



**NOTICE AND AGENDA
JOINT MEETING OF THE CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION AND THE
CAPITAL IMPROVEMENT ADVISORY COMMITTEE
MONDAY, MAY 13, 2024, 6:30 P.M.**

Notice is hereby given that the City of Glenn Heights Planning and Zoning Commission and the Capital Improvement Advisory Committee will hold a Joint Meeting on Monday, May 13, 2024, beginning at 6:30 P.M. in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Bldg. C, Glenn Heights, Texas, 75154, as prescribed by Vernon's Texas Civil Statutes, Government Code Section §551.041, to consider and possibly take action on the following agenda items. Items do not have to be taken in the same order as shown in this meeting Notice and Agenda.

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at <https://www.glennheightstx.gov/129/Agendas-Minutes>.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

The Planning and Zoning Commission will recess temporarily.

**GLENN HEIGHTS CAPITAL IMPROVEMENT ADVISORY COMMITTEE
COMMISSION MEETING**

AGENDA

1. Commission Input and Discussion – Water, Wastewater and Roadway Impact Fee Update.

Adjourn. The Capital Improvement Advisory Committee will adjourn its meeting.

The Planning and Zoning Commission will reconvene into its Regular Called Meeting.

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of April 22, 2024.

AGENDA

1. **Land Use Chart (Update):** Public hearing to discuss and consider making a recommendation to City Council regarding amending Section 1 (“Use Chart”) of Article XI (“Permitted Uses”) of the “Zoning Ordinance” of Chapter 14 (“Zoning”) to amend the land use chart of the city’s Comprehensive Zoning Ordinance.
2. **Zoning Case (Traffic Study):** Public hearing to discuss and consider making a recommendation to City Council regarding a change of zoning request by Raghu Raj Reddy on behalf of BR Estates at Shermans to change the zoning classification from retail (R) to retail with a specific use permit for restaurant (Dine-In and Drive-Thru) (R SUP) for an approximately 4.26 acres tract of land described as portion of Lot 7 and portion of Lot 9, Block K, Hollywood Addition, Phase II, located at the Northeast corner of Ovilla Road and Santa Rosa Drive, Glenn Heights, Ellis County, Texas.

ADJOURNMENT

In accordance with the Americans with Disabilities Act, if you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodations, please contact the City Secretary at least 48 hours in advance of the event at 972-223-1690 ext. 125 or email brandi.brown@glennheightstx.gov. Advance notification within this guideline will enable the city to make reasonable arrangements to ensure accessibility.

I, Brandi Brown, City Secretary, do hereby certify that the above Meeting Notice and Agenda was posted in a place convenient to the Public at Glenn Heights City Hall, 1938 South Hampton Road, Bldg. C, Glenn Heights, Texas by 6:30 P.M. on Friday, May 10, 2024.

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney at any time during the course of this meeting and to receive legal advice regarding any item listed on this agenda.

Brandi Brown, City Secretary



Impact Fee 101

Water, Wastewater, and Roadway Impact Fee

May 13, 2024

AGENDA

- Impact Fee Basics
- Role of CIAC
- Impact Fee Process
- Impact Fee Example Calculation
- CIAC Actions
- Next Steps

CIAC – Capital Improvement Advisory Committee

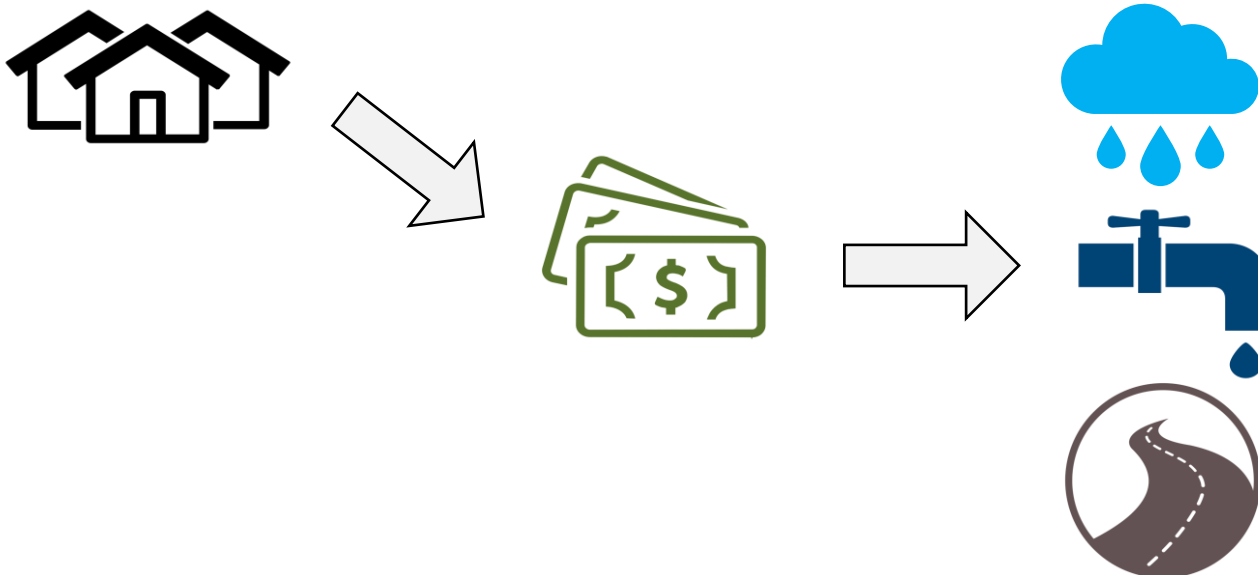
BACKGROUND

- New Program for the City
- Fees must be updated every five years.
- Study determines the maximum fee allowed by state law; City Council sets the actual fee to be collected from new development

IMPACT FEE BASICS

■ What is an impact fee?

- A one-time charge assessed to new development for costs related to a specific capital improvement program.
- Impact fees are a mechanism for funding the infrastructure necessary to accommodate *new development*
 - Funding of certain new facilities or expansions
 - Recoupment of certain capital improvement costs
- Impact fees are limited to water, wastewater, roadways and drainage facilities



IMPACT FEE GOVERNANCE

- Governed by Chapter 395 of the Texas Local Government Code
- Why do Impact Fees?
 - Allows cities to recoup costs associated with infrastructure needed to serve future development
 - Alleviates burden of new facilities on existing customers
(lower increase in water and wastewater rates)
 - Enables “growth to pay for eligible percentage of total cost”

LOCAL GOVERNMENT CODE
TITLE 12. PLANNING AND DEVELOPMENT
SUBTITLE C. PLANNING AND DEVELOPMENT PROVISIONS APPLYING TO MORE
THAN ONE TYPE OF LOCAL GOVERNMENT
CHAPTER 395. FINANCING CAPITAL IMPROVEMENTS REQUIRED BY NEW
DEVELOPMENT IN MUNICIPALITIES, COUNTIES, AND CERTAIN OTHER LOCAL
GOVERNMENTS
SUBCHAPTER A. GENERAL PROVISIONS
Sec. 395.001. DEFINITIONS. In this chapter:
(1) "Capital improvement" means any of the following
facilities that have a life expectancy of three or more years and
are owned and operated by or on behalf of a political subdivision:
(A) water supply, treatment, and distribution
facilities; wastewater collection and treatment facilities; and
storm water, drainage, and flood control facilities; whether or not
they are located within the service area; and

WHAT CAN IMPACT FEES PAY FOR?



construction



surveying



engineering



land acquisition



debt service



water supply,
treatment,
distribution
lines and
facilities



wastewater
treatment,
collection
lines and
facilities



roadway facilities



stormwater
facilities

*And all appurtenances to
implement facility*

WHAT CAN IMPACT FEES **NOT** PAY FOR?

