

PLANNING & ZONING COMMISSION MEETING

Tuesday, March 28, 2023 at 5:30 PM

Glen Rose City Hall, Council Chambers,
201 NE Vernon, Glen Rose, TX 76043



AGENDA

City Hall will be open to the public.

Citizens can view or listen live by tuning in to the following Zoom.com webinar:

Meeting ID: 822 3455 7936 • Passcode 405737 • or dial 1-346-248-7799

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

1. Consider approval of minutes from February 28, 2023 P&Z Board Meeting

PUBLIC HEARING

2. Public hearing regarding Cigar bar/Smoking room to the City of Glen Rose Zoning Ordinance Definitions (Sec. 14.02.005)

INDIVIDUAL ITEMS FOR CONSIDERATION

3. Discussion, consideration and possible action regarding recommendation of Cigar bar/Smoking room to the City of Glen Rose Zoning Ordinance Definitions (Sec. 14.02.005)

WORKSHOP

4. Review and discussion of of Schedule of Uses (Appendix A)

ADJOURNMENT

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in the is meeting should contact the City Secretary's office at (254) 897-2272 x 102 at least 48 hours prior to the meeting to request such assistance.

CERTIFICATION

I, the undersigned authority, do hereby certify that this NOTICE OF MEETING was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance of the City of Glen Rose City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at www.glenrosetexas.org and said notice was posted on the following date and time: **Friday, March 24, 2023, by 3:30 PM** and remained posted for at least two hours after said meeting was convened.

Jack Hottle

Jodi Holthe
Building, Planning Code Enforcement Department

Certification of NOTICE OF MEETING was removed on: _____ at _____ am/pm
by _____ . _____



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	3/28/23		
AGENDA SUBJECT:	Consider approval of minutes from February 28, 2023 P&Z Board Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	3/3/23
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			

Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
February 28, 2023

Item 1.

1. Call to Order
 - a. The meeting was called to order to 5:30pm by Chairperson, Pam Streeter
 - b. Pledge of Allegiance
 - c. Roll Call – Chairperson, Pam Streeter called roll. Board Members, William Green, Larry Cremean, Joe Boles and Pam Streeter were in attendance. Greg Clanton was absent. Additionally, Staff member Jodi Holthe was present. A quorum was present.
2. Consent Agenda
 - a. Approval of Meeting Minutes from February 2, 2023 was required.
 - b. No Discussion or Changes to Minutes were needed.
 - c. Motion to approve the consent agenda was made by Larry Cremean, and seconded by William Green
 - d. Motion passed 4/0
3. Workshop
 - a. Review and discussion of Cigar bar/smoking room to the City of Glen Rose Zoning Ordinance Definitions (Sec. 14.02.005)
 - i. Definition was discussed.
 - ii. Direction to Staff is to provide to City Attorney for Review and Place on Consent Agenda for March P&Z meeting to review and recommend to City Council
 - b. Discuss goal setting for 2023
 - i. Outstanding Items started in 2022 include Tree Ordinance, Subdivision Ordinance Reviews, Future Use Map & Street/Transportation Corridors and Food Court
 - ii. Finding a replacement person for Joe Boles when he becomes Mayor
 1. Staff was directed to seek applications
 - c. Discuss and review draft Comprehensive Plan
 - i. This was removed from the agenda at the request of the Mayor who did not want draft information discussed in a public forum where topics could be taken out of context or prior to finalized plans.
4. With no further business before the commission the meeting was adjourned at 5:57pm.

Chairperson

Jodi Holthe,
Building & Planning Department



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	3/28/23		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding recommendation of Cigar bar/Smoking room to the City of Glen Rose Zoning Ordinance Definitions (Sec. 14.02.005)		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	3/22/23
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			

