



City of La Vernia
102 E. Chihuahua St.
La Vernia, Texas 78121
Joint City Council & Planning and Zoning Workshop

October 11, 2022
6:00-8:00 PM

AGENDA

1. Call to Order

2. Discussion

A. Discuss and consider the current code of Ordinances, Landscaping Standards, referencing commercial screening standards, and standards for commercial properties bordering residential properties

B. Discuss proposed amendments to chapter 26 of the City Code of Ordinances referencing signs

1. Discuss amending section 26-101.1 to establish a definition for the term "neon sign," and to define the term "off-premise signs" where the section currently does not
2. Discuss amending section 26-111., Prohibited Sign Types, to prohibit neon signs and to prohibit off-premise signs where the section currently does not
3. Discuss amending section 26.110. which requires a maximum of 25 feet in height for signage located at a single commercial building, to increase the height and change sign type regulations

C. Discuss proposed amendments to Chapter 38 of the City Code of Ordinances referencing Zoning, specific to Public Institutional Zoning

1. Discuss amending section 38-302, Permitted Use Chart, specifically related to section B, accessory structures
2. Staff recommends amending section 38-302, Permitted Use Chart, specifically related to sections B, C, D, E, F, G, and, H, as it relates to the PI district

D. Discuss proposed amendments to Chapter 38 of the City Code of Ordinances referencing Zoning, specific to parking standards

1. Discuss amending section 38-402., Off-street Parking and Loading Requirements to include a permeable option.

E. Discuss proposed amendments to Chapter 38 of the City Code of Ordinances referencing Zoning, specific to mobile businesses

1. Discuss amending Sec. 38-104. -Definitions,

A. Amend the definition of *Mobile food Vendor*

B. Create a definition for the term mobile vendor (nonfood related)

3. Adjourn

DECORUM REQUIRED

Any disruptive behavior, including shouting or derogatory statements or comments, may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leaves the meeting, and if refused, an order of removal.

The City Council for the City of La Vernia reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act, Texas Governmental Code §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.087 (Economic Development), and any other provisions under Texas law that permits a governmental body to discuss a matter in closed executive session.

The City of La Vernia City Council meetings are available to all persons regardless of disability. This facility is wheelchair accessible parking spaces are available. Requests for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary at (830) 779-4541 or email lboyd@lavernia-tx.gov.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above-named La Vernia City Council is a true and correct copy of said Notice and that I posted true and correct copy of said Notice on the bulletin boards, of the City Hall of said City of La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on October 7, 2022, at 5:00 P.M. and remained so posted continuously for at least 72 hours proceeding the scheduled time of the said meeting.

Lindsey Wheeler, City Secretary

Talking Paper:

Item 2A:

After our previous joint meeting with you all (09-13), and through continuous conversation with Bryce Cox the city's planner, the staff recommendation is to not make any edits to our landscape code as we feel that it is stringent enough, but not overly stringent. However, the city understands your concern over enforcement, thus, we propose that we will work with the city code enforcement personnel to create a list of any businesses who are currently out of compliance with the landscape code (since it was adopted) and address with them about getting into compliance.

Item 2B:

Through continuous conversations with our City Planner Bryce Cox the staff recommends no changes regarding heavily lit signage code beyond the addition of a neon sign ban, this is because the code, as it reads now, covers the concerns the council and the commissioners shared with us at the last joint meeting in Chapter 26

(3) Landscape quality and preservation. To protect the public welfare and enhance the appearance and economic value of the landscape by ensuring that signs:

a. Do not interfere with scenic views;

b. Do not create a nuisance to persons using public rights-of-way;

c. Do not create a nuisance to occupants of adjacent and contiguous property by their brightness, size, height, or movement;

d. Are not detrimental to land or property values;

e. Do not contribute to visual blight or clutter; and

f. Are architecturally compatible and harmonious with the structure to which they pertain and to neighboring structures.

(d) Provisions application. This section shall apply to all signs located within the city limits of the city or its ETJ, with the exception of those referenced in section 26-106. No sign or part of a sign shall:

(1) Be placed on or attached to any utility pole or pedestal, except by a utility company owning the pole or pedestal or operating facilities mounted on the pole or pedestal;

(2) Be placed upon real property without the consent of the property owner;

(3) Be located in, on, or over any right-of-way, except for directional or informational signs erected by government agencies. Any such sign, other than informational signs erected by government agencies, shall constitute a nuisance;

(4) Be located so that it blocks vehicle or pedestrian views and/or safe sight distances at any intersection, curve, or corner. This includes signs located on private property. Any such sign shall constitute a nuisance;

(5) Imitate or resemble an official traffic-control device or railroad sign or signal; attempt to direct the movement of traffic; or hide from view or hinder the effectiveness of an official traffic-control device or railroad sign or signal. Any such sign shall constitute a nuisance;

(6) Be placed closer than ten feet to the edge of a road surface. Exception: monument signs that are placed in the center of a divided roadway as an island;

(7) Have unreasonably bright flashing lights or other distracting features. This does not include signs with slowly changing messages such as time or temperature;

(8) Be located so that it is on, or in any way obstructs, any sidewalk, walkway, or pathway used by the public for normal pedestrian access. Any such sign shall constitute a nuisance; or

(9) At the time of installation be located closer than specified in the National Electric Safety Code and as may be amended from time to time.

(13) Other signs.

a. Painted on any roof surface or installed so that it faces contiguous residential property;

b. Placed upon a building or structure in a manner which would disfigure, damage, or conceal any significant architectural feature or detail of the building;

c. Brighter than necessary to permit the sign to be read from a reasonable distance. No sign shall be illuminated to such intensity or in such a manner as to cause glare or brightness to a degree that it constitutes a traffic hazard;

d. Hung with less than 7½ feet of vertical clearance above the sidewalk or less than 18 feet of vertical clearance above the street, drive, or parking area. This applies to any part of a sign, including mounting fixtures and supporting structures, which is mounted above or projects over any sidewalk, street, drive, or parking area, whether on public or private land;

e. Any other signs not specifically authorized under this chapter.

Item 2B1:

Off-premise sign means a sign displaying advertising that pertains to a business, person, organization, activity, event, place, service, or product not principally located or primarily manufactured or sold on the premises on which the sign is located.

Neon sign means signs that are electrically lighted by long luminous gas-discharge tubes that contain rarefied neon or other gases

Item 2B3:

At the previous joint meeting, the staff recommended amending section 26.110. which requires a maximum of 25 feet in height for signage located at a single commercial building, to allow for a maximum of 35 feet in height, *the staff has revised their recommendation to propose that we allow for 35 feet in height only along the US Hwy 87 corridor, but leave it at 25 feet in height in all other areas of town (with one exception being the central business district (Downtown) in which only monument signs or hanging signs will be allowed.)*

Item 2C1:

The staff would like to change accessory structures from not permitted to permitted in the PI district

Item 2C2:

The staff recommends removing all permitted uses from the Public Institutional district that do not fit into the three proposed defined categories (City- government, public educational, and places of worship owned facilities.) The staff will present a draft permitted use chart (updated.)

Item 2D1:

The staff suggests that we allow for interlocking concrete permeable pavers, and pervious and porous pavement as an option for all off-street parking in all commercial, and public districts, as well as for residential lots greater than one acre in size and still require that all drive approaches be a paved concrete or asphalt surface. However, the staff will retract the recommendation to also allow for plastic grid pavers. (Towns such as Dripping Springs Texas; Shoreacres Texas; Woodcreek, Texas; and Kemah, Texas have variations of these types of policies as researched by the City Staff.)

Item 2E1:

Mobile Vendors: any structure or vehicle on wheels or capable of being towed, or a temporary structure. And the staff recommends that we not allow these types of businesses to operate within the city limits unless for a particular event with the use of an event permit.

Mobile food vendor: means a mobile venue selling food or beverage including catering trucks, food trucks or food carts, mobile kitchens, or mobile canteens regulated by the Texas Department of State Health Services. (These types of vendors must roll up and roll out daily.)

The staff recommendation is to require that mobile food vendors arrive and leave daily, rather than staying permanently at one location. We are concerned that this is unfair to our brick-and-mortar food service locations, and from a tax revenue standpoint.

Additionally, the staff recommends that we not allow mobile vendors (non-food) to operate within the city limits unless for a particular event with the use of an event permit. Via the permitted use chart. (Towns such as Quintana, Texas; Surfside Beach, Texas; Fulton, Texas; and Splendora, Texas have variations of these types of policies as researched by the City Staff.)

ORDINANCE NO. 111022-02

AN ORDINANCE OF THE CITY OF LA VERNIA, TEXAS AMENDING LA VERNIA CODE OF ORDINANCES CHAPTER 26 SIGNS, SECTION 26-101.1.- DEFINITIONS; ADDING A DEFINITION FOR NEON SIGNS, OFF-PREMISE SIGNS, AND HANGING SIGNS; AS WELL AS CHAPTER 26 SIGNS SECTION 26-111.- PROHIBITED SIGN TYPES; PROHIBITING NEON SIGNS AND OFF-PREMISE SIGNS; AS WELL AS CHAPTER 26 SIGNS SECTION 26-110.- PERMITTING REGULATIONS; AMENDING SIGN HEIGHT AND TYPE REGULATIONS; PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, Chapter 211 of the Vernon's Local Government Code empowers a city to enact zoning regulations and provide for their administration, enforcement and amendment; and

WHEREAS, the City has previously deemed it necessary and desirable to adopt sign regulations to provide for the orderly development of property within the City in order to promote the public health, safety, morals and general welfare of the residents of the City, and

WHEREAS, the City of La Vernia Code or Ordinances Chapter 26 which constitutes the City's Sign Ordinance requires a property to have signage in accordance with proper designations as defined by this ordinance; and

WHEREAS, the City Council and Planning and Zoning Commission of the City of La Vernia has met and discussed amending the above-mentioned sections of the Sign code; and

WHEREAS, the Planning and Zoning Commission of the City of La Vernia has recommended approval of the amendments to the Sign Regulations discussed in this ordinance and the proposed amendments are uniform and conforms to the plan and design of the City of La Vernia's Sign Ordinance; and

WHEREAS, the City Council of the City of La Vernia believes the amendments will comply with the standards and purpose of the Sign Ordinance and are in the best interests of the public safety and the general welfare of the residents of the City of La Vernia;

NOW THEREFORE: BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS:

**Section 1.
Sign Regulations Amended.**

CHAPTER 26-101.1.- DEFINITIONS; of the City of La Vernia's Code of Ordinances is hereby amended as reflected in the document attached hereto as **Exhibit "A"**.

CHAPTER 26-111.- PROHIBITED SIGN TYPES of the City of La Vernia's Code of Ordinances is hereby amended as reflected in the document attached hereto as **Exhibit "B"**.

CHAPTER 26-110.- PERMITTING REGULATIONS of the City of La Vernia's Code of Ordinances is hereby amended as reflected in the document attached hereto as **Exhibit "C"**.

**Section 2.
Severability**

If any section, subsection, paragraph, or sentence, clause, phrase, or word in this Ordinance, or application thereof, to any person or circumstance is held invalid such holding shall not affect the validity of the remaining portions of the same and the City Council hereby declares it would have passed such remaining portions despite such invalidity.

**Section 3
Cumulative**

This ordinance is cumulative of all other laws addressing land use regulations and any prohibitions and sanctions that may be imposed under other laws relating to the subjects covered hereunder.

**Section 4.
Effective Date**

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

PASSED, APPROVED, AND ADOPTED THIS 20TH DAY OF OCTOBER 2022.

Martin Poore, Mayor
City of La Vernia

ATTEST:

Lindsey Wheeler, City Secretary
City of La Vernia

Exhibit "A"

Sec. 26-101.1. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Other words and phrases shall be given their common, ordinary meaning unless the context clearly requires otherwise. Headings and captions are for reference purposes only and shall not be used in the interpretation of this chapter. In the event of conflicting regulations or definitions thereupon, the stricter definition or regulation shall apply.

Abandoned/obsolete sign means a sign that advertises a product, service, or business no longer available or in operation or not being maintained for a certain period of time as hereinafter described in this chapter.

A-frame means an A-framed style sign, which is typically but not necessarily foldable or collapsible and meant to be easily moved.

Area means:

(1) The entire sign surface within a single contiguous perimeter, excluding support structures. A sign structure with two faces back to back, oriented in opposite directions and separated by not more than three feet, with the same copy on both sides, shall be counted as a single sign.