- ✗ Upgrading, updating, expanding, or replacing existing capital improvements that serve existing development (where there is no new development)
- ✗ Repair, operation, or maintenance of existing or new facilities
- ✗ Cost or debt service of projects not included in the Impact Fee CIP
- ✗ Administrative and operating costs of the impact fee program



ROLE OF THE CIAC



TAC – Section 395.058.(c)

- Provide input:
 - Land Use Assumptions (LUA) and growth rate
 - Capital Improvements Plans (CIP) for Water and Wastewater
 - Advise the need to update or revise LUA, CIP, and Impact Fee
- Recommend impact fee collection rate to City Council
- CIAC meetings
 - Scheduled meetings
 - Written recommendation to Council prior to 5 business days before Public Hearing

IMPACT FEE PROCESS

Step 1

- Identify Service Areas and Develop Land Use Assumptions

Step 2

- CIAC Presentation #1 (Impact Fees Basics and LUA Approval)

Step 3

- Develop Impact Fee CIP

Step 4

- CIAC Presentation #2 (CIP Approval)

Step 5

- Public Hearing #1 (LUA/CIP Public Hearing)

Step 6

- Impact Fee Calculations and Benchmarking

Step 7

- CIAC Presentation #3 (Calculations and Benchmarking)

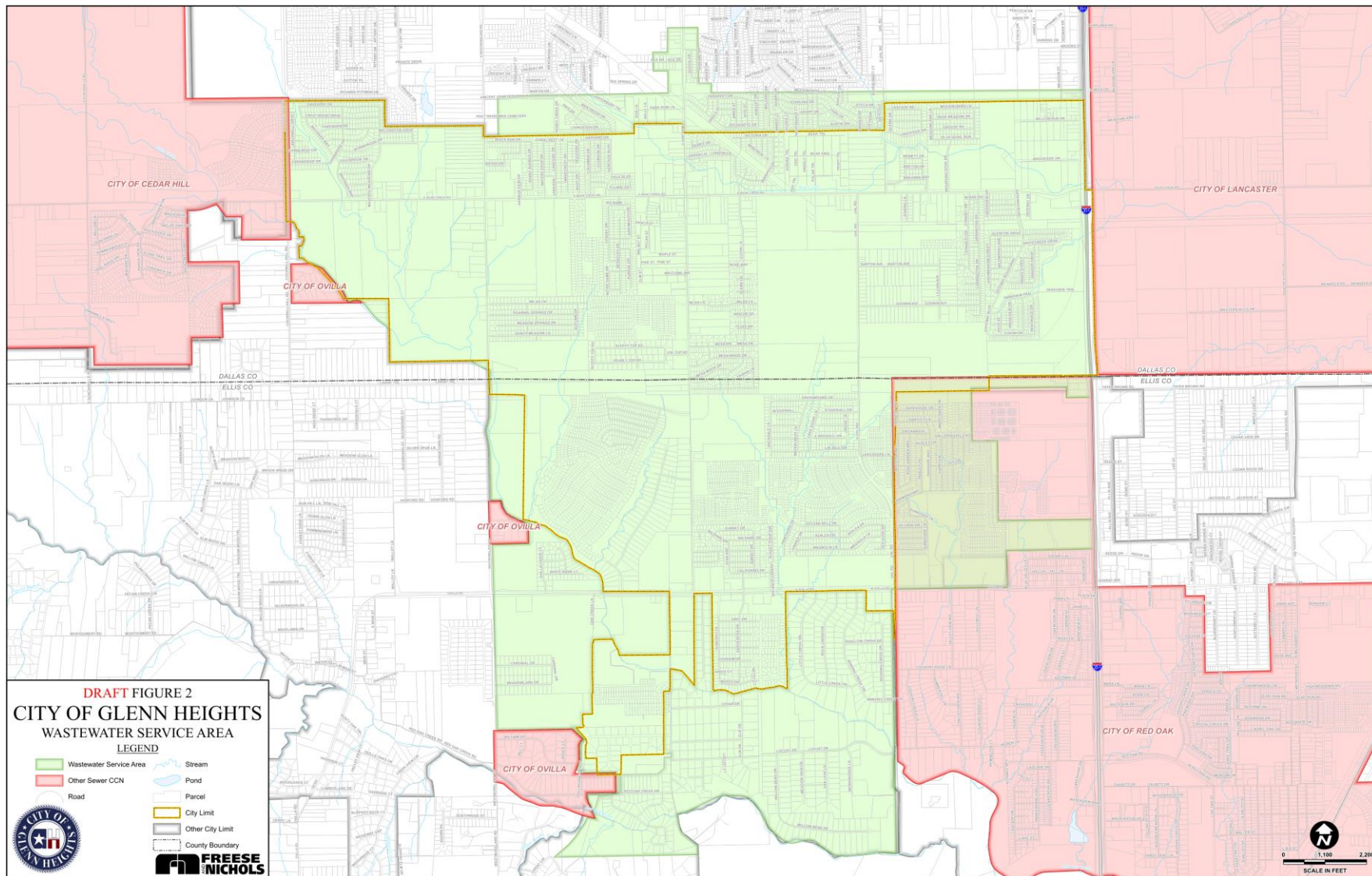
Step 8

- Public Hearing #2 (Calculations and Benchmarking) and Council Approval

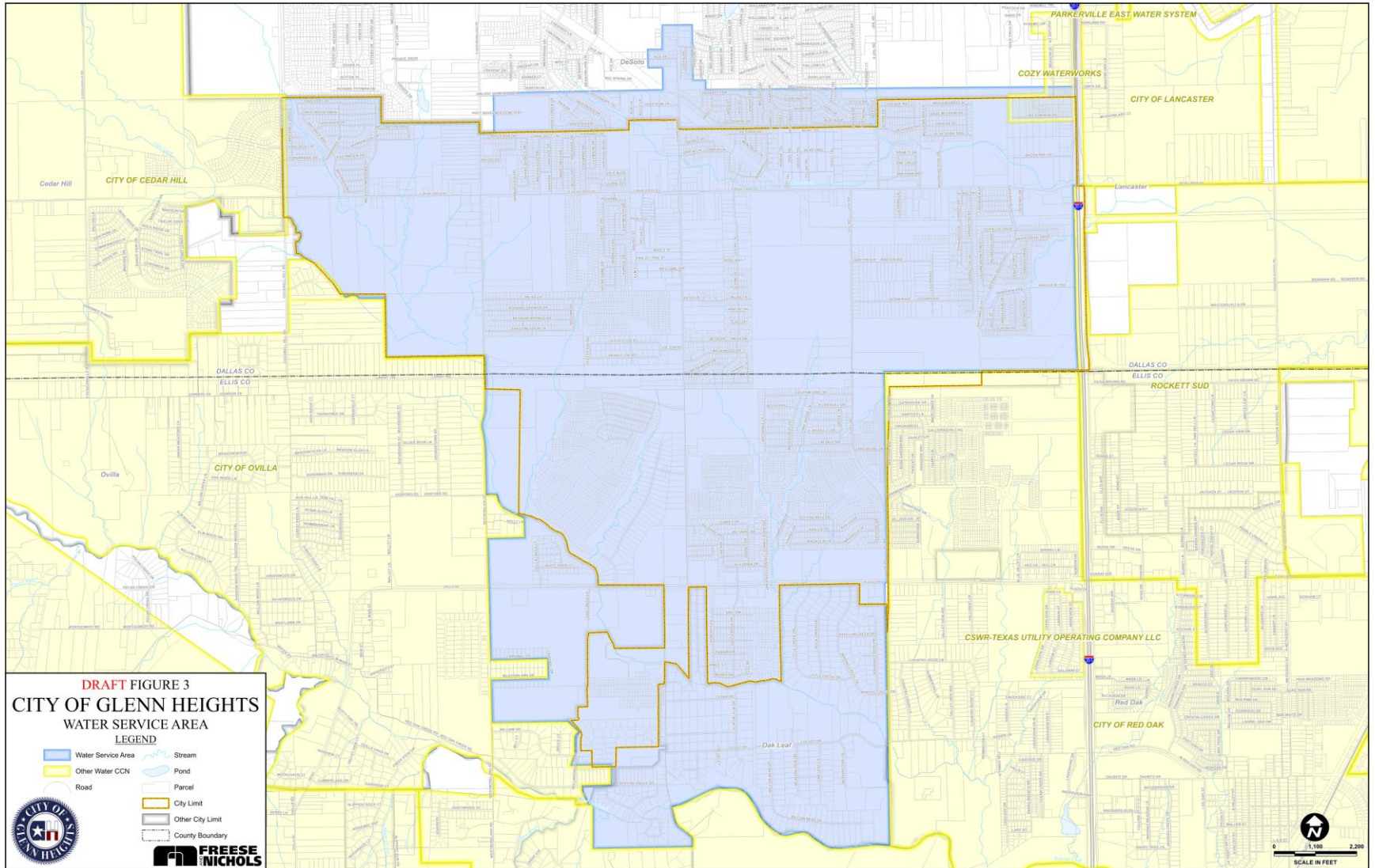
Step 9

- Impact Fee Ordinance and Calculator

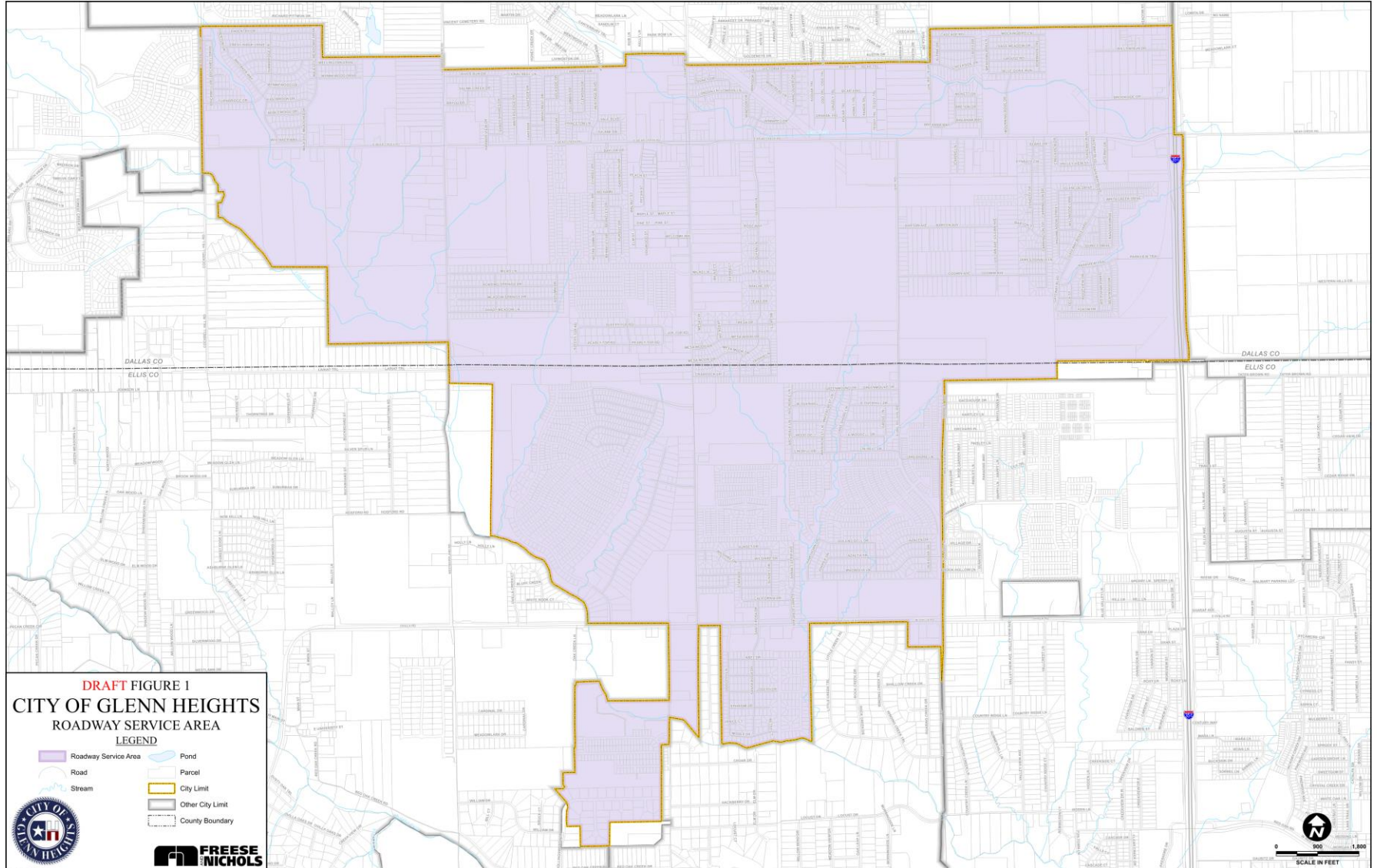
WASTEWATER SERVICE AREA



WATER SERVICE AREA



ROADWAY SERVICE AREA





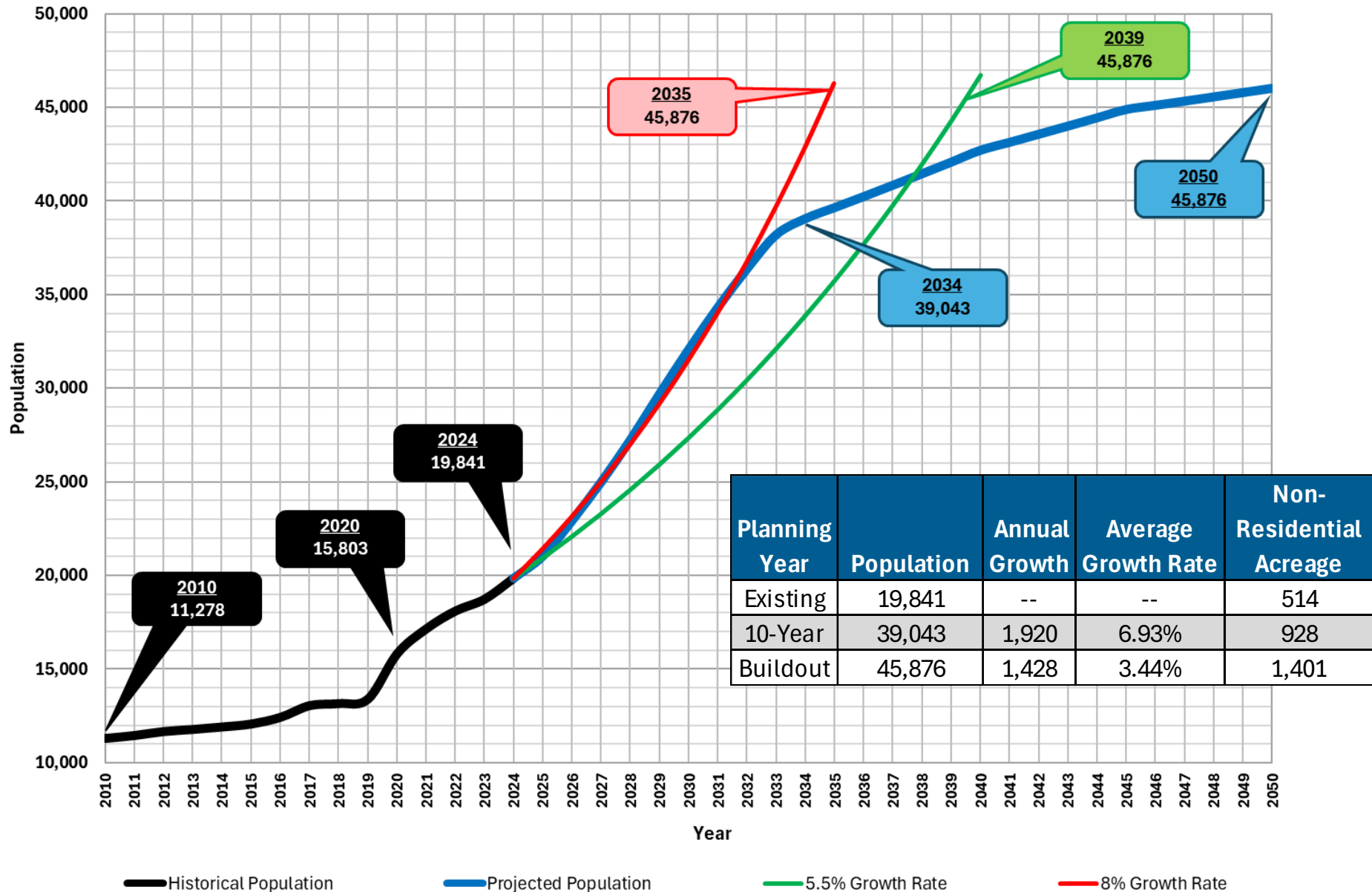
SUMMARY OF GROWTH



HISTORICAL GROWTH

Year	Census Population	Population Growth	Growth Rate
2010	11,278	-	-
2011	11,433	155	1.37%
2012	11,645	212	1.85%
2013	11,758	113	0.97%
2014	11,891	133	1.13%
2015	12,046	155	1.30%
2016	12,405	359	2.98%
2017	13,030	625	5.04%
2018	13,140	110	0.84%
2019	13,377	237	1.80%
2020	15,803	2,426	18.14%
2021	17,134	1,331	8.42%
2022	18,087	953	0
2023	18,718	631	0
2024	19,841	1,123	0
10-Year Average Growth Rate			5.36%
5-Year Average Growth Rate			8.32%
3-Year Average Growth Rate			5.02%

