

Sec. 2-51. - Establishment of Districts.

- A. *Standard Districts.* Land within the corporate City limits is divided into the following standard zoning districts:

<i>Table 2-51.1: Standard Zoning Districts</i>	
<b>Abbreviated Designation</b>	<b>District Name</b>
R-1E	Residential Estate
R-1	Standard Single-Family Residential
R-1R	Restricted Single-Family Residential
R-1Z	Zero Lot Line Single-Family Residential
R-2	Two-Family Residential
R-3	Townhouse Residential
R-4	Multi-Family Residential
B-O	Business Office
B-1	Neighborhood Business
B-2	General Business
M-1	Restricted Industrial
M-2	General Industrial

- B. *Special Districts.* Land within the corporate City limits is divided into the following special zoning districts:

<i>Table 2-51.2: Special Zoning Districts</i>	
<b>Abbreviated Designation</b>	<b>District Name</b>

BR	Brazos River Park and Conservation Zoning District
PD <sup>a</sup>	Planned Development
AZ <sup>b</sup>	Airport Zone
MUC	Mixed Use Conservation District
HR-1	The Hill Area Residential District

#### REFERENCES

- a. This district may be created for land through the procedures specified in the zoning regulations.
- b. The land in this district is subject to the compatible land use regulations adopted by the Sugar Land Airport Zoning Commission and City Council.

C. *Overlay Districts.* The following overlay zoning districts may be applied to the base zoning districts set forth above:

*Table 2-51.3: Overlay Districts*

Abbreviated Designation	District Name
AB-OP	Alcoholic Beverage On-Premise Overlay District

Table 2-91.1: Permitted Uses and Parking Schedule for Nonresidential Zoning Districts

Bar		Bars are permitted in Alcoholic Beverage On-Premise Overlay Districts and may be permitted in Planned Development Districts. See appropriate ordinances.		A facility that derives more than fifty percent (50) percent of its revenue from the sale of alcohol beverages for consumption on the premises where the same are sold.	1:50 sq.ft. of Public Seating and Waiting Area (Including Outdoor Areas for Seating and Waiting), Plus 1:200 sq.ft. for Remainder of Building	
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## **PART 8. – ALCOHOLIC BEVERAGE ON-PREMISE OVERLAY DISTRICTS (AB-OP)**

### **Sec. 2-162 - Purpose and Intent.**

An Alcoholic Beverage On-Premise Overlay District is an area designated within the City where property located within the AB-OP Overlay District may serve and sell beer, wine, and mixed beverages for on-premises consumption in accordance with applicable provisions of state law including, but not limited to, the Texas Alcoholic Beverage Code.

### **Sec. 2-163. - Development Regulations.**

Property located within an AB-OP Overlay District will be developed and used in accordance with the underlying development and use regulations for the zoning district in which the property is located; provided, however, the sale of beer, wine, and mixed beverages for on-premises consumption is permitted for any non-residential use within an AB-OP Overlay District.

### **Sec. 2-164. - Conflicts with Underlying Zoning.**

If the use and development regulations applicable to a property located within an AB-OP Overlay District expressly (i) prohibit or (ii) require the approval of a conditional use permit for the development and use of property for bars or similar non-residential uses that involve the sale of beer, wine, and mixed beverages for on-premises consumption, the provisions relating to the permitted service and sale of beer, wine, and mixed beverages for on-premises consumption in the AB-OP Overlay District will control.

### **Sec. 2-165. - Restrictive Covenants.**

Nothing in this Part 8 shall be construed as prohibiting an owner of property located within an AB-OP Overlay District from imposing a restrictive covenant on such property that prohibits or restricts the sale or service of beer, wine, and mixed beverages for on-premises consumption on the property.

### **Secs. 2-166-169. - Reserved.**