(2) In cases where a sign is composed only of letters, figures, or other characters, the dimensions used to compute the area are the smallest simple imaginary figure (circle, triangle, rectangle, or other) which fully contains the sign content.

Auxiliary sign means provides information such as hours of operation, delivery instructions, credit cards accepted, restrictions of sale to minors, no soliciting, or beware of dog.

Banner means any sign intended to be hung either with or without frames, possessing colors, characters, letters, illustrations, or ornamentation applied to paper, plastic, fabric, or netting of any kind, supported by wire, rope, webbing, or similar means, or through the grommets of the sign. Except for sail, teardrop, feather or bow banner, which are defined as "sail banner."

Beacons includes any light with a beam directed into the atmosphere or directed at a point which is not on the same property as the light source, or a light with one or more beams that move.

Billboards means all off-premises signs containing at least 200 square feet face area and owned by a person, corporation or other entity that engages in the business of selling the advertising space on the sign.

Changeable copy sign means a sign, or part of a sign, on which content can be changed or rearranged without altering the face or surface of the sign, including but not limited to, a theater marquee or a gasoline price sign.

City of La Vernia, La Vernia, or city means the City of La Vernia, Wilson County, Texas, an incorporated municipality and its associated ETJ.

City designee means the individual selected to carry out a duty or role by the city administrator to enforce and administer this chapter.

Code enforcement officer means the city administrator or designee.

Commercial complex means any property such as a shopping center, office park, or industrial park, which consists of two or more establishments on a single platted lot, or which is designed, developed, and managed as a unit, or are the members of a commercial association which contributes to the joint maintenance and promotional efforts of the center.

Electronic sign means a sign, display or device that exhibits its message, words, letters, numbers, images, symbols, or copy by programmable mechanical or electronic process including, but not limited to LED electronic signs and static electronic displays.

Flag/patriotic means a national, state, church, school flags, or any other flag that constitutes protected noncommercial free speech. A fabric sheet attached at one end to a pole, cable, or rope.

Flashing sign means a message board that is electronically controlled by intermittent light impulses or alternating panels consisting of letters, words, or numerals that can either change sequentially or travel across the display area. Other than time and temperature signs, emergency signs, school zone signs, or other governmental signs.

Freestanding sign means any sign not attached to or part of a building, including, but not limited to, monument signs and self-supported signs.

Hanging sign means a sign which is attached perpendicular to the wall of a building, which overhangs a sidewalk or other pedestrian walkway and is fixed to prevent swinging

Height/ground clearance means the distance from ground level to the bottom of the sign structure, exclusive of structural supports. The ground level is the lower of:

- (1) The existing grade prior to construction of the sign; or
- (2) The newly-established grade after construction, unless the curb elevation at the street in front of the sign is higher than the established ground level, in which case the height shall be measured from curb level.

Height/maximum means the distance from ground level to the top of the sign structure. The ground level is the lower of:

- (1) The existing grade prior to construction of the sign; or
- (2) The newly established grade after construction, unless the curb elevation at the street in front of the sign is higher than the established ground level, in which case the height shall be measured from curb level.

Historic sign means a sign that is an integral part of the historical character of a landmark building or historic district.

Holiday sign means a temporary display or decoration customarily associated with any national, state, local, or religious holiday or celebration.

Illuminated sign means any sign illuminated in any manner by an artificial light source of any kind, either detached from the sign or a part thereof. Signs that are only incidentally and indirectly illuminated as a result of a lighting plan primarily designed as security lighting or landscape lighting are not illuminated signs.

Monument sign means a sign which is mounted on a base at least as wide as the sign. The opening between the base and the sign must be no greater than two inches.

Moving sign means any sign or part of a sign which is animated or moves.

Neon sign means signs that are electrically lighted by long luminous gas-discharge tubes that contain rarefied neon or other gases

Nonconforming signs means signs which have been installed prior to the effective date of the ordinance from which this chapter is derived are in use as of the effective date of the ordinance from which this chapter is derived, and which do not conform to this chapter.

Off-premise sign means a sign displaying advertising that pertains to a business, person, organization, activity, event, place, service, or product not principally located or primarily manufactured or sold on the premises on which the sign is located.

Pole/pylon sign means a self-supporting freestanding sign that must adhere to the requirements of construction using durable building materials utilizing but not limited to masonry, stucco, painted pipe, aluminum clad piping or other complimentary materials. Signs larger than 48 square feet in size must be certified by a state registered professional engineer as being able to withstand a wind pressure load of at least 30 pounds per square foot and support the weight of the sign.

Portable changeable copy sign means a transportable sign whether on attached wheels or otherwise, of durable construction, skids, legs, or framing, including trailers or truck beds, and searchlights, and which is not designed nor intended to be permanently affixed to a building, other structure, or the ground.

Portable sign a portable sign that only has wheels shall be considered a portable sign.

Poster size enclosure sign means a metal or plastic frame with or without glass or Plexiglas and which can be secured or locked (not to exceed three feet in length, four feet in height, and five inches in depth), and is affixed to the outside of a building, which permits an individual to insert a paper advertisement into the enclosure for outside display and regularly change out the paper display. It is the intent of the city council for such poster size enclosure signs to be similar to the enclosures typically and traditionally used to display movie posters outside of movie theaters.

Premises means a lot or tract within the city or its ETJ, and contiguous tracts in the same ownership, which are not divided by any public highway, street, alley, or right-of-way.

Residential area means any property within the city limits which is zoned for residential use. Any unzoned property within the city limits, or any property within the city's ETJ, which is vacant, in any form of agricultural use, on which a residence is the principal use, and any portion within 200 feet of any such property.

Responsible party means the owner of the property upon which the sign is located, the lessor of the property, and/or the owner of the sign.

Rooftop signs means a sign placed on the roof of a building.

Sail, teardrop, feather, or bow banner means a self-supported wing, feather, blade, cone, or rectangular shaped flag mounted on a flexible pole.

Sign means any medium for visual communication or its structure used or intended to attract the attention of the public.

Single commercial building means a structure containing a single commercial establishment, office, business, school, church, nonprofit organization, charity, or government agency.

Street banner means a banner suspended above a right-of-way.

Temporary sign means any sign, handbill, or poster which is placed to advertise or announce a specific event, or which pertains to a particular event or occurrence, or which is not designed or intended to be placed permanently. Signs shall be removed promptly upon the conclusion of any such sale, event, occurrence or activity.

Trailer sign means a permanent or temporary sign affixed to a trailer. The primary purpose of said display is to attract the attention of the public to the subject matter of the sign rather than to serve the customary identification purpose of said trailer/semi-trailer/tractor trailer.

Variance means written approval to depart from the strict application of the provisions of this chapter.

Vehicular sign means a permanent or temporary sign affixed to a vehicle. The primary purpose of said display is to attract the attention of the public to the subject matter advertised on the sign rather than to serve the customary identification purpose of said vehicle.

Vintage sign means a sign that is representative of events or dates from a period older than 40 years and is for decorative purposes only.

Wall-painted sign means a sign painted directly on the exterior wall of a building.

Exhibit "B"

Sec. 26-111. - Prohibited sign types.

The following signs are prohibited within the city or it's ETJ:

(1) *Abandoned/obsolete signs.*

a. A sign that advertises a product, service, or business no longer available or in operation or not being maintained for a period of one year after the cessation of a product, service, or business at said location (or in the case of leased premises, two years after the most recent tenant ceases to operate on the premises) shall be presumed abandoned. Related off-premises signs pertaining to same shall also be presumed abandoned.

b. If a sign is determined to be abandoned and/or obsolete under this chapter by the city designee, sign shall be removed by the owner/lessor of the property. The city may agree with the owner/lessor of the sign or sign structure to remove only a portion of the sign or sign structure.

(2) *Beacons.*

(3) *Billboards.*

(4) *Flashing signs.*

(5) *Illuminated signs (illuminated from the exterior or within).* Signs that are illuminated in such a manner, to such intensity, or without shielding, so as to constitute a hazard to the operation of motor vehicles upon any public street or road or substantially interferes with the reasonable enjoyment of residential property or interferes with the effectiveness of traffic control.

(6) *Moving signs.*

(7) *Neon signs (other than small ones placed in the interior of a facility).*

(8) *Off-premise Signs*

(9) *Signs displayed for a fee or other form of consideration.*

(10) *Portable changeable copy signs.*

(11) *Satellite.* Any type of satellite dish the primary use of which is for advertising, rather than to serve the customary purpose.

(12) *Trailer sign.*

(13) *Vehicular sign.* When the vehicle is used with the intent to substitute a stationary sign instead of to be used as a vehicle or when a sign is erected in the bed of a truck or on the roof

of a vehicle and intended to advertise a business, person, or event. Vehicle signs which are either painted onto the body of the vehicle for advertising purposes or are affixed to the vehicle by magnetic means for advertising purposes are permitted.

(14) *Wall-painted signs.*

(15) *Other signs.*

- a. Painted on any roof surface or installed so that it faces contiguous residential property;
- b. Placed upon a building or structure in a manner which would disfigure, damage, or conceal any significant architectural feature or detail of the building;
- c. Brighter than necessary to permit the sign to be read from a reasonable distance. No sign shall be illuminated to such intensity or in such a manner as to cause glare or brightness to a degree that it constitutes a traffic hazard;
- d. Hung with less than 7½ feet of vertical clearance above the sidewalk or less than 18 feet of vertical clearance above the street, drive, or parking area. This applies to any part of a sign, including mounting fixtures and supporting structures, which is mounted above or projects over any sidewalk, street, drive, or parking area, whether on public or private land;
- e. Any other signs not specifically authorized under this chapter.

Exhibit "C"

Sec. 26-110. - Permitting regulations.

When determining whether to issue a permit, the following regulations apply:

(1) Signs on property in other than residential areas. All pole, pylon, and facade (wall) signs that exceed 48 square feet must be certified by a state registered professional engineer as being able to withstand a wind pressure load of at least 30 pounds per square foot and support the weight of the sign.

a. *Single commercial building.*

1. Signs on the facade and each side of a building shall not exceed 48 square feet, unless they are certified by a state registered professional engineer as being able to withstand a wind pressure load of at least 30 pounds per square foot and support the weight of the sign.

2. One pole/pylon sign per premises may be permitted that does not exceed 75 square feet in area. The maximum height of such a sign shall not exceed 25 feet in all zoning districts and areas of the city other than facilities located directly along the US Highway 87 corridor in which a sign shall not exceed 35 feet in height, and facilities located along the Chihuahua Street corridor (Downtown District) in which the only allowable signs are monument signs and hanging signs. If the commercial establishment borders two or more streets then only one additional freestanding sign will be permitted on the secondary street, and the square footage of the sign may not exceed the allowable square footage of this subsection (1)a.2 and subsection (1)a.3 of this section.

3. A premises that displays a monument sign in lieu of a pole/pylon sign may increase its size to 100 square feet.

4. One additional freestanding sign not to exceed the allowable square footages described in subsections (1) a.2 and 3 of this section may be permitted for premises with frontages of 140 feet or more.

5. A maximum of two poster-size enclosure signs may be permitted on a single commercial building.

6. Additional signs may be installed if a commercial establishment chooses to reduce the square footage of the other onsite signage so that the total on-site square foot area of all signage does not exceed that authorized by this section.

b. *Commercial complex.*

1. Signs on the facade or on the side of a building identifying the complex may not exceed 48 square feet, unless they are certified by a state registered professional engineer as being able to withstand a wind pressure load of at least 30 pounds per square foot and support the weight of the sign.

2. Signs on the facade or on the side of a building identifying a business within a commercial complex may not exceed 48 square feet.

3. Size allowances for pole/pylon signs for commercial complexes:

(i) A commercial complex under five acres in size and having less than 140 linear feet of road frontage may have one pole/pylon sign that does not exceed 25 feet in height has a minimum ground clearance of six feet with the primary complex or anchor tenant identification sign not exceed 75 square feet in size and the individual business signs in the complex sign not to exceed 150 square feet collectively with no one tenant individually exceeding 50 square feet.

(ii) A commercial complex over five acres in size and having 140 linear feet or more of road frontage may have one pole/pylon sign that does not exceed 35 feet in height, has a minimum ground clearance of six feet with the primary complex or anchor tenant identification sign not exceeding 128 square feet in size and the individual business signs in the complex sign not to exceed 250 square feet collectively with no one tenant individually exceeding 50 square feet.