LAND USE ASSUMPTIONS: RECOMMENDED GROWTH



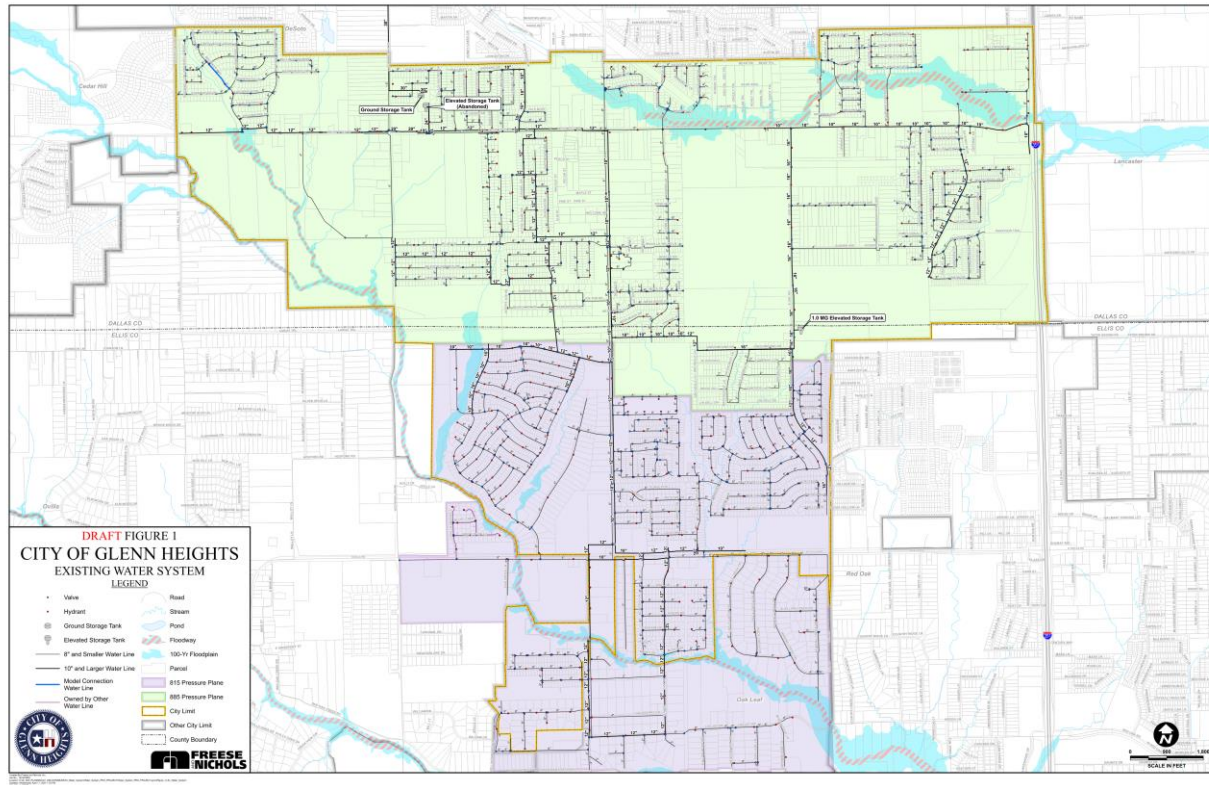


WATER, WASTEWATER, AND ROADWAY CIP



WATER CIP

- Types of Projects
 - Elevated storage
 - Pump Stations
 - System expansion
 - Recoupment



- Types of Projects

-
- DRAFT FIGURE 2**
CITY OF GLENN HEIGHTS
EXISTING WASTEWATER SYSTEM
- LEGEND**
- | Existing Wastewater System | Owned by Others |
|----------------------------------|------------------|
| Manhole | Wastewater Line |
| Cleanout | Force Main |
| Lift Station | Road |
| 8" and Smaller Wastewater Line | Stream |
| 12" and Larger Wastewater Line | Pond |
| Force Main | Force |
| Model Connection Wastewater Line | City Limit |
| Model Connection Force Main | Other City Limit |
| | County Boundary |
- CITY OF GLENN HEIGHTS**
- FREESE NICHOLS**
- SCALE: 1"=100'**

ROADWAY CIP

- Types of Projects
 - Thoroughfare Upgrades
 - Recoupment

6-4 : Thoroughfare Concept Map



Citywide thoroughfare concept map

IMPACT FEE CALCULATIONS – WATER/WASTEWATER

- Single Family Living Unit Equivalent (SFLUE) = Base unit represents a single-family home usage or discharge
- Service Unit Growth = 10-year growth in SFLUE
- Credit = Rules require a financial credit analysis

$$\frac{\text{Impact Fee Eligible Cost} - \text{Credit}}{\text{Growth In SFLUE}} = \text{Maximum Allowable Impact Fee}$$

CIAC ACTION

- Consideration/Approval of Land Use Assumptions

QUESTIONS AND DISCUSSION



**MINUTES OF THE PLANNING AND ZONING COMMITTEE OF
THE CITY OF GLENN HEIGHTS, TEXAS**

APRIL 22, 2024

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 22nd day of April 2024, the Planning and Zoning Committee of the City of Glenn Heights, Texas met in a joint meeting in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Bldg. C, Glenn Heights, Texas, 75154, with the following members present:

BOARD MEMBERS:

Austin Kelley	*	Chair, Place 1
April Stokes	*	Board Member, Place 2
Arnold Davis, Jr.	*	Board Member, Place 3
Stevelyn Miller	*	Board Member, Place 4
Dr. Kelvin Stroy	*	Board Member, Place 6

STAFF:

Parviz Pourazizian	*	Director of Planning & Development Services
Dr. LaSheyla Jones	*	City Planner

CALL TO ORDER

After establishing a quorum, Commissioner Austin Kelley called the Meeting of the Planning and Zoning Committee to order at 6:35 PM

INVOCATION

Commissioner Davis delivered the Invocation at 6:35 PM

PLEDGE OF ALLEGIANCE

Commissioner Davis led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

No public comments delivered.

CONSENT AGENDA

Reviewed meeting minutes of April 8, 2024, for approval by Planning and Zoning Commission. Commissioner approved meeting minutes for April 8, 2024.

Motion by Commissioner Stroy, 2nd by Commissioner Stokes

VOTE – Kelley, Stokes, Davis, Miller, Stroy
CARRIED (5-0)

AGENDA

1. **Zoning Case (ZC-002-24):** Public hearing to discuss and consider making a recommendation to City Council regarding amending the Comprehensive Zoning Ordinance, plan and map of the City of Glenn Heights, Texas, as amended, by granting a change in zoning for an approximate 1.185-acre tract of land located at 1932 South Hampton Road, City of Glenn Heights, Dallas County, Texas, from Single Family Residential-1 (SF-1) to Commercial (C).

Director Pourazizian presented zone change for the nursery adjacent to City Hall, they purchased the land behind the city's family center. Typically, the City uses the property for overflow parking for City events. Generally, no objection for the project, staff supports the project. The only concern is the use of the driveway for commercial vehicles, the response of the owner is that that is not their intention, they intend to use it specifically for staff parking. Showed the site plan and explained that he believes in the future he will come back to replat and combine the land together to make one property.