Category	Type of Use	R1	R2	R2M	R3	R4	MH	B1 - RESTRICTED (6) (5)	B2 - GENERAL (6) (5)	B3 - Historic Central Business District (5)	I	Resort	Parking
Accessory, Utility, Government, Institutional and Incidental Uses	Ambulance Dispatch Station							X	X	X			1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Art gallery	S	S	S	S	S	S	X	X	X (5)	X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Accessory, Utility, Government, Institutional and Incidental Uses	Cable TV Lines	X	X	X	X	X	X	X	X	X	X	X	N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Electrical generating plant/SUBSTATIONS	S	S	S	S	S	S				X		N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Funeral Homes and Mortuaries								X		X		1/200GFA
Accessory, Utility, Government, Institutional and Incidental Uses	Gas Line (6in or larger)	S	S	S	S	S	S	S	S	S	X		N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Gas regulating/gate station	S	S	S	S	S	S	S	S	S	X		N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Local Utility line or utility distribution lines, telephone exchange (no garage or shop)	X	X	X	X	X	X	X	X	X	X		N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Microwave Tower/Telecommunication Antenna/Telecommunication Tower and Stealth Telecommunication Tower	S	S	S	S	S	S	S	S		X		N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Non-Commercial Institutions (Non-Profit)							X	X				1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Public building (shop or yard)								X		X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Racing: Animal, Automotive, other										X		1/3 seats
Accessory, Utility, Government, Institutional and Incidental Uses	Radio & Television Tower	S	S	S	S	S	S	S	S	S	S		N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Radio Transmitting Station							S	S		X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Railroad Freight Terminal										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Railroad team truck										X		N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Railroad track or right-of-way										X		N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Railroad Yard										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Recycling Collection Facility										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Refuse Transfer Station										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	School (elementary or middle)	S	S	S	S	S	S	X	X		X		1/15 students (DESIGN CAPACITY)
Accessory, Utility, Government, Institutional and Incidental Uses	School (high school)	S	S	S	S	S	S	X	X		X		1/3 students (DESIGN CAPACITY)
Accessory, Utility, Government, Institutional and Incidental Uses	School (nursery or kindergarten)	S	S	S	S	S	S	X	X		X		1/8 STUDENTS (DESIGN CAPACITY)
Accessory, Utility, Government, Institutional and Incidental Uses	School (trade or business)								X	X	X		1/2 STUDENTS + 1/STAFF (DESIGN CAPACITY)
Accessory, Utility, Government, Institutional and Incidental Uses	Sewage treatment plant										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Telecommunication Antenna, Telecommunication Tower, Stealth Telecommunication Tower							S	S	S	S		N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Telephone Exchange, Local Utility Line or Utility Distribution Lines (No Garage or Shop)	S	S	S	S	S	S	S	S	S	X		N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Telephone Poles & Lines	X	X	X	X	X	X	X	X	X	X		N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Temporary Construction Office	X (3)	X (3)	X (3)	X (3)	X (3)	X (3)	X	X	S	X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Utility business office							X	X		X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Utility mains and lines	X	X	X	X	X	X	X	X	X	X		N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Utility shop or yard								X		X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Utility substation or regulation station								S		X		N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Water pump station	S	S	S	S	S	S	S	S		S		N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Water storage tank	X	X	X	X	X	X	X	X		X		N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Water treatment plant	S	S	S	S	X	S	S	S		S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Water well	S	S	S	S	X	S	S	S	S	S		N/A
Agricultural & Related Uses	Community Garden		X	X	X	X	X	X	X		X	X	N/A
Agricultural & Related Uses	Fairgrounds or Rodeo OR ARENA							S	S		X		1/3 SEATS
Agricultural & Related Uses	Farm Implement Sales								X		X		1/300GFA
Agricultural & Related Uses	Hatchery (poultry), egg farm, feed lot										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Agricultural & Related Uses	Livestock Auction										X		1/300GFA
Agricultural & Related Uses	Ranch, Farm, Orchard or Truck Garden	X	X	X				S	X		X		1/300GFA
Agricultural & Related Uses	Stable, commercial										X		2/DWELLING UNIT or 1/employee
Agricultural & Related Uses	Stable, private	X	X	X							X		1/2 STALLS
Agricultural & Related Uses	stockyards or slaughterhouse										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Agricultural & Related Uses	VINEYARD										X		1/EMPLOYEE
Agricultural & Related Uses	WILDLIFE AREA							X	X		X		N/A
Alcohol Related (9)	Distribution - General (BB)										X		1/200gfa
Alcohol Related (9)	Distribution - General Class B Wholesaler (X)										X		1/200gfa
Alcohol Related (9)	Distribution - Wholesale's (W)										X		1/200gfa
Alcohol Related (9)	Manufacturers - Brewers (BW)										X		1/200gfa
Alcohol Related (9)	Manufacturers - Distiller & Rectifiers (D)										X		1/200gfa
Alcohol Related (9)	Manufacturers - Winery (G)										X		1/200gfa
Alcohol Related (9)	Package Store - offsite consumption (P)								X		X		N/A
Alcohol Related (9)	Private Club (N)							X	X	X (5) (9)	X		N/A
Alcohol Related (9)	Private Club Exemption (NE)							X	X	X (5) (9)	X		N/A
Alcohol Related (9)	Private Club Malt & Wine Only (NB)							X	X	X (5) (9)	X		N/A
Alcohol Related (9)	Wine Only Package Store (Q)								X		X		N/A
Alcohol Related (9)	Other - Bonded Warehouse										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Alcohol Related (9)	Other - Brewpub							X	X	X (5) (9)	X		1/200GFA
Alcohol Related (9)	Other - Manufacturer's Agent's Warehousing										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Alcohol Related (9)	Retail - Mixed Beverage - On Premise							X	X	X (5) (9)	X		SEE RESTAURANT
Alcohol Related (9)	Retail - Package Store								X*		X*		SEE RETAIL STORES
Alcohol Related (9)	Retail - Retail Dealer's Off Premise								X		X		SEE RETAIL STORES