4. If the structure of a freestanding sign (monument or pole/pylon) contains or supports more than one sign, then each sign shall be of the same construction.

5. For businesses with linear road frontages in excess of 140 feet only one additional freestanding sign not to exceed the allowable square footages described in subsection (1) b.3 and 6 of this section is permitted for the site regardless of any amount of additional linear road frontages or additional streets.

6. A premises displaying a monument sign in lieu of a pole/pylon sign cannot exceed 150 square feet in size.

7. For commercial complexes with the front facades of the businesses facing both the primary and secondary streets one additional freestanding sign will be permitted on the secondary street. The freestanding sign is not to exceed the allowable square footages specified in subsection (1) b.3 and 6 of this section. If the orientation of the front facade of the business face neither street then the one additional freestanding sign is allowed and shall not exceed the allowable square footages specified in subsection (1) b.3 and 6 of this section.

8. Industrial parks are permitted to display a monument sign not to exceed 150 square feet or a pole/pylon sign not to exceed 25 feet in height having a minimum ground clearance of six feet with the primary complex or anchor tenant identification sign not exceed 75 square feet in size and the individual business signs in the complex sign not to exceed 150 square feet collectively with no one tenant individually exceeding 50 square feet. The sign must be located at the street intersection access to the industrial park. The name of the industrial park must be included on the sign.

c. *Inflatable signs.* Inflatable signs with a volume no greater than 27 cubic feet may be permitted but may not be displayed for more than 14 days in succession and must be removed no more than three days following any event to which they relate.

d. *Banner signs.*

1. Banners must be kept in good repair throughout the time of their display;

2. No more than one banner may be displayed at any one time at an establishment;
3. Banners may not exceed 24 square feet in area;
4. Banners may not be displayed for more than 14 days in succession and must be removed no more than three days following any event to which they relate. Such banners may not be placed on any site more than six times within a 12-month period;
5. In-premises banners that announce the location or relocation of newly-located or relocated businesses are permitted. The banner may be exhibited no more than 45 days commencing at the time that the temporary banner permit is issued. Such banners may not exceed 24 square feet in area; and
6. Banners for commercial purposes may not face a residential area.

e. *Sail, teardrop, feather or bow banner signs:*

1. *Height and width restrictions.* A sail, teardrop, feather, or bow banner shall have a maximum height of 13.5 feet, and a maximum width (at its widest point) of three feet.
2. *Number.* Two sail, teardrop, feather, or bow banners are allowed per legal business for a single-tenant property. For a multi-tenant property, two sail, teardrop, feather, or bow banners are allowed at any given time. Tenants in multi-tenant property shall be required to obtain the signature of the building's owner as a joint applicant.
3. *Spacing requirements.* Sail, teardrop, feather, or bow banners placed along contiguous streets frontage must be spaced a minimum of 30 feet apart.
4. *Sign placement plan.* A sign placement plan indicating sail, teardrop, feather, or bow banner locations on the property shall be submitted with each permit application.
5. *Setback.* Sail, teardrop, feather, or bow banners shall have a minimum setback of five feet from the property line.
6. *Appearance.* Sail, teardrop, feather, or bow banners must be kept in good repair throughout the time of their display.
7. *Hours of display.* Sail, teardrop, feather, or bow banners shall be placed out-of-doors during business hours for display and returned indoors during off hours.

f. *Electronic signs.* Electronic sign message boards that meet the following criteria are allowable with a permit and are calculated as a portion of the aggregate allowable sign square footage as provided in section 26-110, permitting regulations of this chapter.

1. The electronic sign message board portion of the sign cannot exceed 50 square feet in size.
2. The text or clip art images of the electronic message board can be of multi-color. Video images are prohibited.

3. Each message on an electronic sign message board shall be displayed for at least 20 seconds and a change of the message shall be accomplished within two seconds; a change of the message shall occur simultaneously on the sign face.
4. An electronic sign must contain a default mechanism that freezes the sign in one position if a malfunction occurs and automatically adjusts the intensity of its display according to natural ambient light conditions.
5. Signs may be illuminated but shall have no flashing copy or lights; revolving beacon lights; chasing, blinking, or stroboscopic lights; or, fluttering, undulating, swinging, or otherwise moving parts.
6. A maximum of 70 percent of the sign face may be devoted to changeable sign copy.
7. Changeable message copy signs may not be used to display commercial messages relating to products or services that are not offered on the premises.
8. Any marquee signs that are illuminated by artificial light or projects an electronic message through a changeable copy sign that is within 400 feet of a residence, park, playground, or scenic area as designated by a governmental agency having such authority shall not be lighted between the hours of 10:00 p.m. and 6:00 a.m.
9. Such signs shall not exceed a brightness level of 0.3 foot candles above ambient light. In all zoning districts such signs shall come equipped with automatic dimming technology, which automatically adjusts the sign's brightness based on ambient light.
10. Additional requirements may be set forth by the planning and zoning commission and/or

ORDINANCE NO. 111022-01

AN ORDINANCE OF THE CITY OF LA VERNIA, TEXAS AMENDING LA VERNIA CODE OF ORDINANCES CHAPTER 38 ZONING, ARTICLE III. SECTION 302 – PERMITTED USE CHARTS; REVISING PERMITTED PUBLIC INSTITUTE ZONING); AS WELL AS CHAPTER 38 ZONING ARTICLE IV. SECTION 38-402.- OFF-STREET PARKING AND LOADING REQUIREMENTS; AMENDING PARKING STANDARDS; AS WELL AS CHAPTER 38 ZONING, ARTICLE I. SECTION 38-104.– DEFINITIONS; ADDING MOBILE VENDOR (NON-FOOD) DEFINITION AND AMENDING MOBILE FOOD VENDOR DEFINITION; AS WELL AS CHAPTER 38 ZONING ARTICLE III. SECTION 38-302- PERMITTED USE CHARTS; ADDING MOBILE VENDOR (NON-FOOD); PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, Chapter 211 of the Vernon's Local Government Code empowers a city to enact zoning regulations and provide for their administration, enforcement and amendment; and

WHEREAS, the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City in order to promote the public health, safety, morals and general welfare of the residents of the City, and

WHEREAS, the City of La Vernia Code or Ordinances Chapter 38 which constitutes the City's Zoning Ordinance requires a property to be zoned in accordance with proper designations as defined by this ordinance; and

WHEREAS, the City Council and Planning and Zoning Commission of the City of La Vernia has met and discussed amending the above-mentioned sections of the Zoning code; and

WHEREAS, the Planning and Zoning Commission of the City of La Vernia has recommended approval of the amendments to the Zoning Regulations discussed in this ordinance and the proposed amendments are uniform and conforms to the plan and design of the City of La Vernia's Zoning Ordinance; and

WHEREAS, the City Council of the City of La Vernia believes the amendments will comply with the standards and purpose of the Zoning Ordinance and are in the best interests of the public safety and the general welfare of the residents of the City of La Vernia;

NOW THEREFORE: BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA, TEXAS:

**Section 1.
Zoning Regulations Amended.**

CHAPTER 38-302 -PERMITTED USE CHARTS of the City of La Vernia's Code of Ordinances is hereby amended as reflected in the document attached hereto as **Exhibit "A"**.

CHAPTER 38-402 - OFF-STREET PARKING AND LOADING REQUIREMENTS of the City of La Vernia's Code of Ordinances is hereby amended as reflected in the document attached hereto as **Exhibit "B"**.

CHAPTER 38-104 – DEFINITIONS of the City of La Vernia's Code of Ordinances is hereby amended as reflected in the document attached hereto as **Exhibit "C"**.

**Section 2.
Severability**

If any section, subsection, paragraph, or sentence, clause, phrase, or word in this Ordinance, or application thereof, to any person or circumstance is held invalid such holding shall not affect the validity of the remaining portions of the same and the City Council hereby declares it would have passed such remaining portions despite such invalidity.

**Section 3
Cumulative**

This ordinance is cumulative of all other laws addressing land use regulations and any prohibitions and sanctions that may be imposed under other laws relating to the subjects covered hereunder.

**Section 4.
Effective Date**

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

PASSED, APPROVED, AND ADOPTED THIS 20TH DAY OF OCTOBER 2022.

Martin Poore, Mayor
City of La Vernia

ATTEST:

Lindsey Wheeler, City Secretary
City of La Vernia

EXHIBIT "A"

Sec. 38-302. - Permitted use charts.

(Removing all uses from PI except the three)

(Adding the mobile vendor (non-food) item to the permitted use chart)

Exhibit "B"

Sec. 38-402. - Off-street parking and loading requirements.

(a) *Purpose.* To secure safety from fire, panic and other dangers; to lessen congestion in the streets; to facilitate the adequate provisions of transportation; to conserve the value of buildings; and to encourage the most appropriate use of land, minimum off-street parking and loading shall be provided as set forth in the schedules and provisions set out in this section.

(b) *General parking requirements.*

(1) In all zoning districts, off-street parking shall be provided in accordance with this section.

(2) Required parking in residential districts must be located on the same lot or tract as the main use for which the parking is provided.

(3) Required parking in nonresidential districts may be located on the same lot or tract as the main use for which the parking is provided or on a lot or tract in the same zoning district, within 300 feet of the building or structure constituting the main use.

(4) A use lawfully existing on the date of the passage of the ordinance from which this chapter is derived need not provide parking as required by this section. Whenever a building or use constructed or established after the effective date of the ordinance from which this chapter is derived is changed or enlarged in floor area, number of dwelling units, seating capacity or otherwise, to create a need for an increase in the minimum number of required parking spaces, such spaces shall be provided to accommodate the enlargement or change. Existing off-street parking for a nonconforming use may not be reduced below the number of parking spaces required by this section.

(5) If specific requirements for off-street parking result in a fraction of a parking space, the next larger whole number of spaces is required.

(6)

In computing the parking requirements for any building or development with multiple uses, the total parking requirements shall be the sum of the specific parking requirements for each individual use included in the building or development.

(c) *Size of space.*

(1) Each standard off-street surface parking space shall measure not less than ten feet by 18 feet, exclusive of access drives and aisles, and shall be of usable shape and condition.

(2) Each parking space designed for parallel parking shall have a minimum dimension of eight feet by 22 feet.

(d) *Parking area standards.*

(1) Required off-street parking shall be on a paved concrete, asphalt, interlocking concrete permeable pavers, or porous, pervious or permeable pavement parking space surface. (Plastic permeable grids will not be allowed.) Except for residential lots greater than one acre in size, all driveways and drive approaches shall be a paved concrete or asphalt surface.

(2) All parking lots, parking spaces, fire lanes and pedestrian crosswalks shall be permanently and clearly delineated through the use of striping, buttons, tiles, curbs, barriers, or other

approved methods. Nonpermanent type marking, such as paint, shall be regularly maintained to ensure continuous clear identification of the space.

(3) Directional arrows shall be provided in all drive lanes and driveways.

(4) To reduce the number of curb cuts and access driveways, the dedication of joint-use, private access driveway easements and cross lot access easements shall be required for all nonresidential development.

(e) *Schedule of off-street parking requirements.*

(1) *Quantities.* Off-street parking shall be provided in sufficient quantities to provide the following ratio of vehicle spaces for the uses specified in the districts designated:

(2) *New and unlisted uses.* When a proposed land use is not classified in this section, the parking requirements will be based on the minimum requirements applicable to a similar use which is most closely related to the proposed land use, as determined by the administrative official.

(f) *Handicapped parking requirements.* The number, size and design of parking facilities for handicap parking spaces required must follow the Federal Americans with Disabilities Act and Texas Accessibility Standards. The number of handicap parking spaces required is based on the total number of spaces provided.

(g) *Schedule of off-street loading requirements.*

(1) All nonresidential uses shall provide and maintain off-street facilities for receiving and loading merchandise, supplies and materials within a building or on the same lot or tract. Such off-street loading space may be adjacent to a public alley or private service drive or may consist of a truck berth within the structure. Such off-street loading space or truck berth shall consist of a minimum area of ten feet by 40 feet and the spaces or berths shall be provided in accordance with the following schedule:

EXPAND

(2) Where adjacent to residential uses or zoning districts, off-street loading areas shall be screened from view of the residential uses or districts.

(h) *Stacking requirements for drive-through uses.*

(1) A stacking space shall be an area on a site measuring eight feet by 20 feet with direct forward access to a service window or station of a drive-through facility which does not constitute space for any other circulation driveway, parking space, or maneuvering area.

