

Chapter 21	
Current Regulations	Design District
<p><i>Sec. 21-60. - Private utilities.</i> <i>(a) Generally.</i> All private, franchised utilities, including but not limited to electric lines, telephone cables, television cables and natural gas mains, shall be located underground throughout any new development; except that overhead lines may be utilized in the perimeter easements of a subdivision, where major electric transmission or feeder lines are necessary to provide services to adjacent areas. Such underground utilities shall be buried in dedicated utility easements or in street rights-of-way, as appropriate. For the purposes of this section, a new development is defined as a new subdivision of land.</p>	<p><i>Sec. 21-122</i> <i>A. Underground Requirement.</i> In a Design District designated by Section 21-121 of the City Code, all private, franchised utilities, including but not limited to electrical distribution, lateral and service lines, telephone cables, television cables and natural gas mains, shall be located underground throughout the district, with no exceptions that may be authorized in other sections of this ordinance. Such underground utilities shall be buried in dedicated utility easements or in street rights-of-way, as appropriate.</p>
<p><i>Sec. 21-54. Streets</i> <i>(g) Street lights.</i> The specific locations of street lights shall be approved by the director of public works and the involved electric utility company. Street lights shall be installed at the cost of the developer. Street lights must meet the standards for street lighting in the standard specifications for public works construction as developed by the department of public works of the city and approved by the city council. Until such time as specific standards for street lights are adopted, a street lighting plan for the proposed street lights shall be submitted and approved as part of the construction plan process. The street lighting plan shall be drawn on sheets twenty-four (24) inches by thirty-six (36) inches, to a horizontal scale of one (1) inch to one hundred (100) feet, except that the scale may vary on special projects. Such plan shall include the following:</p>	<p><i>Sec. 21-122</i> <i>B. Street lights.</i> Street lights within a Design District designated by Section 21.121 of the City Code must meet the standards for street lighting in Section 21.55(g) of the City Code and design district standards in the standard specifications for public works construction as developed by the department of public works of the city and approved by the city council.</p>

<p>(1) The locations, types and heights of all street lights as proposed;</p> <p>(2) The radius of illumination provided by each street light; and</p> <p>(3) The locations, right-of-way widths, and pavement widths of all streets</p>	
<p><i>Sec. 21-100. – Off Street storage requirements.</i></p> <p>(a) At the time that any building, use or structure is instituted, erected, enlarged or converted from one land use to another land use which utilizes outside space for the storage or display of motor vehicles, equipment or materials, off-street storage facilities shall be provided in accordance with these regulations. Such areas shall be provided in order that such vehicles, equipment or materials may be displayed or stored without encroaching on public right-of-way or interfering with the public use of streets, alleys, fire lanes, sidewalks, or required off-street parking areas.</p> <p>(b) All off-street storage facilities to be used for the display of equipment, materials, motor vehicles, or other motor-driven equipment, including access aisles, driveways and maneuvering areas, shall meet the surfacing and drainage requirements in Sections 21-94(c) and 21-94(f).</p> <p>(c) For off-street storage facilities to be used for the storage of equipment, materials, motor vehicles, or other motor-driven equipment, the surfacing requirements may be reduced or waived, provided that driveways/approaches from the right-of-way to the storage yard are paved, the storage areas are located behind the principal structure, the storage areas are not located within required setbacks, and the storage areas are screened from any public right-of-way by a minimum 8-</p>	<p><i>Sec. 21-123 Off Street Storage and Display in a Design District.</i></p> <p>(a) At the time that any building, use or structure is instituted, erected, enlarged or converted from one land use to another land use which utilizes outside space for the storage or display of goods, materials, motor vehicles, or equipment, off-street storage facilities shall be provided in accordance with these regulations. Such areas shall be provided in order that such goods, materials, motor vehicles, or equipment may be displayed or stored without encroaching on public right-of-way or interfering with the public use of streets, alleys, fire lanes, sidewalks, or required off-street parking areas.</p> <p>(b) All off-street storage facilities to be used for the display of goods, materials, motor vehicles, or equipment, or other motor-driven equipment, including access aisles, driveways and maneuvering areas, shall meet the surfacing and drainage requirements in Sections 21-94(c) and 21-94(f).</p> <p><u>(c) All off-street storage facilities shall be located outside of the required minimum setbacks and screened from the public view with a screening fence, except for outside merchandise for sale. No outside merchandise for sale should be located within any required setbacks and should be located on a paved surface as required by this section.</u></p> <p><u>(d) It shall be an offense for a person to display goods, materials, motor vehicles or equipment for outside sale in a</u></p>