Category	Type of Use	R1	R2	R2M	R3	R4	MH	B1 - RESTRICTED (6)	B2 - GENERAL	B3 - Historic Central Business District (5)	I	Resort	Parking
Alcohol Related (9)	Retail – Retail Dealer's On Premise							X	X	X (5) (9)	X		SEE RESTAURANT
Alcohol Related (9)	Retail – Wine and Malt Beverage Retailer – Off Premise Only							X	X	X (5) (9)	X		SEE RETAIL STORES
Alcohol Related (9)	Retail – Wine and Malt Beverage Retailer – On and Off Premise							X	X	X (5) (9)	X		SEE RETAIL STORES
Alcohol Related (9)	Retail – Wine Only Package Store							X	X		X		SEE RETAIL STORES
Commercial Type, Retail and Service Uses	Animal Shelter								X		X		1/EMPLOYEE + 1 FOR OTHER USE
Commercial Type, Retail and Service Uses	Auction House								X		X		1/300GFA
Commercial Type, Retail and Service Uses	Bakery or Confectionery (Retail)							X	X	X (5)	X		12,501SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	Boat Sales								X		X		0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	boat storage								X		X		1/EMPLOYEE + 1 FOR OTHER USE
Commercial Type, Retail and Service Uses	Building Materials Sales, Lumber Yard or Monument Sales								X		X		0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	Business office							X	X	X (5)	X		1/300GFA
Commercial Type, Retail and Service Uses	Christmas Tree Sales							X	X	X (5)	X		1/EMPLOYEE + 5 EXTRA USE
Commercial Type, Retail and Service Uses	Employment Agency								X		X		1/EMPLOYEE + 5 EXTRA USE
Commercial Type, Retail and Service Uses	Event Center/Rental Hall							S	X		X		1/150GFA IF NO FIXED SEATS - 1/2 SEATS IF FIXED
Commercial Type, Retail and Service Uses	Exterminator								X		X		1/EMPLOYEE
Commercial Type, Retail and Service Uses	Farmers Market/Produce Stand							X	X	X (5)	X		1/35STALLS
Commercial Type, Retail and Service Uses	Feed Store (No animal sales)								X		X		0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	Feed store with animal sales								X		X		0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	Firewood Sales							X	X		X		1/EMPLOYEE + 1 FOR OTHER USE
Commercial Type, Retail and Service Uses	Flea Market (inside)								S	S (5)	X		1/2 STALLS
Commercial Type, Retail and Service Uses	Flea Market (outside)								S		S		1/2 STALLS
Commercial Type, Retail and Service Uses	Florist shop							X	X	X (5)			0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	Furrier								X		X		0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	Game Hall								S		X		0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	GREASE TRAP & DRAIN VACUUM SERVICE										S		1/employee
Commercial Type, Retail and Service Uses	Gun Shooting Range (indoor)										X		1/BAY
Commercial Type, Retail and Service Uses	Gunsmith Shop								X		X		0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	Heating/AC sales & service								X		X		1/EMPLOYEE + 1 FOR OTHER USE
Commercial Type, Retail and Service Uses	Heavy Equipment Sales								X		X		1/EMPLOYEE + 1 FOR OTHER USE
Commercial Type, Retail and Service Uses	Heavy Machinery sales and storage								X		X		1/EMPLOYEE + 1 FOR OTHER USE
Commercial Type, Retail and Service Uses	Hotel, Motel, or Inn								X		X		1/guest room
Commercial Type, Retail and Service Uses	LANDSCAPING SERVICES							X	S		X		1/EMPLOYEE + 1 FOR OTHER USE
Commercial Type, Retail and Service Uses	Lawnmower, Lawn Equipment, Small Motors Sales & Service							S	X		X		0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	Licensed massage therapy							X	X	S (5)	X		1/EMPLOYEE + 1/TABLE
Commercial Type, Retail and Service Uses	Lithographic Shop								X		X		0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	Locksmith Shop								X		X		1/EMPLOYEE + 1 FOR OTHER USE
Commercial Type, Retail and Service Uses	Manufactured Homes Sales Lot, Mobil Home Sales & Display								X		X		1/EMPLOYEE + 1 FOR OTHER USE
Commercial Type, Retail and Service Uses	Massage Establishment							S	S		S		1/EMPLOYEE + 1/TABLE