(2) All stacking spaces shall be located entirely within the lot and shall be outside of any right-of-way, fire lane or similar access.

(3) For financial institutions with drive-through facilities, each teller window or station, human or mechanical, shall be provided with a minimum of five stacking spaces.

(4) For each service window of a drive-through restaurant, a minimum of eight stacking spaces shall be provided.

(5) For kiosks, a minimum of three stacking spaces for each service window shall be provided.

Exhibit "C"

Sec. 38-104. - Definitions.

(a) The following words, terms and phrases, when used in this chapter shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Words used in the present tense include the future tense. Words used in the plural number include the singular, and words in the singular include the plural. The terms "shall" and "will" are always mandatory, while the term "may" is directory. The term "herein" means in this chapter. The term "regulations" means the provisions of any applicable ordinance, rule, regulation or policy. The term "person" means any human being or legal entity and includes a corporation, a partnership, and an incorporated or unincorporated association. The term "used or occupied" as applied to any land or building shall be construed to include the words intended, arranged, or designed to be used or occupied. The terms "building" and "structure" are synonymous. The terms "lot," "plot" and "tract" are synonymous.

(b) Any term not expressly defined in this section shall be defined by a common planning definition from the American Planning Association's, A Planners Dictionary. The administrative official shall determine the appropriateness of a definition.

Accessory use or building means a use or building on the same lot with, subordinate to and detached from the principal building and used for purposes customarily incidental to the principal use of the premises.

Administrative official means the person designated by the city council who is responsible for supervising the administration, interpretation and enforcement of this chapter. The city council may provide assistance to the administrative official through other persons or consultants as deemed necessary or appropriate.

Adult arcade means any place to which the public is permitted or invited, wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are regularly maintained to show images to five or fewer persons per machine at any one time, and where these images so displayed are distinguished or characterized by their emphasis upon matters exhibiting specified sexual activities or specified anatomical areas.

Adult day-care facility means a facility that provides services under an adult day-care program on a daily or regular basis but not overnight to four or more elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the facility.

Adult day-care program means a structured, comprehensive program that is designed to meet the needs of adults with functional impairments through an individual plan of care by providing health, social, and related support services in a protective setting.

Alley means a public space or thoroughfare which affords only secondary means of access to property abutting thereon.

American Society for Testing and Materials (ASTM) means a developer and publisher of technical information designed to promote the understanding and development of technology and to ensure the quality of commodities, services and safety products.

Amusement, commercial, means an amusement enterprise wholly enclosed in a building, including, but not limited to, a bowling alley or billiard parlor.

Amusement redemptive machine means any electronic, electromechanical, or mechanical contrivance that for a consideration affords the player an opportunity to obtain anything of

value, the award of which is determined solely or partially by chance, even though accompanied by some skill, whether or not the prize is automatically paid by the contrivance, including but not limited to gambling device versions of bingo, keno, blackjack, lottery, roulette, video poker, tic-tac-toe, eight-liner or similar electronic, electromechanical, or mechanical games, or facsimiles thereof, that operate by chance or partially so.

Animal shelter means a facility that keeps impounded stray, homeless, abandoned, or unwanted animals.

Antique shop means a retail establishment engaged in the selling of works of art, furniture or other artifacts of an earlier period, with all sales and storage occurring inside a building.

Apartment means a room or suite of rooms in a multifamily dwelling designed or occupied as a place of residence by a single family, individual or group of individuals.

Arcade means an establishment in which there are located six or more skill or pleasure machines, that do not provide the player an opportunity to receive anything of value other than an opportunity for a replay, including but not limited to, video machines, pinball machines, or pool tables, whether coin operated or not.

Area of the lot or building site means the net area of the lot or site and shall not include portions of streets and alleys.

Arts and crafts store means a retail store or establishment/open area offering a wide variety of merchandise used for various arts and crafts.

Assisted living facility means an establishment that:

- (1) Furnishes, in one or more facilities, food and shelter to four or more persons who are unrelated to the proprietor of the establishment;
- (2) Provides: personal care services; or administration of medication by a person licensed or otherwise authorized in this state to administer the medication;
- (3) May provide assistance with or supervision of the administration of medication; and
- (4) May provide skilled nursing services for the following limited purposes:
 - a. Coordination of resident care with outside home and community support services agencies and other health care professionals;
 - b. Provision or delegation of personal care services and medication administration as described by this subdivision; assessment of residents to determine the care required; and
 - c. For periods of time as established by rules promulgated by the Texas Department of Aging and Disability Services, delivery of temporary skilled nursing treatment for a minor illness, injury, or emergency.

Auction (not to include auto, truck and trailer) means the public sale of property to the highest bidder.

Bakery and confectionery (retail sales) means an establishment for preparing, cooking, baking and selling of products on the premises.

Bank, savings and loan or credit union means an establishment for the custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds.

Barbershop means a place where barbering, as defined in V.T.C.A., Occupations Code § 1601.001, is practiced, offered, or attempted to be practiced, except when such place is duly licensed as a barber school or college.

Basement means a building story (or portion of a story) which is partly underground, with at least one-half of its height (measured from floor to ceiling) above the average level of the adjoining ground. A basement shall not be counted as a story in computing building height.

Beauty shop means a place where cosmetology, as defined in V.T.C.A., Occupations Code § 1602.002 is practiced.

Bed and breakfast means an owner-occupied residential dwelling designed for and used as a single-family dwelling that contains eight or fewer guestrooms, where short-term lodging, with or without meals, is provided for compensation to individuals or groups for no more than seven consecutive days.

Block means an area enclosed by streets and occupied by or intended for buildings; where this word is used as a term of measurement, the term "block" means the distance along a side of a street between the nearest two streets which intersect said street on said side.

Board of adjustment means the city zoning board of adjustment.

Brick material means hard fired kiln fired clay or slate material which meets the latest version of ASTM Standard C216 or C652, Standard Specifications for Facing Brick (Solid Masonry Unit made of Clay or Shale), and shall be Severe Weather (SW) grade, and Type FVA or FBS or better. Unfired or underfired clay, sand or shale brick are not allowed.

Building means any structure having a roof supported by columns or walls built for the support, shelter and enclosure of persons, animals, chattels or movable property of any kind. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate building. The term "structure," as used herein, shall be deemed to have the same meaning as the term "building."

Building, detached, means a building surrounded by yard or open space on the same building lot.

Building line means a line parallel or approximately parallel to the street line at a specified distance therefrom constituting the minimum distance from the street line that a building may be erected.

Building, main or primary, means a building in which the principal use of the lot is conducted.

Building materials means a building used for the sale of new building supplies and materials such as hardware, carpet, plants, electrical and plumbing supplies.

Canopy means any structure of a permanent, fixed nature attached to or independent of the main structure, built and designed for the purpose of shielding from the elements, persons or chattels or a roof-like structure of a permanent nature which is supported by or projects from the wall of a structure.

Car wash means a facility or structure used to wash motorcycles, automobiles, vehicles and trucks.

Carport means an opened-sided covering, normally used for automobiles, boats, recreational vehicles, lawn mowers, etc.

Cellar means a building story with more than one-half its height below the average level of the adjoining ground.

Cementitious fiber board means finish wall, soffit, and tile backing material which meet the U.S. HUD material release No. 1263d.

Certificate of occupancy means an official certificate issued by the city through the enforcing official indicating conformance with or approved conditional waiver from the zoning regulations and authorizing legal use of the premises for which it is issued.

Childcare center means a facility licensed, certified, or registered by the Department of Family and Protective Services to provide assessment, care, training, education, custody, treatment, or supervision for a child who is not related by blood, marriage, or adoption to the owner or operator of the facility, for all or part of the 24-hour day, whether or not the facility is operated for profit or charges for the services it offers.

Civic center means a building or complex of buildings that houses municipal offices and services and which may include cultural, convention and/or entertainment facilities owned and/or operated by a governmental agency.

Clinic, medical or dental, means a facility or station designed and used for the examination and treatment of persons seeking medical/dental care as outpatients who do not remain on the premises overnight.

College/university means an institution established for educational purposes offering courses of study beyond the secondary education level, but excluding trade and commercial schools.

Commercial means a land use or other activity involving the sale of goods or services for financial gain.

Commission means the city planning and zoning commission.

Community center means a building dedicated to social and/or recreational activities.

Community home means a facility as prescribed in Chapter 123 of the Texas Human Resources Code as amended.

Concrete masonry units means highly textured finished concrete units, such as split face, indented, hammered, fluted, ribbed or similar architectural finish meeting the latest version of the following applicable specifications; ASTM Standard C90, Standard Specification for Hollow Load Bearing Concrete Masonry Units. ASTM C129, Standard Specification for Solid Load Bearing Masonry Units are not to be used for exterior application.

Concrete panel construction means concrete finish, pre-cast panel or tilt wall construction shall be fluted or exposed aggregate.

Condominium means a form of real property with portions of the real property designated for separate ownership or occupancy, and the remainder of the real property designated for common ownership or occupancy solely by the owners of the portions. Real property is a condominium only if one or more of the common elements are directly owned in undivided interests by the unit owners. Real property is not a condominium if all of the common elements are owned by a legal entity separate from the unit owners, such as a corporation, even if the separate legal entity is owned by the unit owners.

Construction yard, temporary, means a storage yard or assembly yard for building materials and equipment directly related to a construction project and subject to removal at completion of construction and subject to same restrictions as field/sales offices.

Contractor's shop or storage yard, temporary, means a facility where a contractor temporarily stores products and equipment to be used on a project or development site.

Continuing care facility means a place as defined in the Texas Continuing Care Facility Disclosure and Rehabilitation Act codified as Chapter 246 of the Texas Health and Safety Code in which a person provides board and lodging, together with personal care services and nursing services, medical services, or other health-related services, regardless of whether the services and lodging are provided at the same location, under an agreement that requires the payment of a fee and that is effective for the life of the individual or for a period of more than one year, such individual or individuals being cared for not being related by consanguinity or affinity to the person providing the care.

Convenience store means a retail establishment providing for the sale of food items, nonprescription drugs, small household items, gasoline and diesel fuel, and gifts and containing areas for storage and administrative offices.

Country club, private, means land and buildings customarily containing a golf course and a clubhouse and available only to specific private membership; such a club may contain adjunct facilities such as private club, dining room, swimming pool, tennis courts, and similar recreational or service facilities.

Court means an open, unoccupied space, bounded on more than two sides by the walls of a building. An inner court is a court entirely surrounded by the exterior walls of a building. An outer court is a court having one side open to a street, alley, yard or other permanent space.

Daycare center means a child-care facility that provides care at a location other than the residence of the director, owner, or operator of the child-care facility for seven or more children under 14 years of age for less than 24 hours a day, but at least two hours a day, three or more days a week.

Depth of lot means the mean horizontal distance between the front and rear lot lines.

Depth of rear yard means the mean horizontal distance between the rear line of a building other than an accessory building and the rear lot line except as modified in the text of any section in this chapter.

Development means a newly constructed or erected buildings or structures to a lot, relocated buildings or structures onto another lot, or the use of open land for a new or different use. To "develop" is to create a development.

District means a section of the city for which the zoning regulations governing the area, height of buildings, the size of yards, the intensity or use of the land and buildings are uniform.

Dry cleaning or laundry shop means a custom cleaning/laundry shop or a pick up station.

Duplex means a building designed for occupancy by two families living independently of each other within separate units which have a common wall and are under one roof on a single platted lot having separate accommodations.

Dwelling unit means a building or portion thereof designed exclusively for residential occupancy, including one-family, two-family, and multiple-family dwellings, but excluding

buildings designed and used as hotels, boardinghouses, roominghouses, motels, tent, trailer, mobile home, manufactured home, motor home, travel trailer or a recreational vehicle.

Dwelling unit/residential use means a building or portion thereof designed exclusively for residential occupancy, including one-family, two-family, and multiple family dwellings, but excluding buildings designed and used as hotels, boarding houses, rooming houses, motels, tent, trailer, mobile home, manufactured home, motor home, travel trailer or a recreational vehicle.

Educational facility/classroom means a facility or classroom(s) primarily for teaching or learning activities. Educational facilities are found in educational institutions of all kinds, including, but not limited to, public and private schools, home schools, specialized technical training, corporations, and religious and humanitarian organizations. The classroom attempts to provide a safe space where learning can take place uninterrupted by other distractions.

