# **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





### 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

<u>3.</u> 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 <u>www.glenrosetexas.org</u> 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.

fool: Ho Hhe

## Jodi Holthe Building, Planning Code Enforcement Department

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

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# CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	3/28/23														
AGENDA SUBJECT:	Consider approval of	onsider approval of minutes from February 28, 2023 P&Z Board Meeting													
PREPARED BY:	Building/Planning/Co Assistant Holthe	uilding/Planning/Code Enforcement <b>DATE SUBMITTED:</b> 3/3/23 ssistant Holthe													
EXHIBITS:		1													
BUDGETARY IMP	PACT:	Required Expen	diture:			\$00.00									
		Amount Budget	ed:			\$00.00									
		Appropriation R	equired:			\$00.00									
CITY ADMINISTR	ATOR APPROVAL:														
SUMMARY:															
RECOMMENDED	ACTION:														
Move to approve	e or deny as presented.														

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

- 1. Call to Order
  - a. The meeting was called to order to 5:30pm by Chairperson, Pam Streeter
  - b. Pledge of Allegiance
  - 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, consider bar/Smoking room t 14.02.005)	•	-	-		-							
PREPARED BY:	Building/Planning/Code Enforcement <b>DATE SUBMITTED:</b> 3/22/23 Assistant Holthe												
EXHIBITS:													
BUDGETARY IMP	PACT:	Required Expen	diture:			\$00.00							
		Amount Budget	ed:			\$00.00							
		Appropriation R	equired:			\$00.00							
CITY ADMINISTR	ATOR APPROVAL:												
SUMMARY:													
RECOMMENDED	ACTION:												
Move to approve	or deny as presented.												

Category	Type of Use	R1	R2	R2M	R3	R4	мн	B1 - RESTRICTED (6) (5)	(6) (5)	B3 - Historic Central Business District (5)	1	Resort	Parking	Iten
ategory	Type of ose	111	112	N2IVI	NJ	114	NOT 1	(5)	(0) (3)	business bistrict (5)		Resolu	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	CREATER.
Accessory, Utility, Government, Institutional and Incidental Uses	Ambulance Dispatch Station							x	x	x			ORDINANCE 14.E)	GILLITER
													0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/	300GFA /
ccessory, Utility, Government, Institutional and Incidental Uses	Art gallery	S	s	s	s	s	s	х	х	X (5)	х		12,501SQFT+ 1/350GFA)*	
Accessory, Utility, Government, Institutional and Incidental Uses	Cable TV Lines	х	х	х	х	х	х	х	х	х	х	х	N/A	
accessory, Utility, Government, Institutional and Incidental Uses	Electrical generating plant/SUBSTATIONS	S	S	S	S	S	S	S	S		x		N/A	
Annual Mility Concernment Institutional and Insidental Lines	European Hamper and Manhuavies								~				1/20005 4	
Accessory, Utility, Government, Institutional and Incidental Uses	Funeral Homes and Wortdaries								^		^		1/200GFA	
Accessory, Utility, Government, Institutional and Incidental Uses	Gas Line (fin or larger)	s	s	s	s	s	s	s	s	s	×		N/A	
Recessing, ounce, obternment, instructional and medicinal oses	ous the formor harger)	3	5	5	-	5	5	5	3	5	<u>^</u>		N/A	
Accessory, Utility, Government, Institutional and Incidental Uses	Gas regulating/gate station	S	s	s	s	s	s	S	s	s	х		N/A	
Accessory, Utility, Government, Institutional and Incidental Uses	Local Utility line or utility distribution lines, telephone exchange (no garage or shop)	х	х	х	х	х	х	х	х	х	х		N/A	
Accessory, Utility, Government, Institutional and Incidental Uses	Microwave Tower/Telecommunication Antenna/Telecommunication Tower and Stealth		-			-								
Accessory, Utility, Government, Institutional and Incidental Uses	lelecommunication lower	S	s	S	5	5	s	S	5		x		N/A 1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	COLATER
Accessory, Utility, Government, Institutional and Incidental Uses	Non-Commercial Institutions (Non-Brefit)							v	v				ORDINANCE 14.E)	GREATER
Accessory, orang, dovernment, institutional and incidental oses								^	^				1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	GREATER
Accessory, Utility, Government, Institutional and Incidental Uses	Public building (shop or yard)								x		x		ORDINANCE 14.E)	
Accessory, Utility, Government, Institutional and Incidental Uses	Racing: Animal, Automotive, other										х		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	Padia Transmitting Station		1	1	1		1	c	c		v	1	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	GREATER
Accessory, Junity, Government, institutional and incidental Uses	nouro manamitulig atation	+	1	+	1		1	د ا	د		^	+	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	GREATER
Accessory, Utility, Government, Institutional and Incidental Uses	Railroad Freight Terminal		1		1		1	1			x	1	ORDINANCE 14.E)	LINEATER
,, early, eeren and instantian and instantian uses		1		1	1		1	1			1	1		
Accessory, Utility, Government, Institutional and Incidental Uses	Railroad team truck										х		N/A	
ccessory, Utility, Government, Institutional and Incidental Uses	Railroad track or right-of-way	-		1	1		1	1			х	1	N/A	
				1			1					1	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	GREATER
ccessory, Utility, Government, Institutional and Incidental Uses	Railroad Yard	+	-	+							х		ORDINANCE 14.E)	
and a second sec	Descrition Collection Couling		1	1	1		1	1				1	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	GREATER
Accessory, Utility, Government, Institutional and Incidental Uses	Recycling Collection Facility										x		ORDINANCE 14.E)	C054750