<p>foot tall screening fence. Alternative screening materials are subject to the approval of the Director of Development Services.</p> <p>(d) Wrecker storage yards and junk yards as otherwise regulated by City Code are excluded from the requirements of this section.</p>	<p><u>location that does not comply with the off-street storage requirements of this section.</u></p>
<p><i>Section 21-101 - Landscaping</i></p> <p><i>(i) Landscaping within public right-of-way.</i></p> <p>(1) Landscaping required. The unpaved portions of the public right-of-way abutting the entire frontage of a lot shall be landscaped with live vegetative cover.</p> <p>(2) Credits. The landscaped area provided within the public right-of-way shall be credited toward the overall landscaped area requirement of Section 21-101(d); provided, however, that such credit shall not exceed 25 percent of the required landscaped area for the site.</p> <p>(3) Restrictions.</p> <p>a. Trees, shrubs and other landscape materials which will exceed 2 feet in height shall not be installed in public right-of-way.</p> <p>b. Portions of right-of-way to be improved in future street widening projects shall not be credited for landscaping purposes. For streets which have not been developed to their ultimate width, only the areas outside of the ultimate edge of street improvements, as determined by the Director of Development Services, shall be credited.</p> <p>c. The City shall not be responsible for the maintenance of landscaping installed in public right-of-way. Nor will the City be responsible for the replacement of landscape materials</p>	<p><i>Sec. 21-125 Landscaping within public right-of-way in a Design District.</i></p> <p>(a) Landscaping required in a Design District. In addition to the Landscaping requirements in Section 21-101, unpaved portions of the public right-of-way abutting the entire frontage of a lot wholly or partially in a Design District designated by Section 21-121 of the City Code shall be landscaped with live vegetative cover. Trees, shrubs and other vegetation which will exceed 2 feet in height shall not be installed in the public right-of-way.</p> <p><u>(b) Credits. The landscaped area provided within the public right-of-way adjacent to a lot wholly or partially in a Design District designated by Section 21-121 of the City Code shall not be credited toward the overall landscaped area requirement of Section 21-101(d).</u></p> <p>(c) <i>Restrictions.</i> Underground sprinkler systems shall not be installed within street right-of-way adjacent to a lot wholly or partially in a Design District designated by Section 21-121 of the City Code.</p>

<p>which must be removed during the repair or maintenance of utilities or other public improvements.</p> <p>d. Underground sprinkler systems shall not be installed within street right-of-way, except upon written agreement between the City and the property owner upon terms and conditions set by the Director of Development Services which shall include an acknowledgement by the owner that no compensation shall be paid to owner for any damages to or relocation costs of the sprinkler system resulting from future public work within the rights-of-way.</p>	
<p><i>(j) Manufactured home placed on a private lot.</i></p> <p>(1) Generally: When any manufactured home is to be placed on a private lot outside of a manufactured home subdivision or park, such private lot shall be a separately platted or replatted lot and shall meet the requirements of Section 21-82(a), as well as the requirements of Chapter 12, Manufactured Homes, of the City Code.</p> <p>(2) Historic districts. Neither manufactured homes nor single-family or duplex industrialized housing (as "industrialized housing" is defined in Texas Occupations Code § 1202.002) shall be permitted within designated historic districts, which are designated as follows:</p> <p>College Park Historic District: The area bounded on the north by Airline Road, on the west by Main Street, on the south by Red River Street, and on the east by Navarro Street.</p> <p>Nine Rivers Historic District: The area bounded on the north by Red River Street, on the west by Main Street, on the south by Rio Grande Street, on the east by Navarro Street.</p>	<p><i>Sec. 21-82 (j)</i></p> <p>(3) Design Districts. Neither manufactured homes nor single-family or duplex industrialized housing (as "industrialized housing" is defined in Texas Occupations Code § 1202.002) shall be permitted within Design Districts as designated in Section 21-121 of the City Code.</p>

