

“RG” General Residential District Zoning for City of Vernon

Sec. 903.1. RG, General Residential District purpose.

The “RG,” General Residential District is intended to provide for both low and high-population density. It is established as a district in which the principal uses of the land are for multi-family dwellings and similar high-density residential development. The intent is to encourage the development and continued use of land for multi-family dwellings and to prohibit commercial and industrial uses or any other use, which would substantially interfere with the development or continuation of multi-family dwellings in this district. It is further intended to discourage any use which would generate additional traffic, and discourage any use which, because of its character or size, would create additional requirements and costs for public services which would be in excess of such requirements and costs if the district were developed solely for multi-family or other similar residential uses.

Sec. 903.2. Uses permitted.

Within the “RG,” General Residential District, the following uses are permitted:

- A. Any use permitted in [section 902.2](#) for the RS-2 Single-Family Residential District.
- B. Duplex.
- C. Multi-family dwelling.
- D. Rooming or boarding house.
- E. HUD-code manufactured home which complies with section 902.

Sec. 903.3. Special exception uses.

The following uses may be established only when authorized by the planning and zoning commission and city commission after a public hearing provided they meet the requirement noted for each use in addition to applicable area regulations:

- A. Convalescent home, rest home, nursing home, and hospitals, public and private, provided they have frontage on a arterial street as shown on the comprehensive plan map or the thoroughfare plan map.
- B. Community services, cultural, and utility facilities, provided they are located on a lot of not less than one (1) acre and have frontage on an arterial street as shown on the comprehensive plan or thoroughfare plan maps.
- C. Licensed child care centers or day nurseries, provided they are located on a lot not less than ten thousand (10,000) square feet in area and have principal access on an arterial street as shown on the thoroughfare plan or comprehensive plan maps.
- D. Any uses permitted subject to additional requirements in [section 901.3](#) for the RS-1, Single-Family Residential District.
- E. Accessory buildings and uses customarily incidental to the above uses when located on the same lot.
- F. Mobil home parks in compliance with the following requirements:
 - 1. The applicant, upon making application for a zoning clearance permit, must submit a detailed site plan locating all mobile home stands, screening or fencing, and plans and specifications for the proposed park in a form

suitable for making the determination required herein. Livability space shall be provided in common areas of not less than 7,500 sq. ft., located so as to be conveniently accessible to the mobile homes it is intended to serve.

2. The proposed site shall provide for a minimum of ten (10) mobile home spaces of five thousand four hundred forty-five (5,445) square feet per dwelling unit. Any mobile park of twenty (20) or more sites shall have a minimum frontage of one hundred (100) feet on a street designated as an arterial or collector street on the comprehensive plan or thoroughfare plan. All ingress or egress by automobile shall be on such streets.
3. The mobile home park shall accommodate primarily permanent occupants, with no more than forty (40) percent of the mobile home stands devoted to solely transient purposes. These solely transient stands are to be located in one area of the park so they will in no way interfere with the permanent residents.
4. Front yards of not less than twenty (20) feet and side and rear yards of not less than ten (10) feet shall be provided on mobile home park sites. The setback from adjacent line shall be ten (10) foot minimum. The setback from adjacent buildings shall be thirty-five (35) foot minimum.
5. The site shall provide one (1) off-street parking space for each mobile home stand, plus one (1) additional off-street parking space for each four (4) mobile home stands.
6. The site shall provide connections for each mobile home stand to all public utilities.
7. The mobile home park shall at all times be constructed, operated and maintained in compliance with the health regulations, chapter [28] and mobile home park regulations, chapter 171/2 [34] of the City of Vernon, Texas.
8. Tie-down and ground anchors shall be provided in accordance with regulations of the City of Vernon, Texas which are designed to withstand minimum gale force winds.
9. Minimum all weather internal street surfacing width shall be 24 feet.