Accessory, Utility, Government, Institutional and Incidental Uses	Polyco Transfer Station										c		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	GREATER
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	х	х		х		1/8 STUDENTS (DESIGN CAPACITY)	
ccessory, Utility, Government, Institutional and Incidental Uses									х	х	х		1/2 STUDENTS + 1/STAFF (DESIGN CAPACITY)	
													1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	GREATER
Accessory, Utility, Government, Institutional and Incidental Uses	Sewage treatment plant										s		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	
ccessory, Utility, Government, Institutional and Incidental Uses	Telephone Poles & Lines	x	x	x	x	x	х	x	x	x	x		N/A	
													1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	GREATER
Accessory, Utility, Government, Institutional and Incidental Uses	Temporary Construction Office	X (3)	х	х	s	х		ORDINANCE 14.E)						
													1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	GREATER
Accessory, Utility, Government, Institutional and Incidental Uses	Utility business office							x	x		x		ORDINANCE 14.E)	
Accessory, Utility, Government, Institutional and Incidental Uses	Litility mains and lines	v	×	v	~	×	×	v	v	v	~		N/A	
ccessory, ouncy, dovernment, institutional and incidental oses	Other mains and mes	Ŷ	~	Â	^	~	^	^	Â	*	^		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	GREATER
Accessory, Utility, Government, Institutional and Incidental Uses	Utility shop or vard								x		x		ORDINANCE 14.E)	
Accessory, Utility, Government, Institutional and Incidental Uses	Utility substation or regulation station								s		х		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	х	х	х	х	х	х	х	х		х		N/A	
	Minter to state the state of	-	-	-	-		-	-			~		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	GREATER
Accessory, Utility, Government, Institutional and Incidental Uses	water rearment plant	3	2	3	2	^	2	د ا	د		د	+	ORDINANCE 14.E)	
Accessory, Utility, Government, Institutional and Incidental Uses	Water well	s	s	s	s	x	s	s	s	s	s	1	N/A	
Ingricultural & Related Uses	Community Garden	-	x	x	x	х	x	x	х	-	x	х	N/A	
Agricultural & Related Uses	Fairgrounds or Rodeo OR ARENA							s	S		х		1/3 SEATS	
agricultural & Related Uses	Farm Implement Sales						1	1	х	-	х		1/300GFA	
				1			1					1	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	GREATER
Agricultural & Related Uses	Hatchery (poultry), egg farm, feed lot	-	+	+	1		+	1			x	1	ORDINANCE 14.E)	
	Livestock Auction	~	v	v	+			c	v		X	1	1/300GFA	
Agricultural & Related Uses Agricultural & Related Uses	Ranch, Farm, Orchard or Truck Garden Stable, commercial	*	X	X	+		1	3	^		X	1	2/DWELLING UNIT or 1/employee 1/2 STALLS	
Agricultural & Related Uses Agricultural & Related Uses	Stable, commercial Stable, private	x	x	x	1		1	1			x	1	N/A	
2	and the state of t						1					1	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	GREATER
Agricultural & Related Uses	stockyards or slaughterhouse		1		1		1	1			s	1	ORDINANCE 14.E)	
Agricultural & Related Uses	VINEYARD						1	1		-	х		1/EMPLOYEE	
gricultural & Related Uses	WILDLIFE AREA	_		-		_		x	х		х		N/A	
Icohol Related (9)	Distribution - General (BB)	+	-	+							X		1/200gfa	
Icohol Related (9)	Distribution - General Class B Wholesaler (X)		+	+	1		+	1	l		X	1	1/200gfa	
Alcohol Related (9)	Distribution - Wholesale's (W)			+	+			+			X	I	1/200gfa	
Icohol Related (9)	Manufacturers - Brewers (BW) Manufacturers - Distiller & Rectifiers (D)		1		1		1	1	5		Ŷ	1	1/200gfa 1/200gfa	
Acohol Related (9)	Manufacturers - Distiller & Rectifiers (D) Manufacturers - Winery (G)	1	1	1	1		1	1	s		x	1	1/200gra 1/200gfa	
Icohol Related (9)	Package Store - offsite consumption (P)			1	1		1	1	х		x	1	N/A	
	Private Club (N)	1	1	1	1		1	х	х	X (5) (9)	x	1	N/A	
Alcohol Related (9)	Private Club Exemption (NE)							x		X (5) (9)	х		N/A	
Icohol Related (9)	Private Club Malt & Wine Only (NB)						1	х	х	X (5) (9)	х		N/A	
Icohol Related (9)	Wine Only Package Store (Q)								х		х		N/A	
							1						1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	GREATER
Icohol Related (9)	Other – Bonded Warehouse	-			-			1	L		Х	1	ORDINANCE 14.E)	
Icohol Related (9)	Other – Brewpub	-			-		+	х	х	X (5) (9)	х	+	1/200GFA	
	Other Manufactured America Manufacture		1		1		1	1				1	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	GREATER
1-1-1-0	Other – Manufacturer's Agent's Warehousing	1	1	1	1		+			× (5) (0)	×	1	ORDINANCE 14.E)	
Icohol Related (9)														
Icohol Related (9)	Retail – Mixed Beverage – On Premise							x	X ¥*	X (5) (9)	x*		SEE RESTAURANT	
								X	X X* X	x (5) (9)	X* X		SEE RESTAURANT SEE RETAIL STORES SEE RETAIL STORES	

ategory	Type of Use	R1 R2	R2M R3	R4 MH	B1 - RESTRICTED (6) (5)	(6) (5)	B3 - Historic Central Business District (5)	I Resort	Parking	1
ohol Related (9)	Retail – Retail Dealer's On Premise				x	х	X (5) (9)	x	SEE RESTAURANT	<u> </u>
phol Related (9)	Retail – Wine and Malt Beverage Retailer – Off Premise Only				Х	Х	X (5) (9)	х	SEE RETAIL STORES	
ohol Related (9)	Retail – Wine and Malt Beverage Retailer – On and Off Premise					х		х	SEE RETAIL STORES	
ohol Related (9)	Retail – Wine Only Package Store					Х*		X*	SEE RETAIL STORES	
mmercial Type, Retail and Service Uses	Animal Shelter					х		x	1/EMPLOYEE + 1 FOR OTHER USE	
ommercial Type, Retail and Service Uses	Auction House					x		x	1/300GFA	,
ommercial Type, Retail and Service Uses	Bakery or Confectionery (Retail)				х	х	X (5)	x	12,501SQFT+ 1/350GFA)*	
ommercial Type, Retail and Service User	Boat Sales					v		v	12,501SQFT + 1/350GFA)*	/ SUUGFA