Exterior insulation and finish system (EIFS) means a polymer-based laminate that is wet-applied, usually in two coats, to rigid insulation board that is fastened to the wall with adhesive, mechanical fasteners, or both. Polymer based (PB) systems, sometimes known as thin coat, soft coat, or flexible finishes, are the most common.

Family means an individual or group of two or more persons related by blood, marriage, adoption or guardianship including foster children, exchange students, and servants together with not more than two additional persons not related by blood, marriage or adoption to the previously identified individual or group, living together as a single housekeeping unit in a dwelling unit or a Family Home for the Disabled as defined by the Community Homes for Disabled Persons Location Act, V.T.C.A., Human Resources Code ch. 123., as it presently exists or may be amended in the future, but not including household care or rehabilitation care facilities.

Feed and farm supply means an establishment for the selling of food stuffs for animals and including implements and goods related to agricultural processes but not including farm machinery.

Field or sales office means a building or structure, of either permanent or temporary construction, used in connection with a development or construction project for display purposes or for housing temporary supervisory or administrative functions related to development, construction or the sale of real estate properties within the active development or construction project.

Flood hazard area means an area of land subject to inundation by a 100-year frequency flood, as shown on the city floodplain map.

Floor area means the total square feet of floor space within the outside dimensions of a building including each floor level, but excluding cellars, carports, garages or porches.

Floor area ratio means the ratio of total building floor area to lot area.

Florist means an establishment displaying and selling plants, flowers, floral supplies, and similar items.

Food or grocery store means stores where most of the floor area is devoted to the sale of food products for home preparation and consumption, which typically also offers other home care and personal care products, and which are substantially larger and carry a broader range of merchandise than convenience stores.

Fraternal organization/lodge/civic club means an organized group having a restricted membership and specific purpose related to the welfare of the members.

Game room means a building, facility or other place that is open to the public and that contains three or more operational amusement redemption machines.

Garage sale means the sale of items normally accumulated by a household.

Garden center, retail sales, means location including land and buildings at which plants, trees, shrubs, horticultural supplies, and similar items are displayed for sale to the general public. *Gas metering station* means facility at which natural gas flows are regulated and recorded.

General professional means businesses that are currently allowed, but not limited to the uses listed in the permitted use chart. Any business not listed herein shall only be authorized through a Specific Use Permit.

Glass walls means glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall which carries no structural loads, and which may consist of the combination of metal, glass, or other surfacing material supported in a metal framework and has less than 25 percent reflectance.

Golf course or driving range means an area improved with trees, greens, fairways, hazards and which may include clubhouses.

Government or institutional buildings includes government-owned administration buildings and offices; fire stations; public safety and criminal justice system facilities; military installations; cemeteries; and similar uses of a governmental, public service or public institutional nature.

Greenhouse or plant nursery, commercial, means a place, often including artificially heated and/or cooled buildings, where trees or plants and supplies are raised and/or sold including related storage of equipment for residential and commercial landscaping.

Guest house means living quarters within a detached accessory building located on the same premises with the main building, for use by temporary guests (six consecutive months or less) of the occupants of the premises, having kitchen and bathroom facilities, and not rented or otherwise used as a separate dwelling. (Other common names are mother-law-house, pool house, etc.)

Gymnastic or dance studio means an establishment providing for activities, services and instruction for the entertainment, exercise and improvement of physical fitness and technique of dance.

Handcraft shop means a specialty retail shop that supplies items necessary for arts and projects created by hand (e.g., weaving, needlepoint, wood work; stain glass work; porcelain, etc.).

Health club or gymnasium means a service establishment where athletic facilities such as handball, swimming, track, exercise devices, etc., are provided and may in addition include a whirlpool, sauna or massage service for members who shall register each time they utilize the club.

Height means the vertical distance of a building measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher, to:

(1) The highest point of the roof's surface if a flat surface;

(2) The deck line of mansard roofs; or

(3) The mean height level between eaves and edge for hip and gable roofs and, in any event, excluding chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding ten feet. If the street grade has not been officially established, the average front yard grade shall be used for a base level.

Home occupation means an occupation or activity carried on in the home by a member of the occupant's immediate family, residing on the premises.

Home occupation means an occupation or activity carried on in the home by a person residing on the premises, which occupation is clearly incidental and secondary to the use of the premises for residential purposes.

Hospice means a person licensed under this chapter to provide hospice services, including a person who owns or operates a residential unit or an inpatient unit.

Hospice services means services, including services provided by unlicensed personnel under the delegation of a registered nurse or physical therapist, provided to a client or a client's family as part of a coordinated program consistent with the standards and rules adopted under chapter 246 of the Texas Health and Safety Code. These services include palliative care for terminally ill clients and support services for clients and their families that:

(1) Are available 24 hours a day, seven days a week, during the last stages of illness, during death, and during bereavement;

(2) Are provided by a medically directed interdisciplinary team; and

(3) May be provided in a home, nursing home, residential unit, or inpatient unit according to need. These services do not include inpatient care normally provided in a licensed hospital to a terminally ill person who has not elected to be a hospice client.

Hospital, general means an institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions and including, as an integral part of the institution, related facilities, such as laboratories, outpatient facilities, training facilities, medical offices, and staff residences.

Hospital, rehabilitation means an establishment that offers services, facilities, and beds for more than 24 hours for two or more unrelated individuals who are regularly admitted, treated, and discharged and who require services more intensive than room, board, personal services, and general nursing care; has clinical laboratory facilities, diagnostic x-ray facilities, treatment facilities, or other definitive medical treatment; has a medical staff in regular attendance; and maintains records of the clinical work performed for each patient.

Household appliance service and repair means the maintenance and rehabilitation of appliances customarily used in the home including but not limited to washing and drying machines, refrigerators, dishwashers, trash compactors, ovens and ranges, kitchen appliances, and vacuum cleaners.

IBC means the International Building Code.

Ice cream truck means a commercial vehicle which serves as a traveling retail outlet selling frozen treats exclusively.

Insulated architectural metal panels means two single skin metal panels and a foamed-in-place core. The foam insulation is made of non-chlorofluorocarbon (nonOCFC) polyisocyanurate foam. Panels are installed with concealed clips.

Kennel means any lot or premises on which three or more dogs, cats or other domestic animals more than four months of age are housed or accepted for boarding, breeding, training, selling, grooming and/or bathing for which remuneration is received.

Kiosk, exterior means a small, free-standing, one story, manned or unmanned structure used for retail purposes.

Laboratory, medical or dental, means facilities for testing and analyzing medical/dental related problems. The term "medical or dental laboratory" includes, but is not limited to, research, including laboratories, experimental equipment, and operations involving compounding or testing of materials or equipment.

Library means any institution for the loan or display of books, tapes, objects of art or science which is sponsored by a public or responsible quasi-public agency and which institution is open and available to the general public.

Lot means an undivided tract or parcel of land under one ownership having frontage upon a public street or officially approved right-of-way or other approved access, either occupied or to be occupied by a building or building group, together with accessory buildings, and used together with such yards and other open spaces as are required by this chapter, which parcel of land is designated as a separate and distinct tract and is identified by a tract or lot number or symbol in a duly approved subdivision plat of record.

Lot, corner, means a lot abutting upon two or more streets at their intersection or upon two parts of the same street forming an interior angle of less than 135 degrees. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the city.

Lot, double frontage means any lot, not a corner lot, with frontage on two streets that are parallel to each other or within 45 degrees of being parallel to each other.

Lot line means the line bounding a lot as defined herein.

Lot line, front, means that boundary of a building lot which is the line of an existing or dedicated street. Upon corner lots either street line may be selected as the front lot line providing a front and rear yard are provided adjacent and opposite, respectively, to the front lot line.

Lot line, rear, means that boundary of a building lot which is most distant from or is most nearly parallel to the front lot line.

Lot line, side, means that boundary of a building lot which is not a front lot line or a rear lot line.

Lot of record means a lot which is part of a subdivision, a plat of which has been recorded in the office of the county clerk; or a parcel of land the deed for which is recorded in the office of the county clerk prior to the adoption of the ordinance from which this chapter is derived.

Lot or building site means land occupied or to be occupied by a building and its accessory building, and including such open spaces as are required under this chapter, and having its principal frontage upon a public street or officially approved right-of-way or other approved access.

Lot width means the width of a lot at the front building line.

Manufactured home (HUD Code) means a structure, constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent foundation when connected to the required utilities, and includes plumbing, heating, air conditioning, and electrical systems. All references in this chapter to manufactured housing or manufactured home shall be references to HUD Code manufactured housing, unless otherwise specified. The term "manufactured home" does not include a recreational vehicle as that term is defined by 24 CFR 3282.8(g).

Manufactured home (HUD Code) park means any tract of land, under single ownership, of not less than one-half acre and not more than ten acres, approved for occupancy by manufactured homes and accessory structures.

Manufactured home (HUD Code) subdivision means a tract of land of not less than two acres to be used as a location primarily for owner-occupied HUD Code manufactured homes and which has been final platted of record in its entirety in accordance with chapter 30 for occupancy primarily by HUD Code manufactured housing and modular housing.

Masonry construction means all construction of stone material (including artificial stone), hard fired brick material, concrete masonry units, rock or other materials of equal characteristics laid up unit upon unit set and bonded to one another in mortar. It shall not include concrete masonry units commonly referred to as plain smooth concrete block.

Massage establishment means any place of business in which massage therapy is practiced by a massage therapist, as defined by state law. Equivalent terms for massage therapy are massage, therapeutic massage, massage technology, myotherapy, or any derivation of those terms. The term "massage establishment" does not include, however, duly licensed beauty parlors and barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operate only under such a physician's direction.

Medical supplies (sales or service) means the sale and service of medical devices, medical equipment, laboratory equipment, diagnostic products and over-the-counter health related products.

Metal dealer, crafted precious means a place of business in which a person engages in the business of purchasing and selling crafted precious metals, including jewelry, silverware, art objects, or any other thing or object made in whole or in part from gold, silver, platinum, palladium, iridium, rhodium, osmium, ruthenium, or their alloys, including coins and commemorative medallions, under terms and conditions found in V.T.C.A., Occupations Code § 1956.051.

Metal walls means profiled panels, deep ribbed panels and concealed fastener systems. Exterior finish shall be film laminated or baked on enamel painted to the wall manufacturer's standards.

Mobile home means a structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems.

Mobile food vendor means a mobile venue selling food or beverage including catering trucks, food trucks or food carts, mobile kitchens, or mobile canteens regulated by the Texas Department of State Health Services. (These types of vendors must roll up and roll out daily.)

Mobile vendor (non-food) means any structure or vehicle on wheels or capable of being towed, or a temporary structure, used for the purpose of providing goods or services.

Modular housing means industrialized home (single-family, also called modular prefabricated structure or modular home).

(1) Is a residential structure that is:

- a. Designed for the occupancy of one or more families;
- b. Constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent site; and
- c. Designed to be used as a permanent residential structure when the module or the modular component is transported to the permanent site and erected or installed on a permanent foundation system.

(2) Industrialized housing includes the structure's plumbing, heating, air conditioning, and electrical systems.

(3) Industrialized housing does not include:

- a. A residential structure that exceeds three stories or 49 feet in height;
- b. Housing constructed of a sectional or panelized system that does not use a modular component; or
- c. A ready-built home constructed in a manner in which the entire living area is contained in a single unit or section at a temporary location for the purpose of selling and moving the home to another location.

Motel, motor hotel or motor lodge means a building or group of buildings designed for and occupied as a temporary dwelling place, providing four or more room units for compensation. Units provided for the customers and where the operation is supervised by a person in charge at all hours. A motel, motor hotel, or motor lodge may incorporate restaurants, clubrooms, banquet halls, ballrooms and meeting rooms as accessory uses.

Multiple-family residence means any building or portion thereof which is designed, built, rented, leased, or let to be occupied as three or more dwelling units or apartments or which is occupied as a home or place of residence by three or more families living in independent dwelling units.

Museum or art gallery means an institution for the collection, display and distribution of objects of art or science and which is sponsored by a public or quasi-public agency and which facility is open to the general public.

Newspaper printing means paper that is printed and distributed usually daily or weekly and that contains news, articles of opinion, features, and advertising.

Nonconforming building or use means a building, structure or use of land lawfully occupied at the time of the effective date of the ordinance from which this chapter is derived or

amendments thereto, and which does not conform to the use regulations of the district in which it is located.

Nursery school/kindergarten means a childcare facility offering a program four hours or less per day for children who have passed their second birthday but who are under seven years old.