<p>Original Townsite Historic District: The area of Victoria bounded on the north by North Street, on the west by West Street, on the south by Water Street, and on the east by East Street.</p> <p>Victoria Heights Historic District: The area of Victoria bounded on the north by Red River Street, on the west by Smith Street, on the south by North Street, on the east by Main Street.</p> <p>Historical Landmark Districts: Each lot or parcel within the City containing a building or structure that is (a) a recorded Texas Historical Landmark or (b) designated on the National Register of Historical Places.</p>	
<p>Chapter 5</p>	
<p>Current Regulations</p>	<p>Design District</p>
<p>Sec. 5-151 – Limitations on the location of signs</p> <p>A. Primarily Residential Areas</p> <p>1. With the exception of a Development Sign as defined above, no billboard shall be located:</p> <p>(a) Within a primarily residential area;</p> <p>(b) Less than 300 feet, measured along the same side of the street, from any lot within a primarily residential area;</p> <p>(c) Less than 100 feet, measured on a radius, from any lot within a primarily residential area.</p> <p>2. No signs, other than the following nonelectrical on-premises signs, shall be located on a lot within a primarily residential area:</p> <p>(a) One realty sign, displayed temporarily during periods of development or listing for sale, rent, or lease; provided that</p>	<p><i>Limitations on the location of signs.</i></p> <p><i>C. Placido Benavides Design District</i></p> <p>1. The following requirements shall apply in the Placido Benavides Design District, including all parts of the design district located within the City of Victoria and the Extra-Territorial Jurisdiction. If any of the requirements of this section conflict with any other part of this article, the requirements of this section shall control to the extent of such conflict.</p> <p>(a) No billboard shall be located within the Placido Benavides Design District.</p> <p>(b) Freestanding on-premises signs fronting roadways within the Placido Benavides Design District shall be no taller than 10 feet in height, shall be detached from any building, shall have a support structure that is a solid-appearing base constructed of a</p>

banner or pennant signs may be used for such purpose for not more than three consecutive days.

(b) One construction sign and one financing sign, displayed temporarily during periods of development.

(c) One permanent advertising sign.

(d) All signs allowed herein, except banner or pennant signs, shall have a maximum area of 8 square feet and maximum height of 6 feet.

B. Downtown Business District

1. The following requirements shall apply in the Downtown Business District. If any of the requirements of this section conflict with any other part of this article, the requirements of this section shall control to the extent of such conflict.

(a) Canopy Signs over Public Right-of-Way

(1) One canopy sign may be hung beneath a canopy for each business, provided a minimum clearance of 8 feet is maintained from the bottom of the sign and the ground.

(2) Canopy signs mounted perpendicular to the building face may not exceed 2/3; the width of the canopy.

(3) Canopy signs mounted parallel to the building face may not exceed 2/3 the length of the canopy.

(4) Canopy signs shall not extend beyond the sides of the canopy.

(5) No canopy sign shall be installed within 10 feet of any other canopy sign.

(b) Projecting Signs over Public Right-of-Way

(1) One projecting sign may be installed over public right of way on each face (wall) of a building, provided the owner of the property on which the sign is installed has entered into a

permanent material, such as concrete block or brick, and shall not be supported by a pole or poles.

License Agreement with the City of Victoria in a form to be approved by the City Attorney's office.

(2) A projecting sign shall not extend more than three feet into the public right of way from the building face (wall) to which it is attached and shall not exceed 12 square feet in area.

(3) Projecting signs in a public right of way may not extend vertically above the window sill of a second story.

(4) A projecting sign in the public right of way shall maintain a minimum clearance of 8 feet from the bottom of the sign and the ground.