ommercial Type, Retail and Service Uses ommercial Type, Retail and Service Uses	boat storage					× ×		×	1/EMPLOYEE + 1 FOR OTHER USE	<u> </u>
onimercial Type, Netali and Service Oses	boat storage					^		^	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/	/300GEA
ommercial Type, Retail and Service Uses	Building Materials Sales, Lumber Yard or Monument Sales					x		x	12,501SQFT+ 1/350GFA)*	730001 A
ommercial Type, Retail and Service Uses	Business office				x	X	X (5)	x	1/300GEA	
ommercial Type, Retail and Service Uses	Christmas Tree Sales				X	x	X (5)	x	1/EMPLOYEE + 5 EXTRA USE	
ommercial Type, Retail and Service Uses	Employment Agency					х		x	1/EMPLOYEE + 5 EXTRA USE	
ommercial Type, Retail and Service Uses	Event Center/Rental Hall				S	х		x	1/150GFA IF NO FIXED SEATS - 1/2.5EATS IF FI	IXED
ommercial Type, Retail and Service Uses	Exterminator					х		x	1/EMPLOYEE	
ommercial Type, Retail and Service Uses	Farmers Market/Produce Stand				X	х	X (5)	x	1/3STALLS	
									0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/	/300GFA
ommercial Type, Retail and Service Uses	Feed Store (No animal sales)					х		х	12,501SQFT+ 1/350GFA)*	
									0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/	./300GFA
Commercial Type, Retail and Service Uses	Feed store with animal sales					х		x	12,501SQFT+ 1/350GFA)*	
Commercial Type, Retail and Service Uses	Firewood Sales				Х	х		x	1/EMPLOYEE + 1 FOR OTHER USE	
ommercial Type, Retail and Service Uses	Flea Market (inside)					s	S (5)	x	1/2 STALLS	
ommercial Type, Retail and Service Uses	Flea Market (outside)					S		S	1/2 STALLS	
and the second se	Plan Sala ale an						14/5)		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/	/300GFA
ommercial Type, Retail and Service Uses	Florist shop				X	X	X(5)		12,501SQFT+ 1/350GFA)*	(200CEA
ommercial Type Retail and Society Usor	Furrier					x		x	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/ 12,501SQFT+ 1/350GFA)*	JUUGFA
ommercial Type, Retail and Service Uses			+	+	+	^	+	^	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT - 1/	/300GEA
commercial Type, Retail and Service Uses	Game Hall					ç		x	12,501SQFT + 1/350GFA)*	, Joodi A
ommercial Type, Retail and Service Uses	GREASE TRAP & DRAIN VACUUM SERVICE				1	2		s	1/2,5015QF1+1/350GFA)* 1/employee	
Commercial Type, Retail and Service Uses	Gun Shooting Range (indoor)		1 1		1			x	1/BAY	
sector and service uses	and a second number (monor)			+	1 1			·· · · · · · · · · · · · · · · · · · ·	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/	/300GF4
commercial Type, Retail and Service Uses	Gunsmith Shop					х		x	12,501SQFT+ 1/350GFA)*	
Commercial Type, Retail and Service Uses	Heating/AC sales & service		1	1 1	1	х	1	x	1/EMPLOYEE + 1 FOR OTHER USE	
Commercial Type, Retail and Service Uses	Heavy Equipment Sales					х		x	1/EMPLOYEE + 1 FOR OTHER USE	
Commercial Type, Retail and Service Uses	Heavy Machinery sales and storage							х	1/EMPLOYEE + 1 FOR OTHER USE	
Commercial Type, Retail and Service Uses	Hotel, Motel, or Inn					х		x	1/guest room	
Commercial Type, Retail and Service Uses	LANDSCAPING SERVICES				х	s		x	1/EMPLOYEE + 1 FOR OTHER USE	
									0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/	/300GFA
commercial Type, Retail and Service Uses	Lawnmower, Lawn Equipment, Small Motors Sales & Service				S	х		x	12,501SQFT+ 1/350GFA)*	
ommercial Type, Retail and Service Uses	Licensed massage therapy				Х	х	S (5)	x	1/EMPLOYEE + 1/TABLE	
									0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/	./300GFA
commercial Type, Retail and Service Uses	Lithographic Shop					х		х	12,501SQFT+ 1/350GFA)*	
ommercial Type, Retail and Service Uses	Locksmith Shop					х		x	1/EMPLOYEE + 1 FOR OTHER USE	
Commercial Type, Retail and Service Uses	Manufactured Homes Sales Lot, Mobil Home Sales & Display					х		x	1/EMPLOYEE + 1 FOR OTHER USE	
Commercial Type, Retail and Service Uses	Massage Establishment				S	S		s	1/EMPLOYEE + 1/TABLE	
									0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/	/300GFA
ommercial Type, Retail and Service Uses	Meat market					X	X - SIZE LIMIT (5)	X	12,501SQFT+ 1/350GFA)*	<u> </u>
ommercial 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 0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/	(200CEA
Commercial Tunes, Datail and Consists Lloss	Musical instrument store				~	~	X (5)		0-55005QFT - 1/200GFA, 5501 -12,5005QFT- 1/ 12,5015QFT+ 1/350GFA)*	/300GFA
Commercial Type, Retail and Service Uses Commercial Type, Retail and Service Uses	Nightclub or Dance Hall		+ +		×	×	× (5)	~	1/100 g.f.a	<u> </u>
Commercial Type, Retail and Service Uses	Optical dispensary store				s v	×	3	^	1/100 g.f.a	<u> </u>
Commercial Type, Retail and Service Uses	Pawnshops				^	x		x	1/200gfa	<u> </u>
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 (//	x(r)(3)	x	1/200gfa	-
									0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/	/300GFA
commercial Type, Retail and Service Uses	Pet shop				x	x			12,501SQFT+ 1/350GFA)*	
Commercial Type, Retail and Service Uses						x		x	1/400gfa	
	Plant Nurseries							x		
	Plant Nurseries plumbing sales & service					х			1/400gfa	
ommercial Type, Retail and Service Uses	plumbing sales & service				s	x x		x	1/400gfa 1/100gfa	
ommercial Type, Retail and Service Uses	plumbing sales & service pool or billiard hall				s	x x x		x x	1/400gfa 1/100gfa 1/1000 site area	
ommercial Type, Retail and Service Uses	plumbing sales & service				S X	X X X X	x	X X X	1/100gfa	
