

Zoning ordinances and regulations are laws that define and restrict how you can use your property. Cities, counties, townships and other local governments adopt zoning plans in order to set development standards to assure that land is used for the common good.

Zoning laws will set forth many **use regulations**, such as:

- the height and overall size of buildings
 - their proximity to one another
 - what percentage of the area of a building lot may contain structures
 - what particular kinds of facilities must be included with certain kinds of uses
- For example, zoning ordinances will typically limit the number of stories and total height of a building, require a certain number of parking spaces for a commercial building, and require a driveway and garage on a suburban residential property.

The **bulk requirements** of a zoning ordinance refer to:

- the height and size restrictions on buildings including the number of stories in a building
- the square feet of space which a building provides
- the percentage of area it covers on a building lot
- the minimum lot size requirements, if any

The **setback** and **side-yard requirements** of a zoning ordinance refer to the distance between the front and back property lines and the distance from the side property lines.

Subdivisions

Land is divided up into **legal parcels**. If you own land and want to **divide it up, you have to go through an authorization process to create new legal parcels**.

There are usually simplified procedures if you want to divide your property into only a few parcels (e.g., not more than 4 parcels).

A major subdivision, however, will be subject to more rigorous rules. At a minimum, these rules would include requirements that a developer prepare a **site plan**, which is a comprehensive map showing the planned use of a particular property, in detail.

In addition, subdivision laws may require:

- the lots be of a particular size
- the streets be of a particular width and quality
- the water, gas, and sewer lines of a particular type be supplied

Some states permit local governments to require developers who are subdividing property to pay for some portion of the municipal improvements that are necessary for residential use, such as:

- Sewers
- Schools
- Roads

A subdivision will go through many public hearings, giving ample opportunity for anyone to speak in favor of or against a project.

For more information on the City of Baytown's zoning and development regulations, call (281) 420-5394.

CITY OF BAYTOWN Planning and Development Services **Planning Division**



Land Development Brochure

**2401 Market Street
Baytown, Texas 77520
281-420-5394
281-420-5380 fax
www.baytown.org**

I live in a residential neighborhood. Can I open a business in my home?

The City of Baytown adopted zoning July 27, 1995, to protect the character of residential neighborhoods. The City has five zoning districts, the Neighborhood Conservation, Urban Neighborhood, Mixed Use, Light Industry and Heavy Industry. Each district allows various uses. To find out the zoning classification of your property and if a business is a permitted use, call the Planning Division at (281) 420-5394.

I own two lots and would like to build a home in the middle of the two lots. Is this possible?

You may build your home in the middle of the two lots once you remove the adjoining property line. This is done by a lot line consolidation. An application for a lot line consolidation may be obtained from the Planning Division at City Hall.



CITY OF BAYTOWN Planning and Development Services

Planning Division



My neighbor is operating a mechanic shop out of his residential garage. Who do I register a complaint with?

You may register your complaint by calling the Planning Division at (281) 420-5394 or register your complaint online at www.baytown.org

I want to build on a vacant lot. Are utilities available for my project?

An application for utility availability may be obtained from the Planning Division at City Hall.

I want to sell a piece of a large tract of land I own. What should I do first?

Depending on the size and/or the amount of lots you are selling a plat may be required to subdivide your property.

I heard that a grocery store chain is planning to build on a vacant lot in our neighborhood. Where can we find out more about it?

The Planning Division can inform you to if a permit have been applied for and provide you phone numbers of the property owner or developer.