

Section	Description	Old	New
106.01.14	Created Definition for Banquet Hall	NA	Banquet Hall. An establishment which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries, and other similar celebrations. Such use, may or may not include: 1) kitchen facilities for the preparation or catering of food; 2) the sale of alcoholic beverages for on-premise consumption, only during the scheduled events, and not open to the general public; 3) outdoor gardens or reception facilities.
106.01.14	Edited Definition for Automobile	Automobile. A self-propelled mechanical vehicle designed for use on streets and highways for the conveyance of goods and people, including, but not limited to, passenger cars, trucks, buses, motor scooters, and motorcycles.	Automobile. A self-propelled mechanical or electrical vehicle designed for use on streets and highways for the conveyance of goods and people, including, but not limited to, passenger cars, trucks, buses, motor scooters, and motorcycles.
106.01.14	Enhanced defition of Heavy Manufacturing, removed portion about worker's skill	<i>Manufacturing and industrial, heavy.</i> A facility that involves assembly and fabrication activities and the use of machines, tools and labor to make items for use or sale and typically requires access to major thoroughfares, major highways, and/or other means of transportation such as the railroad for transfer of parts and final products. May also include warehousing, research and development, wholesaling operations with infrequent customer or client visits, and may include related office and shipping areas. Heavy industry involves one or more of the following characteristics such as large and heavy products; large and heavy equipment and facilities (such as heavy equipment, large machine tools, and spacious buildings); or complex and numerous processes. The labor for heavy industry often must be highly skilled. Examples of heavy industry include, but are not limited to, steel manufacturing, automotive assembly, machine tool design and construction, boat or aircraft manufacturing, and power plants.	<i>Manufacturing and industrial, heavy.</i> A facility that involves assembly and fabrication activities and the use of machines, tools and labor to make items for use or sale and typically requires access to major thoroughfares, major highways, and/or other means of transportation such as the railroad for transfer of parts and final products. May also include warehousing, research and development, wholesaling operations with infrequent customer or client visits, and may include related office and shipping areas. Heavy industry involves one or more of the following characteristics such as large and heavy products; large and heavy equipment and facilities (such as heavy equipment, large machine tools, and spacious buildings); or complex and numerous processes. Examples of heavy industry include, but are not limited to, steel manufacturing, automotive assembly, machine tool design and construction, boat or aircraft manufacturing, and power plants.
106.01.14	Enhanced defition of Light Manufacturing, removed portion about "low skilled workers"	<i>Manufacturing and industrial, light.</i> A facility that involves assembly and fabrication activities and the use of machines, tools and labor to make items for use or sale. May also include warehousing, research and development, wholesaling operations with infrequent customer or client visits, and may include related office and shipping areas. Light industry is often assembly-based and is typically consumer-oriented (i.e., most light industrial products are sold to retail stores or end users rather than as intermediate parts for use by other industries). Light industry generally has less environmental impact than those associated with heavy industry. Light industry may employ lower skilled workers with only moderate training and often employ large numbers of people. Light industries require a relatively small amount of raw materials, area and power. Examples of light industry include, but are not limited to, plastic items, clothing, shoes, foods, beverages, personal care and home care products, cosmetics, drugs, furniture, consumer electronics, and home appliances.	<i>Manufacturing and industrial, light.</i> A facility that involves assembly and fabrication activities and the use of machines, tools and labor to make items for use or sale. May also include warehousing, research and development, wholesaling operations with infrequent customer or client visits, and may include related office and shipping areas. Light industry is often assembly-based and is typically consumer-oriented (i.e., most light industrial products are sold to retail stores or end users rather than as intermediate parts for use by other industries). Light industry generally has less environmental impact than those associated with heavy industry. Light industries require a relatively small amount of raw materials, area and power. Examples of light industry include, but are not limited to, plastic items, clothing, shoes, foods, beverages, personal care and home care products, cosmetics, drugs, furniture, consumer electronics, and home appliances.
106.02.02	Added new state statute reference, per Town Attorney.	To hear and decide upon the existence of any nonconforming use and to enforce the amortization provisions as set forth in this chapter	To hear and decide upon the existence of any nonconforming use and to enforce the amortization provisions as set forth in this chapter and authorized by Texas Local Government Code Section 211.019.
106.02.11	Added new notice requirement for non conforming uses, per Town Attorney.		In addition to the foregoing notice, the Town shall provide written notice of each public hearing regarding any proposed adoption of or change to a zoning regulation or boundary under which a current conforming use of a property is a nonconforming use if the regulation or boundary is adopted or changed. The notice shall: (i) be mailed by United States mail to each owner of real or business personal property where the proposed nonconforming use is located as indicated by the most recently approved municipal tax roll and each occupant of the property not later than the 10th day before the hearing date; (ii) contain the time and place of the hearing; and (iii) include the following text in bold 14-point type or larger: "THE TOWN OF LITTLE ELM IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY."