ommercial Type, Retail and Service Uses ommercial Type, Retail and Service Uses ommercial Type, Retail and Service Uses	plumbing sales & service pool or billiard hall portable building or shed sales lot				S	x x x x x	x	X X X X	1/100gfa 1/1000 site area	
commercial Type, Retail and Service Uses commercial Type, Retail and Service Uses commercial Type, Retail and Service Uses commercial Type, Retail and Service Uses	plumbing sales & service pool or billiard hall portable building or shed sales lot Print shop				S X X X X	x x x x x x x	X	X X X X X X X X X X X X X X X X X X X	1/100gfa 1/1000 site area 1/300GFA	
Commercial Type, Retail and Service Uses Commercial Type, Retail and Service Uses Commercial Type, Retail and Service Uses	plumbing sales & service pool or billiard hall portable building or shed sales lot Print shop Professional - title and abstract office Professional Office - Field Office or Real Estate Sales Office Professional Offices - General				s × x x x x	X X X X X X X X	X	X X X X X X X X X X X X X X X X X X X	1/100gfa 1/1000 site area 1/300GFA 1/300GFA 1/300GFA 1/300GFA	
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mmerical Type, Retail and Service Uses mmerical Type, Retail and Service Uses	plumbing sales & service pool or billiard hall portable building or shed sales tot Printshop Professional - title and abstract office Professional Office - released State Sales Office Professional Offices - General Professional Offices - Neutical, Dental State Sales Office Professional Offices - Neutical, Dental State Sales Office Professional Offices - Neutral, Science, Clinic Professional Offices - Neutral, Science, Clinic Professional Offices - Other Clinic or Office Professional Offices - Neutral, Science, Clinic Professional Offices - Other Clinic or Office Professional Offices - Neutral, Science, Clinic recreational vehicle storage Redout or V broadcast Studio restaurant or cafeteria (Garry-out only) Restaurant or cafeteria (Garry-out only) Restaurant or cafeteria (Garry-out only) Restaurant or cafeteria (Garry-out only) Restaurant or cafeteria (Garry-out only) Shop Large - Other (3000sqft more or chains) Shop, Large Retail - Furniture Shop, Large Retail - Groceries Shop, Large Retail - Pet store, kennel, animal boarding (Outside Runs) Shop, Small - Bat Shop Shop, Small - Bat Shop Shop, Small - Hardware (paint, plumbing and related sales) Shop, Small - Jewerly				S           X	X X X X X X X X X X X X X X X X X X X	X(5) X(5) 5 (5) X - Size Limit (5)	x	1/100gfa 1/1000gfa 1/2000FA 1/2000FA 1/2000FA 1/2000FA 1/2000FA 1/2000FA 1/200gfa 0-550050FT - 1/200GFA, 5501 - 12,50050FT - 1 2.50150FT - 1/200FA, 5501 - 12,50050FT - 1 2.50150FT - 1/200FA, 5501 - 12,50050FT - 1 2.50150FT - 1/200GFA, 5501 - 12,50050FT - 1 2.50150FT - 1/200GFA, 5501 - 12,50050FT - 1 2.50150FT - 1/200GFA, 5501 - 12,50050FT - 1 2.50150FT - 1/200FA, 5501 - 12,5	1/300GFA 1/300GFA 1/300GFA 1/300GFA 1/300GFA 1/300GFA
mmercial Type, Retail and Service Uses mmercial Type, Retail and Service Uses	plumbing sales & service pool or billiard hall portable building or shed sales lot Print shop Professional - title and abstract office Professional office - release and to the sales office Professional office - release and to the sales office Professional office - release and to the sales office Professional office - release and the sales of				S       X	X X X X X X X X X X X X X X X X X X X	X(5) X(5) 5 (5) X - Size Limit (5)	x	1/100gfa 1/100gfa 1/200GFA 1/200GFA 1/200GFA 1/200GFA 1/200GFA 1/200GFA 1/200gfa 1/200g	1/300GFA , 1/300GFA , 1/300GFA , 1/300GFA , 1/300GFA , 1/300GFA , 1/300GFA ,
mmerical Type, Retail and Service Uses mmerical Type, Retail and Service Uses	plumbing sales & service pool or billiard hall portable building or shed sales tot Printshop Professional - title and abstract office Professional Office - released State Sales Office Professional Offices - General Professional Offices - Neutical, Dental State Sales Office Professional Offices - Neutical, Dental State Sales Office Professional Offices - Neutral, Science, Clinic Professional Offices - Neutral, Science, Clinic Professional Offices - Other Clinic or Office Professional Offices - Neutral, Science, Clinic Professional Offices - Other Clinic or Office Professional Offices - Neutral, Science, Clinic recreational vehicle storage Redout or V broadcast Studio restaurant or cafeteria (Garry-out only) Restaurant or cafeteria (Garry-out only) Restaurant or cafeteria (Garry-out only) Restaurant or cafeteria (Garry-out only) Restaurant or cafeteria (Garry-out only) Shop Large - Other (3000sqft more or chains) Shop, Large Retail - Furniture Shop, Large Retail - Groceries Shop, Large Retail - Pet store, kennel, animal boarding (Outside Runs) Shop, Small - Bat Shop Shop, Small - Bat Shop Shop, Small - Hardware (paint, plumbing and related sales) Shop, Small - Jewerly				S           X	X X X X X X X X X X X X X X X X X X X	X(5) X(5) 5 (5) X - Size Limit (5)	x	1/100gfa 1/1000gfa 1/2000FA 1/2000FA 1/2000FA 1/2000FA 1/2000FA 1/2000FA 1/200gfa 0-550050FT - 1/200GFA, 5501 - 12,50050FT - 1 2.50150FT - 1/200FA, 5501 - 12,50050FT - 1 2.50150FT - 1/200FA, 5501 - 12,50050FT - 1 2.50150FT - 1/200GFA, 5501 - 12,50050FT - 1 2.50150FT - 1/200GFA, 5501 - 12,50050FT - 1 2.50150FT - 1/200GFA, 5501 - 12,50050FT - 1 2.50150FT - 1/200FA, 5501 - 12,5	1/300GFA , 1/300GFA , 1/300GFA , 1/300GFA , 1/300GFA , 1/300GFA , 1/300GFA ,

Tategory	Type of Use	R1	R2	R2M	R3	R4	мн	B1 - RESTRICTED (6) (5)	B2 - GENERAL (6) (5)	B3 - Historic Central Business District (5)	1	Resort	Parking	Item
