| Canary Island Date Palm | Phoenix canariensis | 40' | Beautiful feather palm; may be damaged in very cold winters |
| Needle Palm | Rapidophyllum hystrix | 5'—6' | Clumping shrublike palm foliage for sun to part shade |
| Silver Saw Palmetto | Sorenoa repens | 3'—6' | Clumping low palm in both blue and green forms |

Riparian and Aquatic Plants

| Common Name | Scientific Name | Height | Remarks |
|---------------------------|---------------------------|---------------|--|
| Button Bush* | Cephalanthus occidentalis | 6'—10' | Large, deciduous shrub, sun, white ball shape flowers |
| Indigobush* | Amorpha fruticosa | 6'—10' | Large, deciduous shrub, shade-sun, spikes of purple flowers |
| Roughleaf Dogwood* | Cornus drummondii | 6'—15' | Large, deciduous shrub or tree, shade-sun, clusters of white flowers |
| Crab Apple* | Crateagus texana | 8'—15' | Large, deciduous shrub or tree, shade-sun, large clusters of white flowers |

| | | | |
|-----------------------------------|-----------------------------|------------|--|
| Wooly Rosemallow* | Hibiscus lasiocarpus | 3'—6' | Large shrub, white to rose flowers |
| Edwards Plateau Sedge* | Carex microdonta | 1"—7" | Rhizomatous perennial, calcareous soils |
| Bear Grass* | Nolina sp. | 2'—3' | Large clump, grass-like, shade-sun, good for bank stabilization |
| Purple Iris | Iris brevicaulis | 1' 1.5' | Hardy perennial, purple flowers |
| Pickerelweed* | Pontederia cordata | 5"—1' | Aquatic edge, sun, spikes of purple flowers |
| Horsetail | Equisetum laevigatum | 1' 1.5' | Rhizomatous, grass-like, shade-sun, water edge |
| Blue Water Lily* | Nymphaea | n/a | Floating, semi-sun-sun, |
| Pond Weed | Potamogeton illinoiensis | 8"— 16" | Rhizomatous, whorls of purple flowers |

*= Texas Native