Occupancy means the use or intended use of the land or buildings by proprietors or tenants.

Off-street parking space means an area for the temporary storage of an automobile which shall be permanently reserved for such purpose and which shall not be within or on any public street, alley or other right-of-way.

Open space means area included in any side, rear or front yard or any unoccupied space on the lot that is open and unobstructed to the sky except for the ordinary projections of cornices, eaves, porches and plant material.

Park, playground or recreation center, private, means a privately owned park, playground, open space or building dedicated to recreational activities, maintained by a community club, property owner's association, or similar organization; not open to the public.

Park, playground or recreation center, public, means an open recreation facility, playground, open space or park owned and operated by a public agency and available to the general public.

Parking space means an all-weather surfaced area used for parking a vehicle, not on a public street or alley, together with an all-weather surfaced driveway connecting the area with a street, permitting free ingress and egress without encroachment on the street.

Pawnshop means an establishment where money is loaned on the security of personal property pledged in the keeping of the owner (pawnbroker). The retail sale of primarily used items is also allowed, provided that the sale of such items complies with local, state and federal regulations. The term "pawnshop" has the meaning assigned to it by V.T.C.A., Finance Code ch. 371.

Personal service shop includes, but is not limited to, such uses as tailor/seamstress, shoe repair, barber/beauty salon, tanning salon, nail salon, or travel consultant.

Pet shop means a retail establishment offering for sale as pets small animals, fish, or birds and/or accessories and where all such creatures are housed within the building.

Pharmacy means a retail establishment where medicines are compounded or dispensed.

Planning and zoning commission means the duly appointed planning and zoning commission of the city.

Plat means a plan of a subdivision of land creating building lots or tracts and showing all essential dimensions and other information essential to comply with the subdivision standards of the city and subject to approval by the city.

Principal building means a building containing the principal use of the lot.

Print shop means an establishment which reproduces printed or photographic impressions including but not limited to the process of composition, binding, plate making, microform, type casting, press work, and printmaking.

Recreational vehicle means any travel trailer, pickup camper, motor home, camping trailer, tent trailer, or similar vehicle which is designed for human habitation.

Refreshment stand means a food cart, trailer or other temporary structure selling refreshments to be set-up for an extended period of time onsite at a primary permanent commercial establishment.

Rental store means an establishment which offers an array of items such as appliances, furniture, stereo equipment, televisions, etc. at a stated price for a fixed interval of time under a lease or rental agreement.

Respite care means the provision by a facility, licensed under Chapter 252 of the Texas Health and Safety Code, to a person for not more than two weeks for each stay in the facility of:

- (1) Room and board; and
- (2) Care at the level ordinarily provided for permanent residents.

Facilities providing respite care must meet all requirements under Chapter 252 of the Texas Health and Safety Code and federal law.

Restaurant or cafeteria (dine-in service only) means an establishment operated for the retail sale of meals or refreshments, which is laid out and equipped so as to allow its patrons to be served at tables within the dining area.

Restaurant/cafeteria, with drive-in or drive thru service means an establishment operated for the retail sale of meals or refreshments, which is laid out and equipped so as to allow its patrons to be served or accommodated while remaining in their automobiles, or which allows the consumption of food or beverages at a table within the dining area.

Rest home or nursing home means a place of residence or care for persons suffering from infirmities of age or illness where care is provided on a prolonged or permanent basis. The term "rest home" or "nursing home" includes a convalescent home.

Retail shops or stores means an establishment offering all types of consumer goods for sale, not elsewhere classified, but excluding the display and sale in the open outside a building of new or used automobiles, heavy machinery, building materials, used appliances, furniture, or salvage materials.

Retirement housing means a development providing dwelling units specifically designed for the needs of ambulatory or retired persons.

Room means a building or portion of a building which is arranged, occupied, or intended to be occupied as living or sleeping quarters, but not including toilet or cooking facilities.

School, primary or secondary, means an institution of learning which offers instruction in the several branches of learning and study required by the Education Code of the state but not including specialty schools such as dancing, music, beauty, mechanical, trade, or commercial schools.

School, trade or commercial, means establishments, other than public or parochial schools, private primary and secondary schools or colleges, offering training or instruction on a trade, art, or occupation.

Secondhand store, furniture or clothing, means an establishment offering for sale used merchandise, with the storage and display of such items wholly contained inside a building or structure.

Self-storage, mini-warehouse, means a facility designed and used for the purpose of renting or leasing individual storage spaces to customers for the purpose of storing and removing personal property on a self-service basis.

Servant's/caretaker's/guard's residence means an accessory building or a portion of an accessory building located on the same lot or grounds with the main building, or a portion of the main building, containing not more than one kitchen and used as living quarters for a person or persons employed on the premises for not less than 50 percent of his/her actual working time, and not otherwise used or designed as a separate place of abode.

Service yard of governmental agency means an area for the servicing and storage of vehicles or other property of a governmental agency.

Setback means the minimum distance as identified in this chapter between the walls of any projection of the building, excluding steps and unenclosed porch, and the front, rear and side lot lines, and extending across the full width of the lot, on which no building or structure may be erected.

Sewage pumping station means a facility for pumping sewage.

Sewage treatment plant means a facility for receiving and treating sewage from an approved sewer system.

Shopping center means a group of primarily retail and service commercial establishments planned, constructed and managed as a total entity with customer and employee parking provided on site, provision for goods delivery separated from customer access, provision of aesthetically appropriate design and protection from the elements.

Shops, office, storage area of public or private utility means the pole yard, maintenance yard, and/or administrative offices of a municipality or franchised utility.

Sight triangle means a triangle-shaped area adjacent to the intersection of two streets, formed by two lines extending 25 feet from the pavement intersection.

Single-family dwelling, attached, means a dwelling that is part of a structure containing three or more dwellings, each designed and constructed for occupancy by one family, with each dwelling unit attached by a common wall to another with a minimum length of attachment of 20 feet, in which each dwelling is located on a separate platted lot.

Single-family dwelling, detached means a detached building designed exclusively for occupancy by one family, excluding manufactured housing.

Stadium or play field, public, means an athletic field or stadium owned and operated by a public agency for the general public including a baseball field, golf course, football field or stadium which may be lighted for nighttime play.

Stone material means granite, marble, limestone, slate, river rock, and other hard and durable naturally occurring all weather stone. Cut stone, dimensional stone, cast stone, and cultured stone are acceptable. Stone may also include cast or manufactured stone product, provided that such product yields a highly textured stone-like appearance, its coloration is integral to the masonry material and it is demonstrated to be highly durable and maintenance free;

natural or manmade stone shall have a minimum thickness of three and five eighths inches when applied as a veneer.

Story means that portion of a building, other than a basement or cellar, included between the surface of any floor and the surface of the floor next above it or, if there is no floor above it, then the space between the floor and the ceiling next above it. For the purpose of construing height requirements, the standard height for a story shall be 11 feet, six inches.

Street, public, means any thoroughfare or public driveway, other than an alley, more than 30 feet in width, which has been dedicated or deeded to the public for public use. The term "thoroughfare," as used herein, shall be deemed to have the same meaning as the term "street, public."

Street, private, means any thoroughfare or driveway, which has not been dedicated or deeded to the public for public use.

Street line means a dividing line between a lot, tract or parcel of land and a contiguous street; the right-of-way.

Structure means anything constructed, built, or erected.

Stucco means a three step hard coat Portland cement plaster applied to masonry or concrete walls or on a metal lath attached to frame construction, solid masonry or concrete construction.

Studio, artist, musician or photographer, means the working place of a painter, sculptor, musician, or photographer.

Studio, radio/television, means a place maintained and equipped for the transmission or making of radio or television programs.

Swimming pool, commercial/public, means a swimming pool with accessory facilities, part of the facilities which are available to the general public for a fee.

Swimming pool, private or HOA, means a swimming pool constructed for the exclusive use of the residents of a single-family, two-family or apartment dwelling or neighborhood.

Taxidermist means an establishment that prepares, stuffs, and mounts the skins of animals and especially vertebrates.

Telephone exchange station means a switching or transmitting station owned by a public utility but not including business offices, storage, or repair shops or yards.

Temporary field office or construction yard or office means a structure of shelter used in connection with a development or building project for housing on the site of temporary administrative and supervisory functions and for sheltering employees and equipment.

Townhouse means a single-family dwelling unit on an individual lot which is a series of dwelling units having one or two common side walls with the other units in the series.

Trailer, travel trailer, cattle trailer, utility trailer, etc., means a vehicle designed to be drawn by another vehicle, attached to the towing vehicle or used in conjunction with a motor vehicle. Used for transporting property, passengers, animals, etc., wholly on its own structure.

Use means the classification of the purpose or activity for which land or buildings are designated, arranged, intended, occupied or maintained.

Vehicle storage facility (VSF) means a garage, parking lot, or any facility owned or operated by a person, other than a governmental entity, for storing or parking ten or more vehicles, without the consent of the owners of the vehicles.

Veterinary clinic means a facility or station designed and used for the examination and treatment of disease and injury in animals and especially, but not limited to domestic animals. A veterinary clinic may also offer boarding services to accommodate animals.

Water pumping station or well means a facility for the ground storage and transmission of water.

Water storage, elevated, means an elevated tank used as a reservoir for maintaining pressure in a water system.

Water storage, ground, means a water storage facility for the storage of water at ground level.

Water treatment plant means a facility purifying, supplying, and distributing public water.

Wholesale means the sale of goods, merchandises, services and/or commodities for resale by the purchaser and does not offer retail sales to the general public.

Yard means an open space, other than a court, on the lot in which a building is situated and which is not obstructed from a point 40 inches above the general ground level of the graded lot to the sky, except as provided for roof overhang and similar special architectural features and plant material.

(1) *Yard, front,* means an open, unoccupied space on a lot facing a street extending across the front of a lot between the side lot lines and from the main building to the front lot or street line with the minimum horizontal distance between the street line and the main building line as specified for the district in which it is located.

(2) *Yard, rear,* means an open, unoccupied space, except for accessory buildings as herein permitted, between the building and the rear lot line and extending across the rear of a lot from one side lot line to the other side lot line.

(3) *Yard, side,* means an open, unoccupied space on one side or two sides of a main building and on the same lot with the building, situated between the building and a side line of the lot and extending through from the front yard to the rear yard. Any lot line not designated as the rear line or front line shall be deemed a side line.

Zero lot line means a single-family dwelling that is built adjacent to one side property line.

Zoning district map means the official certified map upon which the boundaries of the various zoning districts are drawn.

Exhibit A

Sec. 38-302. Permitted use charts.