			1					1			u.		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1	17300GFA /
mmercial Type, Retail and Service Uses	Shop, Small Retail - Appliance Repair								x		×		12,501SQFT+ 1/350GFA)* 0-5500SQFT - 1/200GFA, 5501 -12,500SQFT - 1	1/300GFA /
mmercial Type, Retail and Service Uses	Shop, Small Retail - Bicycle Sales & Repair							х	х	X (5)	x		12,501SQFT+ 1/350GFA)*	1/2000554 /
mmercial Type, Retail and Service Uses	Shop, Small Retail - Dry Cleaning, Laundry and pressing							х	x		x		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1 12,501SQFT+ 1/350GFA)*	./300GFA /
mmercial Type, Retail and Service Uses	Shop, Small Retail - Florist or Plant Center							*	~	X (5)			0-5500SQFT - 1/200GFA, 5501 -12,500SQFT - 1 12,501SQFT+ 1/350GFA)*	1/300GFA /
			-					Â	Â	× (5)	Â		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1	1/300GFA /
ommercial Type, Retail and Service Uses	Shop, Small Retail - Framing, Art							х	x		x		12,5015QFT+ 1/350GFA)* 0-5500SQFT - 1/200GFA, 5501 -12,500SQFT - 1	1/300GEA /
mmercial Type, Retail and Service Uses	Shop, Small Retail - Groceries							X-Size Limite	х	X - Size Limit (5)	х		12,501SQFT+ 1/350GFA)*	
ommercial Type, Retail and Service Uses	Shop, Small Retail - Handcrafted Furniture							x	x	X (5)	x		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT - 1 12,501SQFT+ 1/350GFA)*	1/300GFA /
													0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1	1/300GFA /
ommercial Type, Retail and Service Uses	Shop, Small Retail - Homegoods Rental Store							x	x		x		12,5015QFT+ 1/350GFA)* 0-5500SQFT - 1/200GFA, 5501 -12,500SQFT - 1	1/300GFA /
ommercial Type, Retail and Service Uses	Shop, Small Retail - Leather Goods, Tack							х	х	X (5)	х		12,501SQFT+ 1/350GFA)* 0-5500SQFT - 1/200GFA, 5501 -12,500SQFT - 1	1/2000554 /
ommercial Type, Retail and Service Uses	Shop, Small Retail - Pet store, kennel, animal boarding (no outside runs)							х	x		x		12,501SQFT+1/200GFA; 5501-12,500SQFT-1	./ 500GFA /
ommercial Type, Retail and Service Uses	Shop, Small Retail - Seamstress, Tailor							×	v		~		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT - 1 12,501SQFT+ 1/350GFA)*	1/300GFA /
			-					Â	Â		Â		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1	1/300GFA /
ommercial Type, Retail and Service Uses	Shop, Small Retail - Sign Shop							х	x		x		12,501SQFT+ 1/350GFA)* 0-5500SQFT - 1/200GFA, 5501 -12,500SQFT - 1	1/300GEA /
ommercial Type, Retail and Service Uses	Shop, Small Retail - Smoke, Tobacco, Vape								х		х		12,501SQFT+ 1/350GFA)*	
ommercial 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 12,501SQFT+ 1/350GFA)*	1/300GFA /
													0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1	1/300GFA /
ommercial Type, Retail and Service Uses	Shop, Small Retail - Thrift, Second Hand, Consignment		+	+		-		x	x	X (5)	x		12,501SQFT+ 1/350GFA)* 0-5500SQFT - 1/200GFA, 5501 -12,500SQFT - 1	1/300GFA /
ommercial Type, Retail and Service Uses	Shop, Small Retail - Tool & Equipment Rental		<u> </u>	<u> </u>					х		х		12,501SQFT+ 1/350GFA)*	
ommercial Type, Retail and Service Uses	Shop, Small Retail - Video							х	x		x		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1 12,501SQFT+ 1/350GFA)*	./300GFA /
ommercial Type, Retail and Service Uses	shopping center or mall			-					s	N (E)			Specified by SUP	
ommercial Type, Retail and Service Uses ommercial Type, Retail and Service Uses	snow cone stand Store, Large Retail - All Types		<u> </u>					^	s	X (5)	S		1/EMPLOYEE + 1/TABLE 1/200gfa	
ommercial Type, Retail and Service Uses	Store, Small Retail - Appliance								v		v		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT - 1 12,501SQFT + 1/350GFA)*	1/300GFA /
ommercial Type, Retail and Service Uses	Store, Small Retail - Appliance		-						X		*		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT - 1	1/300GFA /
ommercial Type, Retail and Service Uses	Store, Small Retail - Art Supply, Office Supplies, Newsstand, Books, Camera							х	х	X (5)	x		12,501SQFT+ 1/350GFA)* 0-5500SQFT - 1/200GFA, 5501 -12,500SQFT - 1	1/200654 /
mmercial Type, Retail and Service Uses	Store, Small Retail - Audio, TV, Electronics, Computers								x		x		12,501SQFT+1/350GFA)*	./ 500GFA /
mmercial Type, Retail and Service Uses	Store, Small Retail - Carpet, Flooring								x		x		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1 12,501SQFT+ 1/350GFA)*	1/300GFA /
			-						A		~		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1	1/300GFA /
ommercial Type, Retail and Service Uses	Store, Small Retail - Clothing, Apparel, Shoes, Accessories							х	x	X (5)	x		12,501SQFT+ 1/350GFA)* 0-5500SQFT - 1/200GFA, 5501 -12,500SQFT - 1	1/300GEA /
ommercial Type, Retail and Service Uses	Store, Small Retail - Department or Discount							х	х	X - Size Limit (5)	x		12,501SQFT+ 1/350GFA)*	
ommercial 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 12,501SQFT+ 1/350GFA)*	1/300GFA /
										_			0-5500SQFT - 1/200GFA, 5501 -12,500SQFT - 1	1/300GFA /
ommercial Type, Retail and Service Uses	Store, Small Retail - General Store or Convenience Store							x	x	5	x		12,501SQFT+ 1/350GFA)* 0-5500SQFT - 1/200GFA, 5501 -12,500SQFT - 1	1/300GFA /
mmercial Type, Retail and Service Uses	Store, Small Retail - Gift or Novelty Shop							х	х	х	х		12,501SQFT+ 1/350GFA)*	
ommercial Type, Retail and Service Uses	Store, Small Retail - Hobby							x	x	X - Size Limit	x		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1 12,501SQFT+ 1/350GFA)*	/300GFA /
ommercial Type, Retail and Service Uses	Store, Small Retail - Other							*	~	S (5)			0-5500SQFT - 1/200GFA, 5501 -12,500SQFT - 1 12,501SQFT + 1/350GFA)*	1/300GFA /
