

SEC. 51-4.207.

EDUCATIONAL USES.

Educational uses are subject to the following regulations:

(1) Public or private school.

(A) Definitions:

(i) **OPEN-ENROLLMENT CHARTER SCHOOL** means a public school that is operated under a charter granted under Subchapter D of Chapter 12 of the Texas Education Code.

(ii) **PRIVATE SCHOOL** means a school that a student may attend and thereby be exempt from state law requirements of compulsory attendance at a public school, and that exists apart from the student's home.

(iii) **PUBLIC SCHOOL** means a kindergarten, elementary, or secondary educational institution that is owned or operated by a local independent school district, or operated under a charter granted under Chapter 12 of the Texas Education Code.

(B) Districts permitted:

(i) **Public school other than an open-enrollment charter school:** Nonresidential districts; specific use permit required in residential districts.

(ii) **Open-enrollment charter school or private school:** Specific use permit required in residential and nonresidential districts.

(C) Required off-street parking:

(i) One and one-half spaces for each kindergarten/elementary school classroom.

(ii) Three and one-half spaces for each junior high/middle school classroom.

(iii) Nine and one-half spaces for each senior high school classroom.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) This use does not include business, commercial, trade, or craft schools.

(ii) This use must comply with all applicable licensing requirements.

(iii) If this use is nonconforming, the board of adjustment shall not establish a compliance date for the use under Section 51-4.704(a)(1) unless the owners of more than 50 percent of the land within 200 feet of the lot containing the school file a written petition with the board requesting that a compliance date be established. In computing the percentage of land area under this subparagraph, the area of public right-of-way and city-owned property is excluded. The area of the lots used or owned by the school or by an entity affiliated with the school is also excluded from the computation.

(iv) This use, if nonconforming, may expand its total floor area by up to 10 percent or 2,000 square feet, whichever is less, without obtaining an SUP.

(v) This use is exempt from payment of SUP application fees.

(2) Reserved.

(3) Business school.

(A) Definition: A business enterprise offering instruction and training in a service or the arts such as secretarial, barber, commercial artist, computer software, and similar training.

(B) Districts permitted: Nonresidential districts except NO districts; specific use permit required in NO districts.

(C) Required off-street parking: 0.3 spaces for each fixed seat. If no fixed seats, then 0.3 spaces for each seven square feet of classroom.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) This use does not include schools teaching trades or crafts.

(4) Technical school.

(A) Definition: A business enterprise offering instruction and training in a trade such as welding, bricklaying, machinery operation, and other similar trades or crafts.

(B) Districts permitted: LC, HC, central area, and industrial districts.

(C) Required off-street parking: 0.3 spaces for each fixed seat. If no fixed seats, then 0.3 spaces for each seven square feet of classroom.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(5) College, university, or seminary.

(A) Definition:

(i) A college or university is an accredited academic institution of higher learning beyond the level of secondary school.

(ii) A seminary is an institution for the training of candidates for the priesthood, ministry, or rabbinate.

(B) Districts permitted: Multiple-family, O-1, O-2, commercial, and central area districts; specific use permit required in single-family, duplex, TH, agricultural, NO, LO, MO, GO, and industrial districts.

(C) Required off-street parking: 0.4 spaces for each fixed seat. If no fixed seats, then 0.4 spaces for each seven square feet of seating area.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(6) College fraternity or sorority house.

(A) Definition: A facility for housing a social or service organization of college students.

(B) Districts permitted: Multiple-family, O-1, O-2, commercial, and central area districts; specific use permit required in single-family, duplex, TH, agricultural, NO, LO, MO, GO, and industrial districts.

(C) Required off-street parking: One space for every two beds, plus one space for each 100 square feet of floor area exclusive of sleeping area.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 50,000	NONE
50,000 to 100,000	1
100,000 to 300,000	2
Each additional 200,000 or fraction thereof	1 additional

(7) College dormitory.

(A) Definition: A college residence hall providing sleeping rooms.

(B) Districts permitted: Multiple-family, O-1, O-2, commercial, and central area districts; specific use permit required in single-family, duplex, TH, NO, LO, MO, GO, agricultural, and industrial districts.

- (C) Required off-street parking: One space for every two beds.
- (D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 50,000	NONE
50,000 to 100,000	1
100,000 to 300,000	2
Each additional 200,000 or fraction thereof	1 additional

(8) Library, art gallery, or museum.

(A) Definition: An establishment for the loan or display of books or objects of art, science, or history.

(B) Districts permitted: Multiple-family, O-1, O-2, LO, MO, GO, commercial, central area, and industrial districts; specific use permit required in single-family, duplex, TH, NO, and agricultural districts.

(C) Required off-street parking: One space for each 500 square feet of floor area.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	NONE
10,000 to 60,000	1
Each additional 60,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) This use applies only to a library, art gallery, or museum that is sponsored by a public or quasi-public agency and open and available to the general public. (Ord, Nos. 16802; 17912; 18849; 20159; 20360; 21044; 24271; 27404)

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