106.03.02	Clarification on maximum allowed slope in open space areas and changed approving authority for exceeding the allowed slope.	At the time of site plan approval, the planning and zoning commission and town council may allow a credit not to exceed ten percent of the total required usable open space for adjacent and immediately accessible public parks. The combined credit for areas calculated on a three-to-one basis and for public parks shall not exceed 50 percent of the total usable open space for an individual lot or parcel of land.	At the time of site plan approval, the Director of Development Services may give full or partial credit for open areas that exceed the maximum slope of 2 percent, if it is determined that such areas are environmentally significant and that their preservation would enhance the development.
106.04.01.d	Changed "Car" to "Automobile" for continuity		
106.05.01	Changed Communication Tower to SUP from CUP to match section 106.05.2.		
106.05.01	Add Banquet Hall as new use, allowed only through SUP in LC, HC, LI, HL, and LF		
106.05.05.c.3	Changed time period for abandonment triggering loss of nonconforming rights, per Town Attorney.	If any such nonconforming use of land ceases for any reason for a period of more than 30 days any subsequent use of such land shall conform to the regulations specified by this chapter for the district in which such land is located.	If any such nonconforming use of land is intentionally abandoned for at least six months, all nonconforming rights are terminated and any subsequent use of such land shall conform to the regulations specified by this chapter for the district in which such land is located.
106.05.05.k	Added compensation requirements requirements for termination of nonconforming uses for termination per Town Attorney.		k) Termination of Nonconforming Uses and Compensation for such Termination. 1. A person using a property in a manner considered to be a nonconforming use as a result of the adoption of or change to a zoning regulation or boundary may continue to use the property in the same manner unless required by the Town to stop the nonconforming use of the property. 2. If the Town requires a property owner or lessee to stop the nonconforming use of a property as described by Subsection (k)(1), the owner or lessee of the property is entitled to compensation as set forth in Texas Local Government Code Section 211.019(d). 3. Not later than the 10th day after the date the Town imposes a requirement to stop a nonconforming use of a property under this section, the Town shall give written notice to each owner or lessee of the property, as indicated by the most recently approved municipal tax roll, who is required to stop a nonconforming use of the property of the requirement and of the remedies which an owner or lessee of the property is entitled to under Texas Local Government Code Section 211.019(d). 4. A person entitled to a remedy under Texas Local Government Code Section 211.019 may appeal a compensation determination to the board of adjustment not later than the 20th day after the date the determination is made.
106.06.05	Corrected building façade standards typo	Buildings greater than 15,000 square feet Secondary Facades: Min. 80% Group A and Max. 20% Group B	Buildings greater than 15,000 square feet Secondary Facades: Min. 20% Group A and Max. 80% Group B
106.06.15	Added Latin Names to Approved Plant List, minor spelling corrections, removed duplicate or invasive plants.		
106.06.17.a	Clarification on maximum allowed slope in open space areas and changed approving authority for exceeding the allowed slope.	(5) <i>Credit for sloped areas.</i> At the time of site plan approval, the Planning and Zoning Commission and Town Council may give full or partial credit for open areas that exceed the maximum slope, if it is determined that such areas are environmentally significant and that their preservation would enhance the development.	<i>Credit for sloped areas.</i> At the time of site plan approval, the Director of Development Services may give full or partial credit for open areas that exceed the maximum slope of 2 percent, if it is determined that such areas are environmentally significant and that their preservation would enhance the development.
106.06.18	Amended Lakscape Points chart. Combined Enhanced entranceway paving and enhanced hardscape, Removed providing dry amenity detention pond, decreased points for enhanced amenity detention retention pond from 10 to 5, and created "Darksky approved" outdoor lighting for 5 points.		
106.03.32	Added that fences cannot be built around vacant lots.		Vacant Lots. Fences cannot be located on vacant or undeveloped lots.
106.06.45	Changed "Car" to "Automobile" for continuity		
106.06.45	Added clarification on 1:200 ratio exemption for restaurants, also added new category of "restaurant, pick-up or delivery only".	1 space per 100 square feet of floor area. Outdoor seating areas (covered or not) under 500 square feet are exempt. When part of a multitenant development 15,000 square feet or greater, 1 space for every 200 square feet.	1 space per 100 square feet of floor area. Outdoor seating areas (covered or not) under 500 square feet are exempt.
106.06.46	Changed "Car" to "Automobile" for continuity		