ommercial Type, Retail and Service Uses	Store, small Ketall - Other		-					x	x	5 (5)	x		0-5500SQFT - 1/200GFA, 5501 -12,500SQFT - 1	1/300GFA /
ommercial Type, Retail and Service Uses	Studio, Small Retail - Photography Studio, Recording Studio, Music, Art, Health, etc							х	X	S (5)	X		12,501SQFT+ 1/350GFA)*	
ommercial Type, Retail and Service Uses ommercial Type, Retail and Service Uses	Tattoo Parlor or Body Piercing taxidermist								S (6) X		S (6) X		1/STATION + 1/EMPLOYEE 1/EMPLOYEE + 1 FOR OTHER USE	
mmercial Type, Retail and Service Uses	Travel Agent							х	х		x		1/EMPLOYEE + 5 FOR OTHER USE	
ommercial Type, Retail and Service Uses ommercial Type, Retail and Service Uses	Upholstery Shop Veterinarian (no outside runs)			+		-		x	x		x		1/EMPLOYEE + 1 FOR OTHER USE 1/EMPLOYEE + 5 FOR OTHER USE	
mmercial Type, Retail and Service Uses	Veterinarian (outside runs)		-					~	x		x		1/EMPLOYEE + 5 FOR OTHER USE	
mmercial Type, Retail and Service Uses mmercial Type, Retail and Service Uses	veterinary hospital washeteria (self service)	c		c	c	×	v	x	X		x		1/EMPLOYEE + 5 FOR OTHER USE 1/2 WASHING MACHINES	
ucational & Institutional Uses	Assisted Living Facility, Nursing Home, or rest home				,	^	^	s	x		^		1/ROOM	
lucational & Institutional Uses lucational & Institutional Uses	Auditorium or Amphitheater AUTOMATED TELLER MACHINES		+	+		-		s x	X	S (5)	x		1/150GFA IF NO FIXED SEATS - 1/2.5EATS IF F N/A	IXED
ucational & Institutional Uses	Bank or Financial Institution							x	x	5(5)	x		1/300GFA	
ucational & Institutional Uses ucational & Institutional Uses	Cemetery or Mausoleum							~	~		s		1/EMPLOYEE + 1 FOR OTHER USE	
	Child Care Center or facility Church, rectory, or other places of worship including church operated day-care facilities, and	d pres-	-					^	^		- ^		1/8 STUDENTS (DESIGN CAPACITY)	
ucational & Institutional Uses	schools	x	х	х	х	х	х	х	x	S (5)	x		1/4seats	
ucational & Institutional Uses ucational & Institutional Uses	College, University or Professional Schools Community Center	s	x	x	x	x	х	x	X	S (5)	X	x	1/3 students (DESIGN CAPACITY) 1/400GFA	
ucational & Institutional Uses	Day-Care (Commercial)							x	X		X		1/8 STUDENTS (DESIGN CAPACITY)	
ucational & Institutional Uses ucational & Institutional Uses	Drug and Alcohol Rehabilitation Center Fire Station	x	×	x	x	x	х	5 (4) X	S (4) X		S (4) X	x	1/3 Beds 2/bay	
ucational & Institutional Uses	Food Bank							S	x	S (5)	x		1/400GFA	
ucational & Institutional Uses ucational & Institutional Uses	Fraternal Organizations, lodge, civic club GOVERNMENT FACILITIES/OFFICES		+	+				x		X (5) X (5)	x		1/GFA 1/EMPLOYEE+1/500GFA	
cational & Institutional Uses	Halfway house		1	S	s	S	S		S (4)	571	X (4)		1/3beds	
ucational & Institutional Uses ucational & Institutional Uses	Hospital Laboratories (Medical, dental, science)	S	5	S	S	5	S	-	х		x		1/1bed 1/employee	
ucational & Institutional Uses	MATERIAL RECYCLING CENTER		1								x		1/employee 1/employee	
ucational & Institutional Uses	Museum, library, historic sites, art gallery (public) & other similar	s	5	s	<.	5	5	x	x	X (5)			0-5500SQFT - 1/200GFA, 5501 -12,500SQFT - 1 12,501SQFT + 1/350GFA)*	1/300GFA /
ucational & Institutional Uses ucational & Institutional Uses	Museum, library, historic sites, art gallery (public) & other similar Police Station	S	5	S	S	5	S	x	x	X (5) X (5)	х	S	12,501SQF1+ 1/350GFA)* 1/EMPLOYEE + 5 FOR OTHER USE	
ucational & Institutional Uses	Post Office							х	х		x		1/400gfa	
ucational & Institutional Uses ucational & Institutional Uses	PRISON, JAIL OR OTHER CORRECTIONAL INSTITUTION Religious Camp		+	+	<u> </u>	-	+	1	x		S	x	1/6 cells 1/3 Beds	
					1						_		1/2EMPLOYEES OR 1/1000GFA WHICHEVER I	S GREATER (1
dustrial & Manufacturing Uses	Ammonia Manufacturing		+	+				+			S		ORDINANCE 14.E) 1/2EMPLOYEES OR 1/1000GFA WHICHEVER I	S GREATER /1
lustrial & Manufacturing Uses	Apparel, Garmet & Textile Manufacturing	1	1	1	1	1	1	1	1	1			ORDINANCE 14.E)	Concertion (

Category	Type of Use	R1	R2	R2M	R3	R4	MH	(5)	(6) (5)	Business District (5)	1	Resort	Parking	1
											v		1/2EMPLOYEES OR 1/1000GFA WHICHEVER I	S GREATER
Industrial & Manufacturing Uses	Appliance Manufacturing										x		ORDINANCE 14.E) 1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	S GREATER
Industrial & Manufacturing Uses	Artificial Limb Manufacturing										х		ORDINANCE 14.E) 1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	IS GREATER
ndustrial & Manufacturing Uses	Asphalt Batching Plant										s		ORDINANCE 14.E) 1/2EMPLOYEES OR 1/1000GFA WHICHEVER I	
Industrial & Manufacturing Uses	Bakeries (Wholesale/Commercial)								x		x		ORDINANCE 14.E)	
Industrial & Manufacturing Uses	Bleach Manufacturing										s		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	S GREATER
Industrial & Manufacturing Uses	Bookbinding and publishing								s		×		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	S GREATER
									6		v		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	S GREATER
Industrial & Manufacturing Uses	bottling plant								5				ORDINANCE 14.E) 1/2EMPLOYEES OR 1/1000GFA WHICHEVER I	S GREATER
Industrial & Manufacturing Uses	box manufacturing										x		ORDINANCE 14.E) 1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	IS GREATER
Industrial & Manufacturing Uses	Brewery										х		ORDINANCE 14.E) 1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	IS GREATER
Industrial & Manufacturing Uses	Brick & Tile Manufacturing						_				х		ORDINANCE 14.E) 1/2EMPLOYEES OR 1/1000GFA WHICHEVER I	