Commissioner Kelly entertain motion to open the public hearing for comments.
No Comments Received

Commissioner Davis Motion, Commissioner Stroy 2nd

VOTE - Kelley, Stokes, Davis, Miller, Stroy

CARRIES (5-0)

Commissioner Kelly entertain motion to close the public hearing for comments. No public comments.

Commissioner Stroy Motion, Commissioner Davis 2nd

CARRIES (5-0)

Commissioner Kelly move to consider making a recommendation to the City Council regarding amending the comprehensive zoning ordinance, plan, and map as amended.

Commissioner Stroy Motion, Commissioner Davis 2nd

VOTE - Kelley, Stokes, Davis, Miller, Stroy

CARRIES (5-0)

2. **Planned Development PD-28 (Amendment):** Public hearing to discuss and consider making a recommendation to City Council regarding a request by Mike Collins on behalf of Bloomfield Homes amending Ordinance O-06-23, to amend the Planned Development Zoning Regulations, and to amend the City's Comprehensive Zoning

Ordinance, plan and map, for a 44.39 +/- acre tract of land generally located to the east of South Westmoreland Road, the south of the Meadow Springs Neighborhood, and to the west of South Hampton Road and Top of The Hill Farms Neighborhood in the City of Glenn Heights, Dallas County, Texas and providing for an increase in density for residential lots from 75 to 80 and a revised concept plan with addition and revised project amenities (Presented by Director Parviz Pourazizian).

Director Pourazizian explains this is an amendment to an existing PD that was approved last year. The applicant has decided to make some changes to combine Maplewood South with Maplewood. The director shows the difference in what was approved last year, and notes slide 7 is what is now being proposed. He shows how loop 9 will affect the subdivision. Introduces Mr. Collins to present.

Mr. Randall presents that they rezoned this last July, phases 2 and 3 were in the right of way but since Loop 9 has moved slightly. Bloomfield wants to combine, and Maplewood HOA have agreed internally, and they want to do trail system and nice amenities. Mr. Collins notes they will not be changing much outside of the site plan and incorporating the existing Maplewood to this one. Bloomfield homes serves as declarant of the subdivision and Bloomfield is in control of the HOA, so they can approve the formal annexation of South to the existing HOA. The cost would be extended to more homes. Randal mentioned amenities such as pickleball courts and trail.

Commissioner Kelly entertain motion to open the public hearing for comments for Zoning Case item 2.

No Comments Received

Commissioner Stroy Motion, Commissioner Davis 2nd

VOTE - Kelley, Stokes, Davis, Miller, Stroy

CARRIES (5-0)

Commissioner Kelly entertain motion to close the public hearing for comments Agenda item 2.

Commissioner Davis Motion, Commissioner Stokes 2nd

CARRIES (5-0)

Commissioner Story question due to the shifting of loop 9 they were able to add 5 additional lots. Mr. Collins said yes, it is correct, and it will increase the lot size.

Commissioner Kelly move to consider making a recommendation to City Council regarding a request by Mike Collins on behalf of Bloomfield Homes regarding amending ordinance O-06-23.

Commissioner Davis Motion, Commissioner Stroy 2nd

VOTE - Kelley, Stokes, Davis, Miller, Stroy

CARRIES (5-0)

ADJOURNMENT

Motion to Adjourn by Commissioner Stroy, 2nd by Commissioner Stokes

VOTE – Kelley, Stokes, Davis, Miller, Stroy

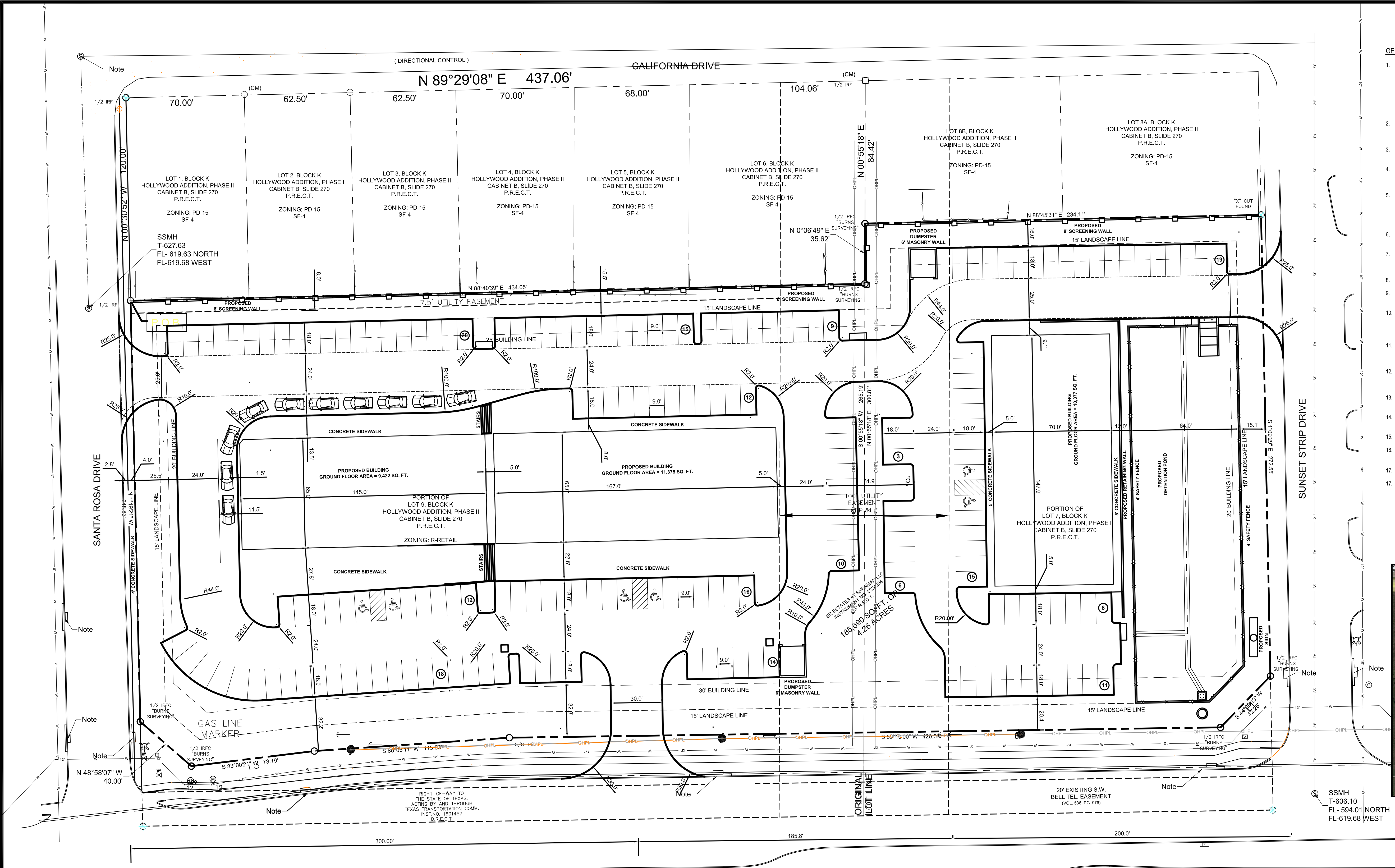
Commissioner Austin Kelley adjourned the meeting at 7:01 PM