Commercial Type, Retail and Service Uses	Meat market								X		X		0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	Mimeograph or letter shop							X	X		X		1/400gfa
Commercial Type, Retail and Service Uses	Musical Instruction Store							X	X				1/200 g.f.a
Commercial Type, Retail and Service Uses	Musical instrument store							X	X	X (5)			0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	Nightclub or Dance Hall							S	X	S	X		1/100 g.f.a
Commercial Type, Retail and Service Uses	Optical dispensary store							X	X				1/200 g.f.a
Commercial Type, Retail and Service Uses	Pawnshops								X		X		1/200gfa
Commercial Type, Retail and Service Uses	Personal Services - Spa, Tanning, Massage Therapy, Permanent Makeup, Beauty, & Barber Shop							X (7)	X (7)	X (7) (5)	X (7)		1/station
Commercial Type, Retail and Service Uses	Pet grooming shop								X		X		1/200gfa
Commercial Type, Retail and Service Uses	Pet shop							X	X				0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	Plant Nurseries								X		X		1/400gfa
Commercial Type, Retail and Service Uses	plumbing sales & service								X		X		1/400gfa
Commercial Type, Retail and Service Uses	pool or billiard hall							S	X		X		1/100gfa
Commercial Type, Retail and Service Uses	portable building or shed sales lot								X		X		1/1000 site area
Commercial Type, Retail and Service Uses	Print shop							X	X	X	X		1/300GFA
Commercial Type, Retail and Service Uses	Professional - title and abstract office							X	X		X		1/300GFA
Commercial Type, Retail and Service Uses	Professional Office - Field Office or Real Estate Sales Office							X	X				1/300GFA
Commercial Type, Retail and Service Uses	Professional Offices - General							X	X				1/300GFA
Commercial Type, Retail and Service Uses	Professional Offices - Insurance, Lawyer, Title Company, Business Office							X	X				1/300gfa
Commercial Type, Retail and Service Uses	Professional Offices - Medical, Dental, Science, Clinic							X	X				1/300gfa
Commercial Type, Retail and Service Uses	Professional Offices - Optical Clinic or Office							X	X				1/300gfa
Commercial Type, Retail and Service Uses	Psychic/Paranormal Readings							S	S		S		1/500gfa
Commercial Type, Retail and Service Uses	Radio or TV broadcast studio							X	X		X		1/400gfa
Commercial Type, Retail and Service Uses	recreational vehicle storage								X		X		1/400gfa
Commercial Type, Retail and Service Uses	Resort											X	PER SLIP
Commercial Type, Retail and Service Uses	restaurant kiosk							X	X	X (8)	X		1/100gfa
Commercial Type, Retail and Service Uses	restaurant or café (inside)							X	X	X (5)	X		1/3 seats
Commercial Type, Retail and Service Uses	Restaurant or cafeteria (carry-out only)							X	X	X (5)	X		1/100gfa
Commercial Type, Retail and Service Uses	Restaurant or cafeteria (drive-in/thru service)							X	X		X		1/100gfa
Commercial Type, Retail and Service Uses	Shop Large - Other (3000sqft. more or chains)								S		S		0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	Shop, Large Retail - Furniture								S		S		0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	Shop, Large Retail - Groceries								S		S		0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	Shop, Large Retail - Pet store, kennel, animal boarding (Outside Runs)								S		S		0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	Shop, Small - Bait Shop							X	X		X		0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	Shop, Small - Butcher							X	X	S (5)	X		0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	Shop, Small - Hardware (paint, plumbing and related sales)							X - Size Limit	X	X - Size Limit (5)	X		0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	Shop, Small - Jewelry							X	X	X (5)	X		0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	Shop, Small - Laundry or dry-cleaning							X	X		X		0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Antique, Art							X	X	X (5)	X		0-5500SQFT - 1/200GFA, 5501 - 12,500SQFT - 1/300GFA / 12,501SQFT + 1/350GFA*