Industrial & Manufacturing Uses	Cabinet Shop										s		ORDINANCE 14.E)	
Industrial & Manufacturing Uses	canning operation										x		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	
Industrial & Manufacturing Uses	Carpentry Shop										s		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	S GREATER
Industrial & Manufacturing Uses	carpet manufacturing										x		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	S GREATER
													1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	S GREATER
Industrial & Manufacturing Uses	Chemical Storage or Manufacturing		1				1	1			3		ORDINANCE 14.E) 1/2EMPLOYEES OR 1/1000GFA WHICHEVER I	S GREATER
Industrial & Manufacturing Uses	Chlorine Manufacturing		+	-	-		+				s		ORDINANCE 14.E) 1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	IS GREATER
Industrial & Manufacturing Uses	Cleaning plant (Laundry)						+				x		ORDINANCE 14.E) 1/2EMPLOYEES OR 1/1000GFA WHICHEVER I	
Industrial & Manufacturing Uses	Cold Storage Plant										x		ORDINANCE 14.E)	
Industrial & Manufacturing Uses	Concrete Batching Platn		1				_		s		x		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	
Industrial & Manufacturing Uses	Concrete Product Casting Plant										x		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	S GREATER
Industrial & Manufacturing Uses	Creosote Manufacturing										s		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	S GREATER
Industrial & Manufacturing Uses	Distillation Plant										c		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	S GREATER
											3		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	S GREATER
Industrial & Manufacturing Uses	Distribution Center - Large										x		ORDINANCE 14.E) 1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	IS GREATER
Industrial & Manufacturing Uses	Distribution Center - Small								x		x		ORDINANCE 14.E) 1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	IS GREATER
Industrial & Manufacturing Uses	Dyeing plant						_				х		ORDINANCE 14.E) 1/2EMPLOYEES OR 1/1000GFA WHICHEVER I	
Industrial & Manufacturing Uses	Electrical Components Manufacturing										х		ORDINANCE 14.E)	
Industrial & Manufacturing Uses	Electroplating										x		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	
Industrial & Manufacturing Uses	Envelope Manufacturing										x		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	S GREATER
Industrial & Manufacturing Uses	Fertilizer Manufacturing										c		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	S GREATER
											2		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	S GREATER
Industrial & Manufacturing Uses	Fiberglass Manufacturing										x		ORDINANCE 14.E) 1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	S GREATER
Industrial & Manufacturing Uses	Fireworks Manufacturing						-				s		ORDINANCE 14.E) 1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	IS GREATER
Industrial & Manufacturing Uses	Food Processing										х		ORDINANCE 14.E) 1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	
Industrial & Manufacturing Uses	Foundry										s		ORDINANCE 14.E)	
Industrial & Manufacturing Uses	Freight Terminal, Motor										x		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	S GREATER
Industrial & Manufacturing Uses	Freight Terminal, Train										x		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	S GREATER
Industrial & Manufacturing Uses	Furniture Manufacturing										x		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	S GREATER
Industrial & Manufacturing Uses	Garment manufacturing					İ				1	v		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	S GREATER
			1										1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	S GREATER
Industrial & Manufacturing Uses	Glass Manufacturing		+								X		ORDINANCE 14.E) 1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	S GREATER
Industrial & Manufacturing Uses	Glue Manufacturing										S		ORDINANCE 14.E) 1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	
Industrial & Manufacturing Uses	Granary or Gin										x		ORDINANCE 14.E) 1/2EMPLOYEES OR 1/1000GFA WHICHEVER I	
Industrial & Manufacturing Uses	Gypsum Manufacturing										s		ORDINANCE 14.E)	
Industrial & Manufacturing Uses	Ice Cream Plant/Ice Plant/Creamery										x		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	
Industrial & Manufacturing Uses	incinerators								s		s		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	S GREATER
Industrial & Manufacturing Uses	Insecticide, Pesticide Processing										5		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	S GREATER
								1			-		1/2EMPLOYEES OR 1/1000GFA WHICHEVER I	S GREATER
Industrial & Manufacturing Uses	JUNK YARD/SALVAGE YARD		+								5		1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	S GREATER
Industrial & Manufacturing Uses	Light Fabrication Plant										x		ORDINANCE 14.E) 1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	IS GREATER
Industrial & Manufacturing Uses	Machine Shop										x		ORDINANCE 14.E) 1/2EMPLOYEES OR 1/1000GFA WHICHEVER I	
Industrial & Manufacturing Uses	Marble Manufacturing		1				_				x		ORDINANCE 14.E)	
Industrial & Manufacturing Uses	Mattress Manufacturing										x		1/2EMPLOYEES OR 1/1000GFA WHICHEVER I ORDINANCE 14.E)	
Industrial & Manufacturing Uses	Meat Processing Plant					1 -						1	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	S GREATER

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

													140.000
							B1 - RESTRICTED (6)		B3 - Historic Central				Item 4.