Austin Kelley, Chairperson

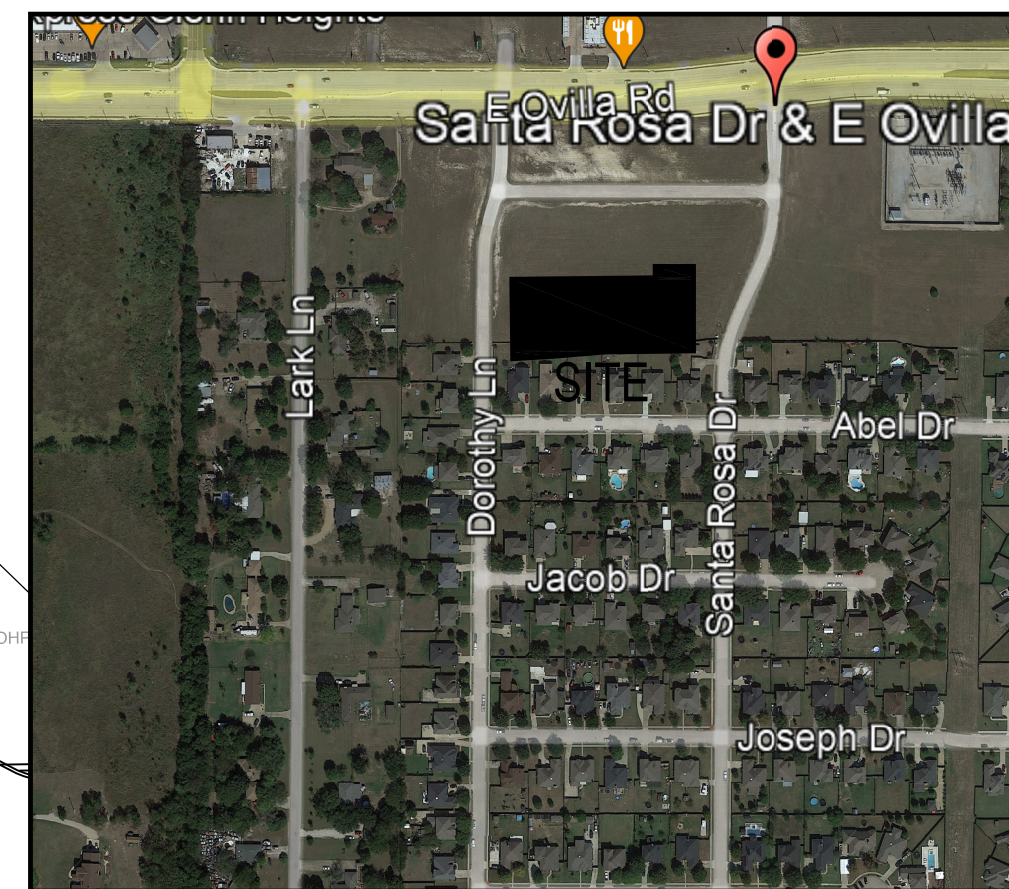
Attest:

Dr. LaSheyla Jones, City Planner
Passed and approved on the 22nd day of April 2024

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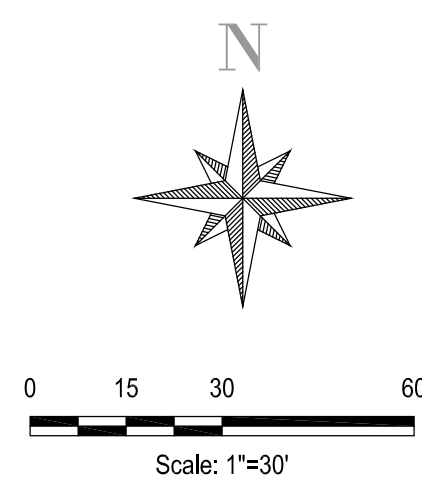


- GENERAL NOTES**
1. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ARLINGTON SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 3. ALL WORK SHALL CONFORM TO THE CITY OF GLENN HEIGHTS, SPECIFICATIONS, STANDARDS AND DETAILS.
 4. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 5. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTACT UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND CONTRACTOR SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 6. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 7. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ARLINGTON ENGINEERING DEPARTMENT FOR REVIEW.
 8. STRIPING AND SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
 9. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING AND SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF GLENN HEIGHTS REQUIREMENTS, TYP.
 10. THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE, TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GLENN HEIGHTS DESIGN SPECIFICATIONS, SUBJECT TO REVIEW AND APPROVAL BY THE SANITATION COORDINATOR.
 11. THE PROPOSED LIGHTING FOR THE SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THE LIGHTING AND GLARE REGULATIONS AS SPECIFIED BY THE CITY OF GLENN HEIGHTS CODE OF ORDINANCES.
 12. THE SITE SHALL CONFORM TO THE CITY OF GLENN HEIGHTS STORM WATER MANAGEMENT ORDINANCE.
 13. ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR TO MEET OR EXCEED EXISTING CONDITIONS.
 14. ALL OTHER RADII UNLESS OTHERWISE NOTED ARE 2 FOOT.
 15. THE FIRE LANE SHALL BE CONSTRUCTED OF A CONCRETE OR ASPHALT SURFACE TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES AND SHALL SUPPORT AN 80,000 POUND VEHICLE.
 16. PROPOSED BUILDING TYPE IS IIB AND NONE SPRINKLED.
 17. ALL ON-SITE PLUMBING WORK MUST BE PERFORMED BY A TEXAS STATE LICENSED PLUMBING.



VICINITY MAP
MAPSCO 69A-M
NOT TO SCALE

E. OVILLA ROAD
(F.M. 664)
(A VARIABLE WIDTH RIGHT-OF-WAY)

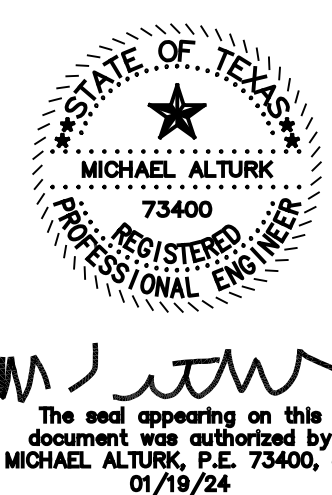


LEGEND	
EXISTING	
● RF	= IRON ROD FOUND
○ RS	= IRON ROD SET
CM	= CONTROLLING MONUMENT
X	= EXISTING CHAIN LINK FENCE
□	= EXISTING WOOD FENCE
OHE	= OVERHEAD ELECTRIC
W	= EXISTING WATER
SS	= EXISTING SANITARY SEWER
G	= EXISTING GAS LINE
T	= EXISTING TELEPHONE LINE
—	= EXISTING STORM SEWER
—	= EXISTING CURB & GUTTER
—	= EXISTING PROPERTY LINE
---	= EXISTING EASEMENT
⊕	= EXISTING FIRE HYDRANT
WM	= EXISTING WATER METER
⊙	= EXISTING SANITARY SEWER CLEANOUT
⊗	= EXISTING LIGHT POLE
⊠	= EXISTING TELEPHONE RISER
PROPOSED	
FF=652.60	= PROPOSED FINISH FLOOR
—	= PROPOSED WATER
—	= PROPOSED FIRE HYDRANT
—	= PROPOSED WATER VALVE
—	= PROPOSED SANITARY SEWER
—	= PROPOSED SANITARY SEWER MANHOLE
—	= PROPOSED STORM SEWER
—	= PROPOSED CURB INLET
—	= PROPOSED LIGHT POLE

SITE AND DESIGN DATA

SITE SQ. FT.	186,690 S.F. OR 4.26 ACRES
EXISTING ZONING	RETAIL
3-PROPOSED BUILDING SQ. FT.	31,174 S.F.
PARKING REQUIRED: 1 PARKING SPACE PER 200 SQ. FT. 31,177 SQ. FT. / 156 SQ. FT.	156 SPACES
PARKING PROVIDED	187 SPACES
BUILDING COVERAGE	38,520 S.F. OR 16.70%
BUILDING HEIGHT TOTAL LEVELS	1 STORY

ADTM ENGINEERING & CONSTRUCTION CORP.
1475 HERITAGE PARKWAY, SUITE 217
MANSFIELD, TEXAS 76063
CONTACT PERSON: RODNEY MARTINEZ
PHONE: 817-798-4039
TEXAS REGISTRATION NUMBER: F-16984



FOXTROT RETAIL
4.26 ACRES
CITY OF GLENN HEIGHTS
DALLAS COUNTY, TEXAS

SITE PLAN

Design: RM
Drawn: RM
Checked By: MA
Date: 01/19/24

Revisions	
No.	Date

Sheet
C1

PROJECT NAME

PROJECT NAME

[illegible]

§ 1. USE CHARTS.

The use of land and/or buildings shall be in accordance with those listed in the following Use Charts. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for those uses specified in the zoning district in which it is located. The following legend indicates the status of each land use in a corresponding District.

X	Permitted
	Not Permitted
S	Specific Use Permit

For clarification and understanding of each use set out below, see Definitions Article XIX.