Category	Type of Use	R1	R2	R2M	R3	R4	MH	B1 - RESTRICTED (6) (5)	B2 - GENERAL (6) (5)	B3 - Historic Central Business District (5)	I	Resort	Parking
Commercial Type, Retail and Service Uses	Shop, Small Retail - Appliance Repair								X		X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Bicycle Sales & Repair							X	X	X (5)	X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Dry Cleaning, Laundry and pressing							X	X		X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Florist or Plant Center							X	X	X (5)	X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Framing, Art							X	X		X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Groceries							X-Size Limite	X	X - Size Limit (5)	X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Handcrafted Furniture							X	X	X (5)	X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Homegoods Rental Store							X	X		X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Leather Goods, Tack							X	X	X (5)	X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Pet store, kennel, animal boarding (no outside runs)							X	X		X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Seamstress, Tailor							X	X		X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Sign Shop							X	X		X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Smoke, Tobacco, Vape								X		X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Sporting Goods							X	X	X - Size Limit (5)	X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Thrift, Second Hand, Consignment							X	X	X (5)	X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Tool & Equipment Rental								X		X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Video							X	X		X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	shopping center or mall							S					Specified by SUP
Commercial Type, Retail and Service Uses	snow cone stand							X	X	X (5)	X		1/EMPLOYEE + 1/TABLE
Commercial Type, Retail and Service Uses	Store, Large Retail - All Types							S			S		1/200gfa
Commercial Type, Retail and Service Uses	Store, Small Retail - Appliances								X		X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Store, Small Retail - Art Supply, Office Supplies, Newsstand, Books, Camera							X	X	X (5)	X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Store, Small Retail - Audio, TV, Electronics, Computers								X		X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Store, Small Retail - Carpet, Flooring								X		X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Store, Small Retail - Clothing, Apparel, Shoes, Accessories							X	X	X (5)	X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Store, Small Retail - Department or Discount							X	X	X - Size Limit (5)	X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Store, Small Retail - Drug Store or Pharmacy							X	X	X - Size Limit (5)	X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Store, Small Retail - General Store or Convenience Store							X	X	S	X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Store, Small Retail - Gift or Novelty Shop							X	X	X	X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Store, Small Retail - Hobby							X	X	X - Size Limit	X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Store, Small Retail - Other							X	X	S (5)	X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Studio, Small Retail - Photography Studio, Recording Studio, Music, Art, Health, etc							X	X	S (5)	X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Tattoo Parlor or Body Piercing							S (6)	X		S (6)		1/STATION + 1/EMPLOYEE
Commercial Type, Retail and Service Uses	taxidermist								X		X		1/EMPLOYEE + 1 FOR OTHER USE
Commercial Type, Retail and Service Uses	Travel Agent							X	X		X		1/EMPLOYEE + 5 FOR OTHER USE
Commercial Type, Retail and Service Uses	Upholstery Shop								X		X		1/EMPLOYEE + 1 FOR OTHER USE
Commercial Type, Retail and Service Uses	Veterinarian (no outside runs)							X	X		X		1/EMPLOYEE + 5 FOR OTHER USE
Commercial Type, Retail and Service Uses	Veterinarian (outside runs)								X		X		1/EMPLOYEE + 5 FOR OTHER USE
Commercial Type, Retail and Service Uses	veterinary hospital							X	X		X		1/EMPLOYEE + 5 FOR OTHER USE
Commercial Type, Retail and Service Uses	washeteria (self service)								X		X		1/2 WASHING MACHINES
Educational & Institutional Uses	Assisted Living Facility, Nursing Home, or rest home	S	S	S	S	X	X	X	X		X		1/ROOM
Educational & Institutional Uses	Auditorium or Amphitheater							S	X		X		1/150GFA IF NO FIXED SEATS - 1/2 SEATS IF FIXED
Educational & Institutional Uses	AUTOMATED TELLER MACHINES							X	X	S (5)	X		N/A
Educational & Institutional Uses	Bank or Financial Institution							X	X		X		1/300GFA
Educational & Institutional Uses	Cemetery or Mausoleum										S		1/EMPLOYEE + 1 FOR OTHER USE
Educational & Institutional Uses	Child Care Center or facility							X	X		X		1/8 STUDENTS (DESIGN CAPACITY)
Educational & Institutional Uses	Church, rectory, or other places of worship including church operated day-care facilities, and pre-schools	X	X	X	X	X	X	X	X	S (5)	X		1/4seats
Educational & Institutional Uses	College, University or Professional Schools							X	X		X		1/3 students (DESIGN CAPACITY)
Educational & Institutional Uses	Community Center	S	X	X	X	X	X	X	X	S (5)	X	X	1/400GFA
Educational & Institutional Uses	Day-Care (Commercial)							X	X		X		1/8 STUDENTS (DESIGN CAPACITY)
Educational & Institutional Uses	Drug and Alcohol Rehabilitation Center							S (4)	S (4)		S (4)		1/3 Beds
Educational & Institutional Uses	Fire Station	X	X	X	X	X	X	X	X		X	X	2/bay
Educational & Institutional Uses	Food Bank							S	X	S (5)	X		1/400GFA
Educational & Institutional Uses	Fraternal Organizations, lodge, civic club							X	X	X (5)	X		1/GFA
Educational & Institutional Uses	GOVERNMENT FACILITIES/OFFICES							X	X	X (5)	X		1/EMPLOYEE+1/500GFA
Educational & Institutional Uses	Halfway house			S	S	S	S		S (4)		X (4)		1/3beds
Educational & Institutional Uses	Hospital	S	S	S	S	S	S		X		X		1/1bed
Educational & Institutional Uses	Laboratories (Medical, dental, science)										X		1/employee
Educational & Institutional Uses	MATERIAL RECYCLING CENTER										X		1/employee
Educational & Institutional Uses	Museum, library, historic sites, art gallery (public) & other similar	S	S	S	S	S	S	X	X	X (5)			0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Educational & Institutional Uses	Police Station	S		S	S	S	S	X	X	X (5)	X	S	1/EMPLOYEE + 5 FOR OTHER USE
Educational & Institutional Uses	Post Office							X	X		X		1/400gfa
Educational & Institutional Uses	PRISON, JAIL OR OTHER CORRECTIONAL INSTITUTION										S		1/6 cells
Educational & Institutional Uses	Religious Camp								X			X	1/3 Beds
Industrial & Manufacturing Uses	Ammonia Manufacturing										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Apparel, Garment & Textile Manufacturing										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)