Category	Type of Use	R1	R2	R2M	R3 R4	MH	(5)	(6) (5)	Business District (5)	1	Resort	Parking	1
Recreational & Entertainment	Racquetball court						Х	х		х		2/Court	
Recreational & Entertainment	Tennis Court (Private)						Х	х				N/A	
Recreational & Entertainment	Tennis court (Public)	S	S	S	S S	S	Х	х		х		2/court	
Recreational & Entertainment	Theater (Indoor)						Х	х	S (5)			1/3SEATS	
Recreational & Entertainment	Theater (Outdoor)							х				1/3SEATS	
Residential	Accessory Building or Use	х	х	х	х х	х	х	х	S (5)			None	
												2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3B	DRM UNIT/3
Residential	Apartment or Multifamily building				х		х	х				PER EACH 4 BDRM UNIT+	
Residential	Bed & Breakfast Accommodation (Residential Home)											1/GUEST ROOM + 2 ADDITIONAL	
Residential	Boarding (rooming) house				х							1/ROOM	
												2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3B	DRM UNIT/3
Residential	Cabins or two-four unit cabins			х	x x						х	PER EACH 4 BDRM UNIT+	
												2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3B	DRM UNIT/3
Residential	Child Day Care (Home)	S	S	S	S S	S						PER EACH 4 BDRM UNIT+	
Residential	Condominium			~								2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3B PER EACH 4 BDRM UNIT+	DRM UNIT/3
Residential	Londominium			x	X		X	x				2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3B	
Provide a stat												2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3B PER EACH 4 BDRM UNIT+	JKM UNIT/3
Residential	Dormitories							x				2 PER EACH 2 BEDRM UNIT+ 2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3B	
Provide a stat	Free free the description			~								PER EACH 2 BEDRIN UNITY2.5 FOR EACH 3B	JRIVI UNIT/S
Residential Residential	Four family dwelling	-		X C	X X	6		x				SPECIFIED BY SUP	
Residential	Group day care home	-		5	5 5	5						2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3B	
Peridential	Group home/Community Home		1		c c	c		1		1	1		JAN UNIT/3
Residential Residential	Group home/Community Home Guest house or quarters	v	v	v	3 3 V V	3 V	1			1	1	PER EACH 4 BDRM UNIT+ 1/DWELLING UNIT	
Residential	Guest house of quarters Home Occupation (Home Based Business)	*2*	X *7*	X *7*	X X *7* *7*	*2*	1			1	1	SEE RESIDENTIAL	
Residential	Independent Living Facility (Retirement Community)	2.	1 × .	- × ·	2 1 <sup>2</sup> *	. 2.	5	x		1	1	1/DWELLING ROOM	
Residential	Independent Living Facility (Retirement Community) Industrialized housing		1	1	x x	x	-	^		1	1	2/DWELLING UNIT	
Residential	Manufactured housing				x A	x						2/DWELLING UNIT	
Residential	Manufactured Home Park				^	x						2/DWELLING UNIT	
hesidential	Manufactured Home Park					^						2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3B	DRM LINIT/3
Residential	MULTI FAMILY BUILDING				x		x	x				PER EACH 4 BDRM UNIT+	Sharronany 5
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 Usage	A (11)	× (11)	× (11)	×(11) ×(11)	X (11)					x	1/DWELLING UNIT	
Residential	Recreation Vehicle for Storage	X (10)			x x	x	¥	¥			^	N/A	
Residential	Retirement center	X (10)			X	~		x				1/DWELLING ROOM	
Residential	Shipping containers for residential use				~	5		~				1/DWELLING UNIT	
ne state neta	Shipping containers for residential dae					-						2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3B	DRM UNIT/3
Residential	Short Term Rental (Airbnb & VRBO)	s	s	s	s s	s						PER EACH 4 BDRM UNIT+	
		-	-	-		-						2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3B	DRM UNIT/3
Residential	Single family dwelling	x	х	x	x x	x	*1*	*1*		*1*		PER EACH 4 BDRM UNIT+	
												2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3B	DRM UNIT/3
Residential	Three family dwelling			х	x x							PER EACH 4 BDRM UNIT+	
												2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3B	DRM UNIT/3
Residential	Townhouse			x	x x							PER EACH 4 BDRM UNIT+	
Residential	Trailer camp or park					х		х			х	1/DWELLING UNIT	
												2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3B	DRM UNIT/3
Residential	Two family dwelling		х	х	x x	х						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		х		1/1000 site area	
Transportation, Automobile & Related Uses	Auto Inspection Station							х		х		2/service bay	
Transportation, Automobile & Related Uses	Auto Paint and Body Shop							х		х		1/EMPLOYEE + 5 FOR OTHER USE	
												0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1	/300GFA /
Transportation, Automobile & Related Uses	Auto parts sales (indoor)							х				12,501SQFT+ 1/350GFA)*	
Transportation, Automobile & Related Uses	Auto Rental							х		х		1/EMPLOYEE + 5 FOR OTHER USE	
Transportation, Automobile & Related Uses	Auto Repair Garage	1	1	1				х		х	1	1/BAY + 1/EMPLOYEE	
			1	1			1			1	1	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1	/300GFA /
Transportation, Automobile & Related Uses	Automobile, trailer, light truck, tool rental	_	1		L		-	х		х		12,501SQFT+ 1/350GFA)*	
	Bus Stop	-	1	-			X	х	х	х	1	N/A	
Transportation, Automobile & Related Uses	Bus Terminal	-	+				-			x		1/EMPLOYEE+1/500GFA	
Transportation, Automobile & Related Uses	BUS/TRUCK PARKING OR STORAGE		+	1			-			x	1	1/employee	
Transportation, Automobile & Related Uses	Car Wash		+	1			X	X		X	1	1/EMPLOYEE + 5 FOR OTHER USE	
Transportation, Automobile & Related Uses	Garage or lot, parking (Commercial)						X	x	5	X		AS DESIGNED	
Transportation, Automobile & Related Uses	Garage or lot, parking (Private)						X	x	5	X		AS DESIGNED	
Transportation, Automobile & Related Uses	Garage or lot, parking (Public)						X	x	5	x		AS DESIGNED	
Transportation, Automobile & Related Uses	Heliport	1	+	1			1	2		1	1	PER SUP 1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	CREATER (1004
Transportation, Automobile & Related Uses	Mater freight terminal									c .		ORDINANCE 14.E)	GREATER (1994
Transportation, Automobile & Related Uses	Motor freight terminal Recreational vehicle sales	-	+							, ,		1/1000 site area	
		-	1	1	<u> </u>		v	ĉ		Û	1		
Transportation, Automobile & Related Uses	Service station or motor vehicle fuel sales	-	1	1	<u> </u>		^	ĉ		Û	1	1/gas pump 1/400gfa	
Transportation, Automobile & Related Uses	Taxi or Shuttle Service Business Office with Parking							x		x			C C D C A T C D (4000 4
Transportation Automobile 8 Deleted Lines	The monthly		1	1			1			L.	1	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS ORDINANCE 14.E)	GREATER (1994
Transportation, Automobile & Related Uses	Tire recapping		1	1			1			l^	1	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT - 1	(200GEA /
Transportation Automobile & Pelated Lines	tire cales & repair		1	1						l.	1		/ SUUGFA /
Transportation, Automobile & Related Uses	tire sales & repair TRUCK DRIVING SCHOOLS	1	+	1			1	^		Ĉ.	1	12,501SQFT+ 1/350GFA)*	
Transportation, Automobile & Related Uses			1	1			1	~		10	1	1/1000 site area	
Transportation, Automobile & Related Uses	Truck Fueling Station		1	1			1	^		î.	1	1/gas pump 1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS	S GREATER (1994
Transportation, Automobile & Related Uses	Truck sales, storage, or repair		1	1				1		x	1	ORDINANCE 14.E)	GUENTER (1994
Transportation, Automobile & Related Uses	Truck Stop		1	1			1	x		x	1	1/gas pump	
Transportation, Automobile & Related Uses	truck wash		1	1			1	v		Ŷ	1	2/washbay	
mansportation, Automobile & Related uses		1	1	1	I I		1	^		^	1	2/ W031100 ¥	