(a) *Key to tables.* The following shall be the key to the tables in subsections (b) through (h) of this section:

Legend

| Symbol | Definition |
|--------|---|
| P | Use is permitted in district indicated |
| S | Use is permitted in district indicated upon approval of specific use permit |
| (none) | Use is prohibited in district indicated |

(b) *Accessory and incidental uses.*

| RA | R-1 | R-2 | MH | Type of Use: | GP | C-1 | C-B | C-2 | I | H | PI |
|----|-----|-----|----|--------------------------------|----|-----|-----|-----|---|---|----|
| P | P | P | P | Accessory Building to Main Use | | P | P | P | P | | P |
| P | P | P | P | Carport | | P | P | P | P | | |
| P | P | P | P | Home Occupation | | P | P | | | P | |
| P | P | P | P | Field/Sales Office | | P | P | P | P | P | P |

(c) *Residential uses.*

| RA | R-1 | R-2 | MH | Type of Use: | GP | C-1 | C-B | C-2 | I | H | PI |
|----|-----|-----|----|--|----|-----|-----|-----|---|---|----|
| P | S | P | | Bed and Breakfast | | P | P | | | S | |
| | | S | | Bed and Breakfast with Event Facilities | | S | S | S | | S | |
| | | P | S | Boarding/Rooming House | | S | | | | | |
| | | S | S | Cabin or Cottage (Rental) | | | | | | | |
| | | P | | Condominiums/Townhouses | | P | P | | | S | |
| | | P | | Continuing Care Facility | | P | S | | | | P |
| P | P | P | | Guest Home | | S | S | | | S | |
| | | | P | Manufactured Home HUD Code | | | | | | | |
| | | | P | Manufactured Home Park | | | | | | | |
| | | | P | Manufactured Home Subdivision | | | | | | | |
| | | | | Motel/Motor Hotel/ Motor Lodge/Hotel | | S | P | P | | | |
| | | P | | Multi-family Residence/Dwelling | | P | S | | | | |
| | | S | P | Recreational Vehicle/Motor Vehicle Park | | S | | S | | | |
| | | | | Residential Use in Buildings with Non-Residential Uses Permitted in the District | P | P | P | S | S | P | P |

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|---|---|---|---|---|--|---|---|---|---|---|---|
| | | P | | Retirement Housing/Assisted Living | | P | P | | | | P |
| P | P | P | P | Servant's, caretaker or Guard Residence | | P | P | P | P | P | |
| P | P | P | | Single Family Dwelling Attached | | P | P | | | P | |
| P | P | P | | Single Family Dwelling Detached | | P | P | | | P | |
| P | P | P | P | Single Family Modular Home | | P | P | | | P | |
| | S | P | P | Duplex/Two Family Townhomes | | P | P | | | P | |

(d) *Educational, institutional and special uses.*

| RA | R-1 | R-2 | MH | Type of Use: | GP | C-1 | C-B | C-2 | I | H | PI |
|----|-----|-----|----|---|----|-----|-----|-----|---|---|----|
| S | S | S | | Adult Daycare Facility | | P | P | | | | P |
| P | P | P | P | Agricultural Related Uses (Farm, Ranch, Orchard, Livestock)*** | | P | P | P | P | | P |
| S | | | | Animal Shelter | | | | | P | | P |
| | | | | Archery Range, Indoor | | P | P | P | P | | |
| S | | | | Archery Range, Outdoor | | S | S | P | P | | S |
| | | | | Armed Services Recruiting Center | P | P | P | P | P | | |
| S | S | S | S | Places of Assembly | | P | P | P | S | S | P |
| S | | | | Athletic Fields | | S | S | P | | | P |
| | | | | Barber/Beauty College (barber or cosmetology school or college) | | P | | P | P | | P |
| S | S | S | S | Cemetery/ Mausoleum | | S | P | P | P | | P |
| S | S | S | S | Childcare Center | | P | P | S | S | | P |
| | | | | Civic Center | | S | P | P | P | | P |
| | | | | College/University | | P | P | P | P | | P |
| P | P | P | P | Community Building (associated with residential uses) | | | | | | | |
| P | P | P | P | Community Home | P | P | P | P | P | P | P |
| S | S | S | S | Community Center | | P | P | P | S | | P |
| S | S | S | S | Country Club, Private | | | P | P | | | P |
| | | | | Dance Hall/Dancing Facility | | P | S | P | P | | |
| P | | | | Day Camp | | P | | P | | | P |
| | | S | S | Daycare | | P | P | P | P | P | P |
| S | | | | Exhibition Area/Fairgrounds | | S | S | P | P | | P |
| P | P | P | P | Family Home Adult Care | | P | | | | | |

| | | | | | | | | | | | |
|---|---|---|---|--|---|---|---|---|---|---|---|
| P | P | P | P | Family Home Child Care | | P | | | | | |
| S | | | | Farmers Market | | S | P | P | | S | P |
| S | S | S | | Fire Station or Public Building | | P | P | P | P | P | P |
| | | | | Fraternal Organization | | S | S | P | P | | P |
| S | | | | Golf Course/Driving Range | | S | S | P | P | | P |
| P | P | P | P | Government/Institutional Building | | P | P | P | P | P | P |
| S | | | | Greenhouse/Plant Nursery(no retail sales on site) | | S | S | P | P | | |
| S | | | | Gun/Shooting Range (indoor) | | S | S | P | P | | |
| | | | | Health Club/ Gymnasium | | P | P | P | P | | P |
| | | P | | Hospice | | P | P | | | | P |
| P | P | P | P | Hospital | | P | P | P | P | | P |
| P | P | P | P | Hospital, rehabilitation | | P | P | P | P | | P |
| P | | | | Kennel/Stable/Animal Boarding/Housing | | S | S | P | P | | P |
| | | | | Laboratory, Medical/Dental, Scientific or Research | | S | P | P | S | | P |
| | | S | | Library | | P | P | P | | | P |
| | | | | Museum/Art Gallery | S | P | P | P | S | | P |
| | | | | Nursery School/ Kindergarten | | P | P | P | S | | P |
| P | P | P | P | Park/Playground, Private | | P | P | P | P | P | P |
| | P | P | P | Park/Playground, Public | | P | P | P | P | P | P |
| | | P | | Respite Care Facility | | P | P | | | P | P |
| | | P | | Rest Home/Nursing Home | | P | P | | | | P |
| S | | | | Rodeo Arena and Grounds | | | S | P | P | | P |
| | | | | School, Trade/ Commercial | | | P | P | P | | P |
| S | S | S | S | School; Primary/Secondary | | S | P | P | P | | P |
| S | S | S | S | Stadium/Play Field, Public | | S | P | P | P | | P |
| | | | | Swimming Pool Commercial | | P | | P | P | | P |
| P | P | P | P | Swimming Pool Private or HOA | P | P | | | | | |
| P | P | P | P | Swimming Pool Public | | P | P | P | P | P | P |

(e) *Transportation, utility and communications.*

| RA | R-1 | R-2 | MH | Type of Use: | GP | C-1 | C-B | C-2 | I | H | PI |
|----|-----|-----|----|--|----|-----|-----|-----|---|---|----|
| | | | | Airport/Landing Field | | | S | S | P | | P |
| | | | | Aircraft Support and Related Services | | | | P | P | | P |
| | | | | Ambulance Service (private) | | P | P | P | P | | |
| | | | | Communication Equipment (installation and/or repair) | | | | P | P | | |

| | | | | | | | | | | | |
|---|---|---|---|--|---|---|---|---|---|---|---|
| S | | | | Compressor Stations, Related to Gas Well Drilling | | | | S | S | | S |
| | | | | Electrical Generating Plant | | | | | P | | P |
| S | S | S | S | Electrical Substation | | S | S | P | P | | P |
| S | S | S | S | Franchised Utility (Public or Private) | | S | S | P | P | | P |
| S | | | | Gas Metering Station | | | | P | P | | P |
| | | | | Heliport or Helistop | | | P | P | P | | P |
| | | | | Landfill | | | | | S | | |
| | | P | P | Recycling Bins | | P | P | P | P | | P |
| | | | | Recycling Facility (Sorting & Storage) | | | | | P | | |
| S | | | | Service Yard of Government Agency | | S | S | P | P | | P |
| P | P | P | P | Sewage Pumping Station | | P | P | P | P | | P |
| P | | | | Sewage Treatment Plant | | | S | S | P | | P |
| S | | | | Shops/Office/ Storage Area of Public/Private Utility | | P | P | P | P | | P |
| P | P | P | P | Solar Energy System | P | P | P | P | P | P | P |
| S | S | S | S | Telephone Exchange Station | | S | P | P | P | | P |
| P | P | P | P | Water Pumping Station/Well/ Storage | | P | P | P | P | | P |
| S | | | | Water Treatment Plant | | | S | S | P | | P |
| P | P | P | P | Wind Energy System | P | P | P | P | P | P | P |

(f) *Automobile and related service uses.*

| RA | R-1 | R-2 | MH | Type of Use: | GP | C-1 | C-B | C-2 | I | H | PI |
|----|-----|-----|----|---|----|-----|-----|-----|---|---|----|
| | | | | Auto Defensive Driving Classes | | P | P | P | | | |
| | | | | Auto Driving School (including defensive driving) | | P | P | P | P | | |
| | | | | Auto Glass Repair/Tinting | | P | | P | P | | |
| | | | | Auto Interior Shop/Upholstery | | S | | P | P | | |
| | | | | Auto Leasing/Rental | | P | P | P | P | | |
| | | | | Auto Paint & Body Shop | | | | P | P | | P |
| | | | | Auto Muffler Shop | | | | P | P | | |
| | | | | Auto Parts Sales | | S | P | P | P | | |
| | | | | Auto Repair/Service Station | | S | S | P | P | | P |
| | | | | Auto Sales (New and Used) | | S | P | P | P | | |
| | | | | Auto Wrecking Yard/ Salvage Yard | | | | S | P | | |
| | | | | Battery Charging Station | | P | P | P | P | | P |

| | | | | | | | | | | | |
|--|--|--|--|--|--|---|---|---|---|--|---|
| | | | | Bus Barns or Lots | | | | P | P | | P |
| | | | | Bus Passenger Stations | | P | P | P | P | | P |
| | | | | Car Wash (self service; automated) | | S | P | P | P | | |
| | | | | Car Wash (full service detail shop) | | S | P | P | P | | |
| | | | | Filling Station (fuel tanks must be underground) | | S | | P | P | | P |
| | | | | Heavy Machinery Sales & Service | | S | S | P | P | | |
| | | | | Motorcycle/ATV Sales & Service | | S | P | P | P | | |
| | | | | Parking Lot/Parking Garage | | S | P | P | P | | P |
| | | | | Quick Oil Change Facility | | P | P | P | P | | |
| | | | | Tire Dealer | | S | P | P | P | | |
| | | | | Trailer Sales/Rental | | S | P | P | P | | |
| | | | | Truck and Bus Repair and Leasing | | | | P | P | | |
| | | | | Truck and/or Equipment Storage Yard/Lot | | | | S | P | | P |
| | | | | Truck Sales | | | P | P | P | | |
| | | | | Truck Stop with Fuel and Accessory Services | | | | P | P | | |
| | | | | Truck/Motor Freight Terminal | | | P | P | P | | |
| | | | | Vehicle Storage Facility | | | | P | P | | |

(g) Office, retail, commercial and service type uses.

| RA | R-1 | R-2 | MH | Type of Use: | GP | C-1 | C-B | C-2 | I | H | PI |
|----|-----|-----|----|--|----|-----|-----|-----|---|---|----|
| | | | | Amusement, Commercial | | S | P | P | P | | |
| | | | | Amusement, Outdoor/ Amphitheater | | S | | P | P | | S |
| | | | | Animal Grooming Shop | | P | P | P | | | |
| | | | | Answering and Message Services | P | P | P | P | P | | |
| | | | | Antique Shop | | P | P | P | S | | |
| | | | | Appliance Sales, Service & Repair (No outdoor storage) | | P | P | P | P | | |
| | | P | | Arcade | | P | P | P | P | P | P |
| | | | | Arts & Crafts/Handcraft Store | | P | P | P | P | P | |
| | | | | Auction (Not to Include Auto/Truck/ Trailer) | | | S | P | P | | |
| | | | | Bakery & Confectionery, Retail Sales | | P | P | P | P | | |

| | | | | | | | | | | | |
|---|--|--|---|---|---|---|---|---|---|---|---|
| | | | Bank/Savings & Loan/Credit Union (without drive thru) | | P | P | P | P | P | P | P |
| | | | Bank/Savings and Loan/Credit Union (with drive-thru) | | S | S | P | P | | | P |
| | | | Beauty/Barber Shop | P | P | P | P | P | | | |
| | | | Bicycle Sales and/or Repair | | P | P | P | | | | |
| | | | Billiard or Pool Facility | | P | P | P | | | | |
| | | | Bingo Facility | | P | P | P | P | | | P |
| S | | | Blacksmith or Wagon Shop | | | | P | P | | | P |
| | | | Boat Sales & Storage | | | | P | P | | | |
| | | | Book Store | | P | P | P | | | | |
| | | | Brewpub (microbrewery) | | P | P | P | P | | | |
| | | | Building Materials | | S | P | P | P | | | |
| | | | Carpet Cleaning Establishment | | P | P | P | P | | | |
| | | | Caterer | | P | P | P | P | P | | |
| | | | Check Cashing Service | | P | P | P | P | | | |
| | | | Clinic Dental | P | P | P | P | P | | | |
| | | | Clinic Emergency/Urgent Care | S | P | P | P | P | | | |
| | | | Clinic Medical | P | P | P | P | P | | | |
| | | | Coffee Shop (without drive thru) | | P | P | P | P | P | | |
| | | | Coffee Shop (with drive thru) | | S | S | P | P | P | | |
| | | | Computer and Electronic Sales | | P | P | P | P | P | | |
| | | | Computer Repair | | P | P | P | P | P | | |
| | | | Confectionery Store (retail) | | P | P | P | P | P | | |
| | | | Convenience Store | | P | P | P | P | S | | |
| | | | Convenience Store With Gas Sales | | S | P | P | P | | | |
| | | | Convenience Store with Drive Thru | | S | S | P | P | | | |
| | | | Credit Agency | | P | P | P | P | | | |
| | | | Dry Cleaning/Laundry, Pick-Up & Drop-Off Only | | P | P | P | P | | | |
| | | | Dry Cleaning/Laundry, with drive thru | | S | S | P | P | | | |
| | | | Drug Store/Pharmacy | | P | P | P | P | | | |
| | | | Drug Store/Pharmacy with Drive Thru | | S | S | P | P | | | |
| | | | Exterminator Service | | P | P | P | P | | | |
| S | | | Feed & Farm Supply | | P | P | P | P | | | |
| S | | | Flea Market | | S | S | P | P | | | |
| | | | Florist | | P | P | P | P | | | |
| | | | Food/Grocery Store | | P | P | P | S | | | |
| | | | Furniture Sales (Indoor) | | P | P | P | P | P | | |
| S | | | Game Processing | | | | P | P | | | |
| | | | Game Room | | | | P | P | | | |

