

SECTION 32
S-P-2 (GENERALIZED) SITE PLAN DISTRICT REGULATIONS
(As amended by Ordinance No. 480-C)

- 32.1 PURPOSE AND INTENT. The S-P-2 Site Plan District is utilized to permit flexibility of area regulations while restricting usages. The basic land use district shall be identified for reference to area regulations. The land area for an S-P-2 Site Plan District shall not be less than two (2) acres in size.
- 32.2 PERMITTED USES
- a. No land shall be used and no building shall be erected for or converted to any use other than the general uses authorized by an ordinance of the City of Southlake granting a zoning change to S-P-2 Site Plan District zoning under the terms and conditions of this section. No variances to any other City ordinance, code or regulation will be permitted within this district. All applications will be processed in accordance with the procedures set forth below. Any use not prohibited by this ordinance or other ordinances of the City may be authorized in an S-P-2 district; provided, however, no single-family residential uses, either attached or detached, may be authorized in an S-P-2 District.
 - b. Similar uses which are permitted in the Zoning Ordinance may be permitted in the S-P-2 zone, provided a revised concept plan has been submitted for recommendation to the Planning and Zoning Commission and approved by the City Council for any such proposed similar use, upon the written application for an amendment to the S-P-2 Site Plan District previously granted and in accordance with all the regulations of this Section 32. The determination of whether a use is similar shall be in the sole discretion of the City Council.
 - c. A summary shall be provided which lists the proposed uses within the district. This may be via attached text or shown on the required Concept Plan.
- 32.3 APPLICATION - A change of zoning to an S-P-2 Site Plan District shall be granted by the City Council only upon the written application of the owner or his representative and a recommendation of Planning and Zoning Commission. No variances to other city ordinances, codes or regulations will be permitted. The S-P-2 Site Plan District allows the City Council to approve variances to regulations of this ordinance only.
- 32.4 CONCEPT PLAN - Applicants for S-P-2 zoning must file an application for Concept Plan approval in accordance with the requirements of Section 41 of this ordinance.

All properties zoned at the effective date of this ordinance which do not have an approved Concept Plan on file with the City shall submit a Concept Plan meeting the requirements of Section 41 of this ordinance prior to a submittal of a site plan.

The Concept Plan shall be processed in accordance with this ordinance and state law for changes in zoning. (As amended by Ordinance No. 480-M.)

32.5 EFFECT OF CONCEPT PLAN - All subsequent site plans shall substantially conform to the Concept Plan approved with the zoning application. (As amended by Ordinance No. 480-M.)

32.6 ADDITIONAL DEVELOPMENT REGULATIONS FOR BUILDINGS OR USES LYING WITHIN FOUR HUNDRED FEET (400') OF SINGLE FAMILY RESIDENTIAL PROPERTY - In addition to the development regulations applicable to this zoning district, the development regulations in *Section 43, Part III, Residential Adjacency Standards*, shall also apply. When any requirements in this section are in conflict with any other requirements for this zoning district, the more stringent requirements shall apply. (As amended by Ordinance No. 480-CC).

32.7 REVIEW AND IMPLEMENTATION

- a. The Planning and Zoning Commission in submitting its recommendations to the City Council and the City Council in making its decision shall state a list of the reasons for approval and disapproval of each case and request. The stated reasons shall be incorporated in any ordinance approving a request.
- b. On the Official Zoning Map, an S-P-2 Site Plan District shall bear the designation S-P-2 followed by the ordinance number, in parenthesis, rezoning the property to a Site Plan District.
- c. The City Council may impose any condition or restriction upon the use of the property rezoned, as may be necessary to secure and protect the public health, safety, morals and general welfare and to protect adjoining property and the value thereof, including the dedication of street rights-of-way for adequate flow of traffic. Such conditions and restrictions shall not be construed as conditions precedent to the granting of the S-P-2 Site Plan District use, but shall be construed as conditions precedent to the granting of a Certificate of Occupancy.
- d. Zero lot line development may be permitted on a common interior lot line where construction of a party wall is used. Where zero lot development is utilized, the equivalent open space and plantings (normally provided in adjoining bufferyards along the common lot line) shall be provided elsewhere within the two developing lots. The approval shall be based upon an analysis of the location, the configuration, and the impact and compatibility of the construction with adjacent land uses. (As amended by Ordinance No. 480-U.)

- 32.8 DEVELOPMENT SITE PLAN - A development site plan shall be required for a building permit within the S-P-2 (Generalized) Site Plan District. This site plan shall be prepared and submitted in accordance with Section 40 of this ordinance. Approval of this site plan shall be the authority of the City Council upon a recommendation by the Planning and Zoning Commission. (As amended by Ordinance No. 480-M.)
- 32.9 VARIANCES - The Board of Adjustment may grant variances of up to, but not exceeding, ten percent (10%) of any required setback or lot coverage requirement established by the City Council in the specific "S-P-2" regulations at the time of zoning of said Site Plan District. This approval shall be per the requirements set forth in Section 44.3 (b) of the Zoning Ordinance. (As amended by Ordinance 480-M.)