If a use is not listed or if the designation remains blank, it is not allowed in the zoning district or districts. (see the legend above)

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Accessory bldg > 650 sf	S	S	S	S	S	S		S			X	X	X	X	X	X	
Accessory bldg w/main	X	X	X	X	X	X		X			X	X	X	X	X	X	
Accessory residence	S	S	S	S	S	S										S	
Accessory use	S										S	S	S	S	S	X	X
Adm/corporate hdqts											X		X	X	X	X	
Adult day care	S	S	S	S	S							S				S	
Airport																X	
Amusement park, perm														S	S	X	
Amusement, comm (ind)													S	X	X	X	X
Amusement, comm (out)														X	X	X	
Animal clinic (inside)												S	S	X	X	X	
Animal pound, muni														X	X	X	
Antenna, CB/amateur	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Antenna, commercial											S	S	S	S	S	X	
Antenna, satellite dish	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X
Antique shop										S		S	X				X
Apartment house								X								X	X
Appliance store, home													X	X	X	X	X
Appliance service/repair														X	X	X	S
Assembly hall										S						X	
Assembly, electronics															X	X	
Assisted living facility	S	S	S					S								S	
Athletic stadium/field	S	S	S	S	S	S		S			S	S	X	X	X	S	S
Auto assembly															X	X	
Auto body repair, inside														X	X	X	
Auto center													X	X	X	X	
Auto leasing/rental											S		S	X	X	X	X
Auto painting, inside															X	X	

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Auto parts, inside													X	X	X	X	X
Auto parts, outside																	
Auto rebuilding															X	X	
Auto repair garage/shop															X	X	
Auto repair, major															X	X	
Auto repair, minor														X	X	X	
Auto service, garage													S	X	X	X	
Auto service, office													S	X	X	X	
Auto service station, gas												S	S	X	X	X	X
Auto storage																	
Auto upholstery															X	X	
Automobile sales, new													S	X	X	X	
Automobile sales, used													S	X	X	X	
Automobile sales/service													S	X	X	X	
Automobile, oil and lube												S	X	X	X	X	X
Bakery/confectionary												X	X	X	X	X	S
Bank										S	X	X	X	X	X	X	X
Bank, automatic teller										S	X	X	X	X	X	X	X
Bar										S		S	S	S	S	S	X
Barber shop/college										S		X	X	X	X	X	X
Basement/cellar	X	X	X	X	X												
Batch plant, asphalt perm																	
Batch plant, asphalt temp	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S
Batch plant, concrete perm																	
Batch plant, concrete temp	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S
Bath house																	
Battery manufacturing																	
Beauty shop										S	S	X	X	X		X	X
Bed and breakfast	S	S															

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Big box (anchor)										S			S	S	S	S	X
Boarding house																S	
Boat sales														S	S	S	
Boat storage, dry	S													S	S	S	
Book bindery														X	X	X	
Bottling works														S	X		
Building material, inside														X	X	X	X
Building material, outside														S	S	S	
Building, public agency										S	X	X		X	X	X	X
Building, temporary																	
Bus stop										S	X	X	X	X	X	X	X
Business service											X	X				X	X
Cabinet shop/upholstery														X	X	X	
Camping sites																	
Carwash, automated												S		X	X	X	X
Carwash, manual												S	X	X	X	X	
Caretaker/guard quarters	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X
Carnival, temporary													S	S	S	S	
Carport	S	S	S	S	S	S	S	X	S		S	S	S	S	S	S	S
Carting														S	X	X	
Cemetery, human															S	X	
Child care (in home)	S	S	S	S	S	S											
Church/rectory	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X
Clothing/apparel store										S			X	X	X	X	X
Club, private										S	S	S	S	S	S	S	S
Club, country private																X	X
Club, fraternal										S	S	S	S	S	S	S	S
Club, night										S		S	S	S	S	S	X
College/university	S	S	S	S	S	S		S			S	S	X	X	S	X	

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Common area	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X
Community center, priv	S	S	S	S	S	S		S		S		X	X	X	X	X	
Community center, publ										S	X	S	S	X		X	X
Community home	X	X	X	X	X	X	X	X	X								
Construction yard, temp																	
Continuing care facility								S								S	
Contractor's shop														X	X	X	
Convalescent/nurse home								S						S		X	
Convenience store										S	S	S	S	S	S	S	X
Credit access business													S				
Credit union										S	X	X	X	X	X	X	X
Cultural establishment	S	S	S	S	S	S		S		S	S	S	S			X	X
Dairy processing															S	X	
Dance hall														S	S	S	S
Day care, registered	S	S	S								S	S	S			S	
Dental clinic/office										S	X	X	X	X	X	X	X
Department store										S			X	X		X	X
Distribution ctr/warehs															X	X	
Drapery manufacturing														X	X	X	
Drapery sales										S			X	X	X	X	X
Drug/pharmaceutical mfg															X	X	
Dry cleaning plant comm														X	X	X	
Dry cleaning shop sm										S	S	X	X			X	X
Easement/ROW	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X
Electric products mfg															X	X	
Electrical substation	S	S	S	S	S	S	S	S	S		S	S	S	S	S	X	
Electric transmission line	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S
Electronic manufacturing															X	X	
Electronics store										S		X	X	X	X	X	X

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Engine/motor repair														S	X		
Equipment store/rental													X	X	X	X	X
Excavation, sand/gravel																	
Express hauling														S	X	X	
Family home	S	S	S					S								S	
Farm equipt displ/storage														X	X	X	
Farm, ranch	X																
Feed lot																	
Feed/grain store													X	X	X	X	S
Field const office temp	S	S	S	S	S	S	S	S			S	S	S	S	S	S	S
Fitness facility/personal										S		X	X			X	X
Flea market																	
Florist shop										S	X	X	X				X
Food product mfg										S					X	X	
Food/convenience store										S	S	S	S	S		S	X
Foundry casting, non-fer																	
Frozen food locker															X	X	
Funeral home/mortuary													S	X	X	X	
Fur goods mfg															X	X	
Furniture mfg															X	X	
Furniture store										S			X	X	X	X	X
Garage apartment	S	S	S														
Garage, com'l parking										S			S	S	S	X	X
Garage, detached	X	X	X	S	S	S										X	
Garage, public										S	X		X	X	X	X	X
Garden center/shop										S			X	X	X	X	X
Garden, orchard	X	X	X	X	X	X			X					S	S	X	
Gasoline/petro drilling	S														S		
Gasoline/petro storage	S														S		

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Gasoline/petro distrib	S														S		
Gift shop/novelty										S	S	S	S			S	S
Glass products mfg															X	X	
Golf course, miniature	S											S	S	X	S	X	
Golf course, municipal	S											S	X	X	X	X	
Golf course, private	S											S	S	S	S	S	
Golf course, putting	S											S	S	X	S	X	
Golf driving range	S											S	S	X	S	X	
Greenhouse/nursery	S													X	X	X	
Grocery store										S		S	S	S		S	X
Grooming shop, animal												S	S	S		X	X
Gymnastic/dance studio										S		X	X	X			
Hardware sales, inside										S		S	X	X		X	X
Hardware sales, outside																	
Hauling/storage company														X	X		
Health center											X	X	X	X		X	
Heavy machinery sales														X	X	X	
Heavy machinery service															X	X	
Heliport/helistop	S										S		S	S	S	X	
Home improvement ctr													X	X	X	X	X
Home occupation	X	X	X	X	X	X	X	X	X							X	
Hospital											S		S	S	S	S	
Hospital, acute/chronic/rehab											S		S	S	S	S	
Hotel/motel											S			S	S	S	S
Hotel/motel < 75 rooms																	
Hotel/motel residence																	S
Household care facility								S								S	
HUD-code manuf'd home									X							X	
HUD-code m'd home, sales																	