(c) Wall Signs

(1) Wall signs are permitted for each building with a maximum total sign area of 1½ square feet for each linear foot of building frontage.

(2) No wall sign shall project above the roof line of a building to which it is attached.

(3) Wall signs shall be erected parallel to and extend not more than 12 inches outward from the façade of any building to which it is attached.

Sec. 5-149. – Permanent signs

2. Billboards

(a) In determining the distances specified in this subsection, the distance between billboards shall be measured along the right-of-way from the centerline of the supporting pole to the centerline of the other supporting pole, or nearest supporting pole if there is more than one. No Billboards shall be located:

(1) Within 200 feet of any on-premises freestanding sign on the same side of the street. This section shall not limit the

<p>subsequent construction of on-premises freestanding signs otherwise allowed by this code.</p> <p>(2) Within 200 feet of any intersection controlled by a traffic control signal as measured from the closest point of the sign structure to the edge of the right-of-way.</p> <p>(3) Within 750 feet of any other billboard on the same side of a street other than a street designated as a "freeway" on the Master Thoroughfare plan.</p> <p>(4) Within 1,000 feet of any other billboard on the same side of a street designated as a "freeway" on the Master Thoroughfare plan.</p> <p>(5) Within a designated historic district, as described in Section 21-82(j)(2) of the City Code</p>	
<p>Chapter 12</p>	
<p>Current Regulations</p>	<p>Design District</p>
<p><i>Sec. 12-8. - Placement of manufactured housing outside of manufactured home parks or subdivisions.</i></p> <p>(a) Manufactured homes shall not be permitted to be located within the limits of the city on any space, lot or tract of land other than in a platted and approved manufactured home park or manufactured home subdivision, nor shall any private or public utilities be connected or extended, except in any one (1) or more of the following circumstances:</p> <p>(1) The manufactured home was legally in existence at such location as of August 1, 1983.</p> <p>(2) The person who intends to occupy such manufactured home submits a copy of a duly recorded deed showing that the intended occupant owns the lot upon which the manufactured home is to be located, and the manufactured home is located</p>	<p><i>Sec. 12-8. - Placement of manufactured housing outside of manufactured home parks or subdivisions.</i></p> <p>(a) Manufactured homes shall not be permitted to be located within the limits of the city on any space, lot or tract of land other than in a platted and approved manufactured home park or manufactured home subdivision, nor shall any private or public utilities be connected or extended, except in any one (1) or more of the following circumstances:</p> <p>(1) The manufactured home was legally in existence at such location as of August 1, 1983.</p> <p>(2) The person who intends to occupy such manufactured home submits a copy of a duly recorded deed showing that the intended occupant owns the lot upon which the manufactured home is to be located, and the manufactured home is located</p>

outside of a historic district as designated in Section 21-82(i)(2) of the Victoria City Code. No other structure designed or to be used for human occupancy may be located on such lot.

(b) The property owner must submit adequate proof to the Development Services Department that the aforementioned and other Code requirements have been met before a permit will be issued for the placement of the manufactured home.

(c) Nothing provided in this section pertaining to manufactured housing shall in any way abrogate the enforceability by private parties of deed restrictions pertaining to manufactured housing.

(d) For manufactured homes permitted after May 1, 1999, skirting shall be installed and maintained in good repair, except where such installation would conflict with flood plain requirements of this Code.

outside of a historic district as designated in Section 21-82(i)(2) of the Victoria City Code and outside of a Design District designated in Section 21-121 of the Victoria

City Code. No other structure designed or to be used for human occupancy may be located on such lot.

(b) The property owner must submit adequate proof to the Development Services Department that the aforementioned and other Code requirements have been met before a permit will be issued for the placement of the manufactured home.

(c) Nothing provided in this section pertaining to manufactured housing shall in any way abrogate the enforceability by private parties of deed restrictions pertaining to manufactured housing.

(d) For manufactured homes permitted after May 1, 1999, skirting shall be installed and maintained in good repair, except where such installation would conflict with flood plain requirements of this Code.