Category	Type of Use	R1	R2	R2M	R3	R4	MH	B1 - RESTRICTED (6) (5)	B2 - GENERAL (6) (5)	B3 - Historic Central Business District (5)	I	Resort	Parking
Industrial & Manufacturing Uses	Appliance Manufacturing										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Artificial Limb Manufacturing										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Asphalt Batching Plant										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Bakeries (Wholesale/Commercial)								X		X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Bleach Manufacturing										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Bookbinding and publishing								S		X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	bottling plant								S		X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	box manufacturing										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Brewery										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Brick & Tile Manufacturing										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Cabinet Shop										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	canning operation										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Carpentry Shop										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	carpet manufacturing										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Chemical Storage or Manufacturing										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Chlorine Manufacturing										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Cleaning plant (Laundry)										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Cold Storage Plant										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Concrete Batching Plant										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Concrete Product Casting Plant										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Creosote Manufacturing										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Distillation Plant										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Distribution Center - Large										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Distribution Center - Small								X		X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Dyeing plant										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Electrical Components Manufacturing										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Electroplating										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Envelope Manufacturing										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Fertilizer Manufacturing										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Fiberglass Manufacturing										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Fireworks Manufacturing										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Food Processing										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Foundry										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Freight Terminal, Motor										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Freight Terminal, Train										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Furniture Manufacturing										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Garment manufacturing										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Glass Manufacturing										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Glue Manufacturing										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Granary or Gin										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Gypsum Manufacturing										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Ice Cream Plant/Ice Plant/Creamery										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Incinerators										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Insecticide, Pesticide Processing										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	JUNK YARD/SALVAGE YARD										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Light Fabrication Plant										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Machine Shop										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Marble Manufacturing										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Mattress Manufacturing										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Meat Processing Plant										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)