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
HUD-code m'd home subdivision									X								
Independent living facil	X	S	S													X	
Industrial park															X	X	
Industrial, general															X	X	
Indust/prefab housing									X								
Instrument/meter mfg															X	X	
Insurance agent office										S	X	X	X	X	X	X	X
Insurance estimator										S	X	X	X	X	X	X	X
Interior decorator office										S	X	X	X	X	X	X	X
Jail/prison/holding facility																X	
Kennels	S													S	S	X	
Key shop/locksmith												X	X	X	X	X	
Kiosk										S	S	S	S	S	S	S	S
Kiosk, recycling														S	S	S	
Laboratory, medical											X			X	X	X	
Laboratory, science/rese	S										S			S	S	S	
Laundromat												X		X	X		
Laundry, commercial														X	X	X	
Law office										S	X	X				X	X
Leather goods fabrication															X	X	
Leather goods shop										S		S	X	X			X
Library, public	X	X	X	X	X	X		X		X	S	X	X	X	X	X	X
Light fabrication/assembly															X	X	
Light manufacturing															S	X	
Light sheetmetal products															X	X	
Lumber yard, inside														X	X	X	X
Lumber yard, outside														S	S	S	
Machinery sales/service															X	X	
Manufacturing, general															S	X	

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Massage establishment																	
Mausoleum															S	X	
Medical clinic/office										S	X	X	X	X	X	X	X
Medical supplies store											X	X	X	X		X	X
Model home	X	X	X	X	X	X	X										
Modular home									X								
Monopole											S	S	S	S	S		
Mortuary													S	X	X	X	
Motor freight company															S		
Motorcycle sales/service														X	X	X	
Motor raceway/track																	
Multifamily bldg								X									
Multifamily residence								X									
Multi-use entertainment														S		X	
Municipal building										S	X	X	X	X	X	X	X
Municipal facility/use	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X
Museum private	S	S	S	S	S	S		S		S	X	X	X	X	X	X	X
Music/art studio										S	X	X	X			X	X
Musical instrument mfg															X	X	
NS use, < 5000 sf										S	S	S	S	S	S	S	S
Newspaper printing												X	X	X	X	X	
Novelty mfg															X	X	
Nursery/greenhouse	S													X	X	X	X
Nursing facility, skilled														S		X	
Office center										S	X	X	X	X	X	X	X
Office showroom													S	X	X	X	
Office warehouse														S	S	X	
Office, business general										S	X	X	X	X	X	X	X
Office, field construction	X	X	X	X	X	X	X	X		S	X	X	X	X	X	X	X

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Office, professional										S	X	X	X			X	X
Oilfield equipment storage															X	X	
Open space	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X
Optical goods mfg														X	X	X	
Optician/optometrist										S	X	X	X	X	X	X	X
Osteopathic clinic/office										S	X	X	X	X	X	X	X
Paint shop														S	X	X	
Paper products mfg															X	X	
Park and ride														X	X	X	
Park/playground	X	X	X	X	X	X	X	X	X	S	X	X	X	X		X	X
Parking lot, off-street										S	X	X	X	X	X	X	X
Parting lot, permit'd use											X	X	X	X	X	X	
Parking lot, com'l											X					X	X
Parking lot, truck															X		
Patio home							X									X	X
Pawnshop													X				
Pet shop										S		S	X	X		X	X
Petroleum extraction															S		
Pharmacy/drugstore										S		S	S	S		S	X
Philanthropic institution										S	X	X	X	X	X	X	X
Photographer studio										S	X	X	X	X	X	X	X
Plant, commercial general															S	X	
Plastic products, mfg															X	X	
Portable building, sales														S	S	X	
Print shop										S	S	S	X	X	X	X	X
Produce stand	X											S		S	S		
Produce stand, temp	X											S	S	S	S	X	
Professional service										S	X	X	X	X	X	X	X
Propane sales														S	S		

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Psychologist/psychiatrist										S	X	X	X	X	X	X	X
Public agency bldg/facil										S	S	S	S	S	S	S	S
Quarry, rock																	
Radio broadcasting/twr	S													S	S		
Real estate sales										S	X	X	X	X	X	X	X
Recreation center	S	S	S	S	S	S		S			S	X	X	X	X	X	
Recreation facility, private	S	S	S	S	S	S		S			X	X	X	X	X	X	
Recreation facility, public	X	X	X	X	X	X		X			X	X	X	X	X	X	
RV/campers sale/lease														S	X	X	
Rehabilitation care								S								S	
Rehabilitation care instit								S								S	
Rental, tool/machinery														X	X	X	
Rental, trailer														X	X	X	
Rental, truck/bus														X	X	X	
Rental/sales, trailers														X	X	X	
Repair shop, truck/bus															X		
Residential, MF dwelling								X								X	X
Residential, SF attached	X	X	X	X	X	X	X	X	X							X	X
Residential, SF detached	X	X	X	X	X	X	X	X	X							X	X
Residential, two-family								X								X	X
Resort																X	X
Restaurant, dine-in										S	S	S	S	S	S	S	X
Restaurant, drive-in										S	S	S	S	S	S	S	X
Restaurant, drive-thru										S	S	S	S	S	S	S	X
Restaurant, accessory										S	S	S	S	S	S	S	X
Retail service, accessory										S	X	X	X	X	X	X	X
Retail stores, general										S	S	S	S	S	S	S	S
Retail stores and shops										S	X	X	X	X	X	X	X
Retirement home	X	S	S					S								X	

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Salvage/reclamation																	
Salvage/junkyard																	
Sand/gravel extraction																	
Sanitarium														S		X	
Sanitary landfill																	
Savings and loan										S	X	X	X	X	X	X	X
School, boarding private														X		X	
School, business													X	X	X	x	
School, commercial/trade														S	S	S	
School, parochial	X	X	X	X	X	X		X			X	X	X			X	
School, private										S				X		X	
School, public	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X
Sexually oriented business															S		
Shoe manufacturing															X	X	
Shopping center										S	S	S	S	S	S	S	X
Single-family residence	X	X	X	X	X	X	X	X	X							X	X
Skating rink, ice/roller													S	S		S	S
Skating rink, roller													S	S	S	X	S
Sporting goods										S		X	X	X		X	X
Sporting goods mfg															X	X	
Stable, commercial	X													X	X	X	
Stable, private	X															X	
Stadium/playfield, private														X	X	X	
Station, train, RR, bus																X	
Storage yard															X	X	
Storage, open/outside														X	X	X	
Storage/wholesale wrh														X	X	X	
Studio, radio/television										S	X			X	X	X	S
Swimming pool, com'l														X	X	X	

	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Swimming pool, private	X	X	X	X	X	X	X	X	X								
Telemarketing center											X	X		X	X	X	
Telephone exch/switching	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	
Tennis court, private	X	X	X													X	
Terminal, bus													S	X	X	X	
Terminal, freight															X	X	
Terminal, truck															X	X	
Terminal, baggage														X	X	X	
Terminal/transfer stor'g														X	X	X	
Theater, drive-in													S	S	S	X	
Theater, indoor										S			X	X	X	X	X
Tire dealer, inside													S	X	X		
Tire dealer, outside																	
Tire retreading/capping															X	X	
Tire sales/service													X	X	X	X	
Trailer court																	
Trailer park/RV park																	
Trailer sales/display																	
Transit station/turnaround															X	X	
Transmission lines	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	
Transportation structure														X	X	X	
Truck/bus repair														X	X	X	
Truck sales, heavy															X	X	
Utilities, municipal	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Utility distribution	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	
Utility service yard, publ															S	X	
Utility structure														X	X	X	
Utility, other than listed	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X
Utility, private	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

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	A	SF-E	SF-1	SF-2	SF-3	SF-4	SFPH	MF	MH	TC	O	NS	R	C	I	PD	PDED
Vapor shop													S				
Vehicle service, for hire														S			
Veterinarian clinic														X	X	X	
Warehouse, freight															X	X	
Warehouse, mini															X	X	
Warehouse, storage												S		S	S	X	
Warehouse, wholesale hvy															X	X	
Warehouse, wholesale lt														X	X	X	
Washateria/self-serve												X		X	X	X	
WWTP	S	S	S	S	S	S		S	S		S	S	S	S	S	X	
Wholesale distribution ctr															X	X	
Wind system, small	S	S	S														
Wrecking yard																	
Zero lot line residence							X									X	X

(Ordinance O-03-09 adopted 4/20/09 ; Ordinance O-14-15, sec. 1, adopted 10/20/15 ;
Ordinance O-13-15, sec. 1, adopted 11/16/15 ; Ordinance O-15-15, sec. 1, adopted 12/1/15)