

Article 14. Inactive Zoning Districts

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Article 14. Inactive Zoning Districts

The purpose of this Article is to identify use and development standards that apply to individual zoning districts which are no longer active, but which continue to apply to properties zoned in those classifications. No additional parcels will be rezoned to any inactive district classification.

Sec. 1401. Other Regulations that Apply.

1401.01 Development Code.

Other zoning and development regulations found within this Development Code, or the Harris County Code of Ordinances also apply to uses allowed within an inactive zoning district, unless the type of regulation shown below is specifically addressed in this Article.

Sec. 1402. Resort.

Regulations set forth in this section are the Resort District regulations.

1402.01 Resort District Intent.

The objective of this district is to provide areas within the county to encompass recreational activities as well as other related activities in order to promote tourism and serve existing residents of the county and cities. The district may include temporary and permanent housing.

1402.02 General Restrictions.

- (a) No new resort development district shall be created after October 6, 1993. All property designated and zoned as Resort development which existed on October 6, 1993 shall be permitted to exist unless otherwise rezoned.
- (b) After August 19, 2003 no Resort zone shall be enlarged or otherwise changed without being rezoned in accordance with this Development Code for the zone and uses intended for the subdivision or change.

1402.03 Use Regulations.

- (a) In General.
 - (1) Resort developments should encompass active and passive recreational activities housing, and other supportive commercial land uses such as restaurants, shops and motels.
 - (2) A Resort District may include temporary and permanent housing in accordance with applicable regulations of this Development Code.
- (b) See Table 2-1 and Table 2-2 in Article 2 of this Development Code for allowed uses within the Resort District.
- (c) Public Recreational Uses Required.
 - (1) All recreational activities within a Resort development shall be open to the public;
 - (2) Development of recreational activities shall be concurrent with the proposed housing development; and
 - (3) A minimum of 5 of the following activities shall be proposed:

Golf, tennis, a swimming pool, boating, a beach, a walking trail, horseback riding, amusement devices as defined by current amusement standards, or others as approved by Harris County Planning Commission.

1402.04 Minimum Development Standards,

- (a) Minimum Area (for total development): 500 acres
- (b) Setbacks.

Where resort development abuts a public road, the minimum setback requirements shall be those of the most restrictive adjacent zoning district.

- (c) For minimum development regulations pertaining to particular uses, refer to individual zoning district standards set forth in Table 4-1 of this Development Code.

1402.05 Applications for Development in the Resort District.

- (a) Site Plan Required.

A site plan for the total acreage must be submitted to the Planning Commission for review and approval to ensure consistency with the overall plans for the appropriate development of the county. Final approval of the plan rests with the Board of Commissioners.

- (b) Site Plan Amendments.

A site plan for a development in the Resort zoning district may be amended in accordance with Section 1113 of Article 11 (Procedures and Permits).