Category	Type of Use	R1	R2	R2M	R3	R4	MH	B1 - RESTRICTED (6) (5)	B2 - GENERAL (6) (5)	B3 - Historic Central Business District (5)	I	Resort	Parking
Industrial & Manufacturing Uses	metal casting, foundry or fabrication plant										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	metal stamping, dyeing, shearing or punching										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	MOBILE COLLECTION & REDEMPTION CENTER										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Newspaper distribution center										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Packaging operation										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Paint manufacturing										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Pallet manufacturing										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Paper mill										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Paper products manufacturing										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Pesticide processing										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Petroleum products (wholesale)										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Petroleum refinery or storage										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Pharmaceutical manufacturing										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Planing mill										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Plastic Product Manufacturing										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Pottery Manufacturing										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Poultry Processing Plant										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Print Center - Commercial										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Probation or Parole Office										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Rendering Plant										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Rental store							X	X		X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Rock Crushing Plant										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Salvage Yard										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Sheet Metal Shop										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Smelter Plant										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	storage, non accessory outside										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Tanning plant										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Television transmitting station							S	S	S (5)	X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Textile & Apparel Manufacturing										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Tire manufacturing										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	UNDERGROUND BULK STORAGE										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Vehicle conversion facility								S		S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Warehouse								S		X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Welding shop								S		X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Wholesale establishments										X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Recreational & Entertainment	Amusement, commercial (indoor)							X - Size Limit	X				0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Recreational & Entertainment	Amusement, commercial (outdoor)								X		X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Recreational & Entertainment	Arcade							X - Size Limit	X	X - Size Limit (5)	X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Recreational & Entertainment	Athletic Field or Stadium	S	S	S	S	S	S	S	X		X		1/3 seats
Recreational & Entertainment	Athletic Fitness Club							X - Size Limit	X	S - Size Limit (5)	X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Recreational & Entertainment	Bowling Alley								X	S - Size Limit (5)			4/LANE
Recreational & Entertainment	Carnival or circus (temporary)							S	S				Specified by SUP
Recreational & Entertainment	Go-Cart Track								X			S	1/2 GO CARTS
Recreational & Entertainment	Golf , miniature							S	X			S	2/green
Recreational & Entertainment	Golf Course (Private)							S	S			S	2/green
Recreational & Entertainment	Golf Course (Public)							S	S			S	2/green
Recreational & Entertainment	Golf Driving Range								S		X		1/driving tee
Recreational & Entertainment	Movie Theater (Indoor)							X	X	S (5)	X		1/3 seats
Recreational & Entertainment	Movie Theater (Outdoor)								S				1/3 seats
Recreational & Entertainment	Park or Playground (Public)	X	X	X	X	X	X	X	X	X (5)		X	1/2000 site area
Recreational & Entertainment	Pickle Ball/Racquet Ball/Tennis Court (private)							X	X				2/court
Recreational & Entertainment	Pickle Ball/Racquet Ball/Tennis Court (public)	S	S	S	S	S	S	X	X				2/court
Recreational & Entertainment	Playfield or stadium (Public)							S	X				1/4seats
Recreational & Entertainment	Recreational Area (Private)							X	X			X	1/2000 site area
Recreational & Entertainment	Recreational Area (Public)							X	X			X	1/2000 site area
Recreational & Entertainment	Sexually oriented business										S		Specified by SUP
Recreational & Entertainment	skating rink								X				1/400gfa
Recreational & Entertainment	Swimming pool /hot tub, tennis, etc (public)							X	X				1/400gfa
Recreational & Entertainment	Swimming pool /hot tub, tennis, etc (Private)	X	X	X	X	X	X	X	X			X	1/400gfa
Recreational & Entertainment	YOUTH CAMPS								S				Specified by SUP
Recreational & Entertainment	Nature Preserves							X	X			X	N/A