| | | | | | | | | | | | |
|---|---|---|---|--|---|---|---|---|---|---|---|
| | | | | Garden Center, Retail Sales | | P | P | P | P | | |
| | | | | General Merchandise Store | | P | P | P | P | | |
| | | | | Gymnastic/Dance Studio | | P | P | P | P | | |
| | | | | Handcraft Shop | | P | P | P | P | P | |
| | | | | Health Club (physical fitness; indoors only) | | P | P | P | P | | P |
| P | P | P | P | Ice Cream Truck | P | P | P | P | P | P | P |
| | | | | Kiosk Exterior (providing a retail service) | | P | P | P | P | | |
| | | | | Kiosk Interior | | P | P | P | P | P | |
| S | | | | Live Animal Slaughter House | | | | | P | | |
| | | S | | Laundromat/Washateria (self service) | | P | P | P | P | | |
| | | | | Laundromat/Washateria Incidental to Multi-family Housing | | | | | | | |
| | | | | Limousine/Taxi Service | | S | S | P | P | | |
| | | | | Locksmith | | P | P | P | P | | |
| | | | | Lumberyard/Building Materials (outside storage yard) | | S | | P | P | | |
| S | | | | Lumberyard/Building Materials (no outside yard) | | P | P | P | P | | |
| | | | | Mail Services/Copy Center | | P | P | P | P | | |
| | | | | Maintenance/Janitorial Service | | S | S | P | P | | P |
| | | | | Maintenance/Janitorial Service (retail sales only) | | P | P | P | P | | |
| | | | | Manufactured Home Sales | | | | P | P | | |
| | | | | Martial Arts School | | P | P | P | P | | |
| | | | | Medical Supplies/Sales/Service | | P | P | P | P | P | |
| | | | | Metal Dealer, crafted precious | | P | P | P | P | P | |
| | | | | Massage Establishment | P | P | P | P | P | P | |
| | | | | Metal Dealer - Crafted Precious | | P | P | P | P | P | |
| P | | | | Mobile Food Vendor | P | P | P | P | P | P | P |
| | | | | Mobile Vendor – Non Food | | | | | S | | |
| | | | | Monument, Gravestone, Granite or Marble Retail Sales (not fabrication) | | P | P | P | P | | |
| | | | | Mortuary/Funeral Home | | S | P | P | P | | |
| | | | | Newspaper Printing | | | S | P | P | | |
| | | | | Offices, Brokerage Services | P | P | P | P | P | P | |
| | | | | Offices, Computer Programming and Data Processing | | P | P | P | P | P | |
| | | | | Offices, Consulting | P | P | P | P | P | P | |
| | | | | Offices, Engineering, Architecture, Surveying or Similar | P | P | P | P | P | P | |

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|--|--|--|--|---|---|---|---|---|---|---|---|
| | | | Offices, Health Services | P | P | P | P | P | P | P | P |
| | | | Offices, Insurance Agency | P | P | P | P | P | P | P | P |
| | | | Offices, Private Law Offices | P | P | P | P | P | P | P | P |
| | | | Offices, Legal Services Including Court Reporting | | P | P | P | P | P | P | P |
| | | | Offices, Medical | P | P | P | P | P | P | P | P |
| | | | Offices, Real Estate | P | P | P | P | P | P | P | P |
| | | | Offices, Security/Commodity Brokers, Dealers, Exchanges, and Financial Services | P | P | P | P | P | P | | |
| | | | Outside Storage (primary use) | | | | | P | | | |
| | | | Pet Shop/Supplies | | P | P | P | P | | | |
| | | | Photographic Printing/Duplicating/Copying Shop or Print Shop | | P | P | P | P | P | P | P |
| | | | Plant Nursery (retail sales/outdoor storage) | | P | P | P | P | P | | |
| | | | Professional Office(s) | P | P | P | P | P | P | | |
| | | | Pawnshop | | | | | P | | | |
| | | | Personal Services | P | P | P | P | P | P | | |
| | | | Pet Shop | | P | P | P | P | | | |
| | | | Pharmacy | | P | P | P | P | | | |
| | | | Plumbing/Heating/Refrigeration/Air Conditioning Sales, Service & Supply (No outdoor storage) | | P | P | P | P | | | |
| | | | Plumbing/Heating/Refrigeration/Air Conditioning Sales, Service & Supply (outdoor storage) | | | | P | P | | | |
| | | | Portable Building Sales | | S | S | P | P | | | |
| | | | Print Shop | | P | P | P | P | | | P |
| | | | Refreshment Stand | | P | P | P | P | | | P |
| | | | Rental Store (no outside storage) | | P | P | P | P | | | |
| | | | Restaurant/Cafeteria, Dine-In Service Only | | P | P | P | P | P | P | P |
| | | | Restaurant/Cafeteria, with Drive-In or Drive Through Service | | S | P | P | P | | | |
| | | | Retail Shops/Stores | | P | P | P | P | P | | |
| | | | | | | | | | | | |
| | | | Retail Shops/Stores (drive through service) | | S | S | P | S | | | |
| | | | Sand and Gravel Sales (storage and sales) | | | | | P | | | |

| | | | | | | | | | | | |
|---|--|---|--|---|---|---|---|---|---|---|---|
| | | | | Secondhand Store, Furniture/Clothing | | P | P | P | P | | |
| | | | | Security Monitoring Company (no outside storage or installation) | | P | P | P | P | | |
| | | | | Security Systems Installation | | P | P | P | P | | |
| | | | | Sexually Oriented Businesses | | | | | S | | |
| | | | | Shoe Repair Shop | | P | P | P | P | P | |
| | | | | Shopping Center | | P | P | P | P | | |
| | | | | Studio, Artist/ Photographer | P | P | P | P | P | P | |
| | | | | Studio Musician | S | P | P | P | P | S | |
| | | | | Studio, Radio/ Television | | S | P | P | P | | P |
| | | | | Tailor Shop (see home occupation) | P | P | P | P | P | P | |
| S | | | | Taxidermist | | | S | P | P | | |
| | | | | Tattoo or Body Piercing Studio | P | P | P | P | P | P | |
| | | | | Telemarketing Agency | | P | P | P | P | | |
| | | | | Theater Motion Picture (indoor) | | P | P | P | S | | |
| S | | | | Theater Motion Picture (drive-in) | | | | P | P | | |
| | | | | Tool Rental Facility | | S | P | P | P | | |
| | | | | Travel Agency | P | P | P | P | P | P | |
| | | | | Veterinarian Clinic, No Outside Pens | | P | P | P | P | | |
| | | | | Veterinarian Clinic, Large Animal with Outside Pens | | S | S | P | P | | |
| | | | | Movie and Music Rental/Sales | | P | P | P | P | P | |
| | | P | | Movie Kiosk | P | P | P | P | P | P | |

(h) *Manufacturing, storage and warehousing uses.*

| RA | R-1 | R-2 | MH | Type of Use: | GP | C-1 | C-B | C-2 | I | H | PI |
|----|-----|-----|----|---|----|-----|-----|-----|---|---|----|
| | | | | Bakery Commercial Production | | | | P | P | | |
| | | | | Biomedical Facility | | | | P | P | | P |
| | | | | Blooming or Rolling Mills | | | | | P | | |
| | | | | Book Binding Facility | | | | P | P | | |
| | | | | Bottling or distribution plant (milk) | | | | | P | | |
| | | | | Bottling plant | | | | | P | | |
| | | | | Breweries/Distilleries and Manufacture of Alcohol and Alcoholic Beverages | | | S | P | P | | |
| | | | | Carpentry, cabinet, or pattern shop | | | | P | P | | |
| | | | | Chemical Laboratories (e.g. ammonia, bleaching powder) | | | | | P | | |

| | | | | | | | | | | | |
|---|---|---|---|---|--|---|---|---|---|--|---|
| | | | | Chemical Laboratories (not producing noxious fumes or odors) | | | | P | P | | |
| | | | | Cold Storage Plant | | | | P | P | | |
| | | | | Concrete or asphalt Mixing Plants (permanent) | | | | | P | | |
| | | | | Concrete or asphalt Mixing Plants (temporary) | | | | | P | | |
| | | | | Contractor's Office/Sales With Outside Storage Including Vehicles | | | | P | P | | |
| P | P | P | P | Contractor's Temporary On-site Construction Office | | P | P | P | P | | P |
| | | | | Dry Cleaning Plant/Facility | | | | P | P | | |
| | | | | Electronic Assembly/High Tech Manufacturing | | | | P | P | | |
| | | | | Electroplating Works | | | | S | P | | |
| | | | | Enameling Works | | | | | P | | |
| | | | | Flour Mills, Feed Mills, and Grain Processing | | | | | P | | |
| | | | | Freight Terminal (when any storage of freight is wholly outside an enclosed building) | | | | | P | | |
| | | | | Freight Terminal (all storage of freight in an enclosed building) | | | | P | P | | |
| | | | | Frozen Food Storage for Individual or Family Use | | | | P | P | | |
| | | | | Furniture Manufacture | | | | P | P | | |
| | | | | Galvanizing Works | | | | S | P | | |
| | | | | Game Processing | | | | P | P | | |
| | | | | Grain Elevator | | | | | P | | |
| S | | | | Greenhouse Commercial (No Retail Sales) | | | | P | P | | |
| | | | | Heavy Industrial/Manufacturing | | | | | P | | |
| | | | | Industrial Laundry | | | | P | P | | |
| | | | | Industrial Park | | | | | P | | |
| | | | | Junkyard/Salvage Yard | | | | | P | | |
| | | | | Light Industrial/Manufacturing | | | | S | P | | |
| | | | | Machine Shop | | | | P | P | | |
| | | | | Meat or Fish Packing/Storage Plant | | | | | P | | |

| | | | | | | | | | | | |
|---|--|--|--|---|--|---|---|---|---|--|---|
| | | | | Metal Fabrication Shop | | | | P | P | | |
| S | | | | Mill; Grain/Flour/ Food Products | | S | S | P | P | | |
| | | | | Mines & Quarries | | | | | P | | |
| | | | | Monument, gravestone, or marble works (manufacture) | | | | P | P | | |
| | | | | Moving or Storage Company | | | | P | P | | |
| | | | | Newspaper Printing | | | | P | P | | |
| | | | | Pipe Sales & Supply | | | P | P | P | | |
| | | | | Plastic Products Molding/Reshaping | | | | P | P | | |
| | | | | Poultry Processing or Dressing for Commercial Purposes | | | | | P | | |
| | | | | Scrap Metal Sales & Storage | | | S | S | P | | |
| | | | | Self Storage; Mini-warehouse (no outside storage of boats, RVs, and trailers) | | S | | P | P | | |
| | | | | Self Storage; Mini-warehouse (with outside boat, RV and trailer storage) | | | | P | P | | |
| | | | | Steel Fabrication | | | S | S | P | | |
| | | | | Storage/Wholesale Warehouse | | | S | S | P | | |
| | | | | Tire Recapping or Retreading | | | | | P | | |
| | | | | Transfer Station (refuse/pick-up) | | | | | P | | P |
| | | | | Welding Shop | | | | P | P | | P |
| | | | | Wholesale Offices and Sample Rooms | | | | P | P | | |
| | | | | Wrecking/Junk/ Salvage Yard | | | | | P | | |

(Ord. No. 120910-01, § 1(ch. 4, § 2), 12-9-2010; Ord. No. 013014-01, § 1(Exh. A), 1-30-2014; Ord. No. 091219-04, § 1(Exh. A), 9-12-2019)