

City of Lorena Zoning Districts Explained

The City of Lorena
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Residential Districts

(ARR) Agricultural-Rural Residential - Areas of rural use within the City of Lorena. The district is intended to stabilize and protect single family characteristics traditional agricultural uses, and to promote and encourage a suitable environment for living. District requirements ensure that farm and scenic values, as well as the single-family residential character are protected from incompatible development.

(SF) Single Family Residential - The primary residential district of the City of Lorena. The predominant use within this zone is single-family detached residential units.

(D) Duplex Residential - Residential zoning district which allows the development of duplex or two-family residential structures with common wall construction. These zones are to be located as transitions between single-family residential and the higher density multi-family residential districts.

(MF) Multi-Family Residential - This district allows for the development of apartments at no greater density than twelve units per acre. Multi-family residential development may serve as a buffer between single-family residential and non-residential development or high-traffic roadways.

(MH) Manufactured Home Subdivision - Manufactured home subdivision zoning districts in Lorena shall only be approved through the (PD) Planned Development approval process. The PD-MH will require specific location, design and development standards to ensure pleasing appearances and spaces for light, air and recreation.

Non - Residential Districts

(NC) Neighborhood Center - Retail and office oriented district focused on providing necessary shopping and services which are supported by the surrounding neighborhoods.

(IC) Interstate 35 Corridor - The IC district contains centers of activity including shopping, services, recreation, employment, housing and institutional facilities supported by and serving an entire region. It is intended for use on large tracts directly adjacent to Interstate 35.

(P) Public and Institutional - This district is intended to accommodate uses of a governmental, civic, public service, or public institutional nature, including major public facilities, state colleges and universities.

(OT) Old Town District - The Old Town District encourages the preservation of uses and structures that have been determined as being historically and culturally significant to the City. This district provides flexibility in land uses and regulations that will encourage the continuance of the historic character of this area. A mix of recreational, retail, residential and office uses are allowed in the OT district.

(BP) Business Park - The purpose of the BP District is to provide for a wide range of industrial uses which generate few objectionable conditions. Such uses include assembling, research and development, warehousing and distribution. The BP District also accommodates support services for industrial development such as office, commercial and professional services

(PD) Planned Development - The land uses and regulations of PD districts are determined through the discretionary approval by the City Council. The PD district allows for flexibility of creative design, aesthetics, and the mixing of appropriate land uses. District regulations will specify such design elements as parking space requirements, building line setbacks, square footages of buildings and structures, enhanced landscaping and screening.