Category	Type of Use	R1	R2	R2M	R3	R4	MH	B1 - RESTRICTED (6) (5)	B2 - GENERAL (6) (5)	B3 - Historic Central Business District (5)	I	Resort	Parking
Recreational & Entertainment	Racquetball court							X	X		X		2/Court
Recreational & Entertainment	Tennis Court (Private)							X	X				N/A
Recreational & Entertainment	Tennis court (Public)	S	S	S	S	S	S	X	X		X		2/Court
Recreational & Entertainment	Theater (Indoor)							X	X	S (5)			1/35SEATS
Recreational & Entertainment	Theater (Outdoor)							X	X				1/35SEATS
Residential	Accessory Building or Use	X	X	X	X	X	X	X	X	S (5)			None
Residential	Apartment or Multifamily building					X		X	X				2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Bed & Breakfast Accommodation (Residential Home)												1/GUEST ROOM + 2 ADDITIONAL
Residential	Boarding (rooming) house					X							1/ROOM
Residential	Cabins or two-four unit cabins			X	X	X					X		2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Child Day Care (Home)	S	S	S	S	S	S						2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Condominium			X		X		X	X				2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Dormitories								X				2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Four family dwelling			X	X	X			X				2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Group day care home			S	S	S	S						SPECIFIED BY SUP
Residential	Group home/Community Home			S	S	S	S						2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Guest house or quarters	X	X	X	X	X	X						1/DWELLING UNIT
Residential	Home Occupation (Home Based Business)	*2*	*2*	*2*	*2*	*2*	*2*						SEE RESIDENTIAL
Residential	Independent Living Facility (Retirement Community)							S	X				1/DWELLING ROOM
Residential	Industrialized housing				X	X	X						2/DWELLING UNIT
Residential	Manufactured home				X		X						2/DWELLING UNIT
Residential	Manufactured Home Park						X						2/DWELLING UNIT
Residential	MULTI FAMILY BUILDING					X		X	X				2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Private Street Development	X (11)	X (11)	X (11)	X (11)	X (11)	X (11)					X	N/A
Residential	Recreational vehicle for Permanent Living Useage						X					X	1/DWELLING UNIT
Residential	Recreation Vehicle for Storage	X (10)			X	X	X	X	X				N/A
Residential	Retirement center					X			X				1/DWELLING ROOM
Residential	Shipping containers for residential use						S						1/DWELLING UNIT
Residential	Short Term Rental (Airbnb & VRBO)	S	S	S	S	S	S						2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Single family dwelling	X	X	X	X	X	X	*1*	*1*		*1*		2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Three family dwelling			X	X	X							2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Townhouse			X	X	X							2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Trailer camp or park						X		X			X	1/DWELLING UNIT
Residential	Two family dwelling		X	X	X	X	X						2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Transportation, Automobile & Related Uses	Airport or landing field, Heliport, and aircraft hanger								S		S		Specified by SUP
Transportation, Automobile & Related Uses	Auto & Motorcycle Sales Lot								S		X		1/1000 site area
Transportation, Automobile & Related Uses	Auto Inspection Station								X		X		2/service bay
Transportation, Automobile & Related Uses	Auto Paint and Body Shop								X		X		1/EMPLOYEE + 5 FOR OTHER USE
Transportation, Automobile & Related Uses	Auto parts sales (indoor)								X				0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Transportation, Automobile & Related Uses	Auto Rental								X		X		1/EMPLOYEE + 5 FOR OTHER USE
Transportation, Automobile & Related Uses	Auto Repair Garage								X		X		1/BAY + 1/EMPLOYEE
Transportation, Automobile & Related Uses	Automobile, trailer, light truck, tool rental								X		X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Transportation, Automobile & Related Uses	Bus Stop							X	X	X	X		N/A
Transportation, Automobile & Related Uses	Bus Terminal										X		1/EMPLOYEE+1/500GFA
Transportation, Automobile & Related Uses	BUS/TRUCK PARKING OR STORAGE										X		1/employee
Transportation, Automobile & Related Uses	Car Wash							X	X		X		1/EMPLOYEE + 5 FOR OTHER USE
Transportation, Automobile & Related Uses	Garage or lot, parking (Commercial)							X	X	S	X		AS DESIGNED
Transportation, Automobile & Related Uses	Garage or lot, parking (Private)							X	X	S	X		AS DESIGNED
Transportation, Automobile & Related Uses	Garage or lot, parking (Public)							X	X	S	X		AS DESIGNED
Transportation, Automobile & Related Uses	Heliport								S	S			PER SUP
Transportation, Automobile & Related Uses	Motor freight terminal										S		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Transportation, Automobile & Related Uses	Recreational vehicle sales								X		X		1/1000 site area
Transportation, Automobile & Related Uses	Service station or motor vehicle fuel sales							X	X		X		1/gas pump
Transportation, Automobile & Related Uses	Taxi or Shuttle Service Business Office with Parking								X		X		1/400gfa
Transportation, Automobile & Related Uses	Tire recapping										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Transportation, Automobile & Related Uses	tire sales & repair								X		X		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Transportation, Automobile & Related Uses	TRUCK DRIVING SCHOOLS										X		1/1000 site area
Transportation, Automobile & Related Uses	Truck Fueling Station								X		X		1/gas pump
Transportation, Automobile & Related Uses	Truck sales, storage, or repair										X		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Transportation, Automobile & Related Uses	Truck Shop								X		X		1/gas pump
Transportation, Automobile & Related Uses	truck wash								X		X		2/washbay