



City of La Vernia

**CITY COUNCIL AND PLANNING AND ZONING  
JOINT WORKSHOP AND NOTICE OF POSSIBLE  
QUORUM**

102 E. Chihuahua St., La Vernia, Texas 78121

May 14, 2024

6:00 PM

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**AGENDA**

**1. Call to Order**

**2. Citizens to Be Heard**

*(At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to Be Heard section no council action may take place and no council discussion or response is required to the speaker. A time limit of three minutes per speaker is permitted; the council may extend this time at their discretion.)*

**3. Discussion Only**

**A.** Discuss proposed edits to the permitted use chart

**4. Items Specific to Future Line Items on the Agenda**

**5. Adjourn**

**A.** This meeting will end no later than 7:30 pm

**DECORUM REQUIRED**

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

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

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

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the above named La Vernia City Council is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin boards of the City Hall of said La Vernia, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on **May 10, 2024, AT 5:00 PM** and remained so posted continuously for at least 72 Hours preceding the scheduled time of the said meeting.

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Lindsey Wheeler, City Secretary

**Sec. 38-104. Definitions.**

Flea Market means an indoor or outdoor commercial activity, not including shopping centers, individual retail operations, or sales conducted by a nonprofit or charitable organization, that is open to the general public and composed of multiple separate stalls, booths, tables, or other designated areas or spaces for the purpose of display and sale, exchange, or barter of merchandise. This does not include garage sales.

Office, Medical & Professional means the use of a building or portions of a building for transacting the affairs of a business, profession, service, industry, or government, including credit agencies, brokerage services, computer programming and data processing, consulting, engineering, architecture, or similar professional services, health services, insurance, real estate, or legal services, medical offices, travel agency, or other similar professional services with no, or only minimal accessory, retail sales of merchandise and no outdoor sales, service, or storage.

Places of Assembly means a building or site used for the gathering of persons for purposes such as civic, social, recreational, religious, or educational functions. Examples of places of assembly include, but are not limited to, meeting halls and churches or other places of worship.

Residential Amenity Building means a building that is not a dwelling unit within a residential subdivision or apartment complex that is not for dwelling purposes that houses various amenities, including meeting rooms, recreational and fitness facilities, game rooms, swimming pools, and similar amenities for the exclusive use of residents and their guests.

Retail Shops & Stores means a place of business devoted primarily to the sale, rental, or servicing of goods or commodities which are normally delivered or provided on the premises to a consumer, including sale, service, or repair of antiques, appliances, arts and crafts, bicycles, books, computers, flowers, general merchandise, handcrafts, medical supplies, secondhand furniture, clothing, or other goods.

**Sec. 38-302. Permitted use charts.**

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

Legend

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

(b) *Accessory and incidental uses.*

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

(c) Residential uses.

RA	R-1	R-2	MH	Type of Use:	GP	C-1	C-B	C-2	I	H	PI
P	S	P		Bed and Breakfast		P	P			S	
		S		Bed and Breakfast with Event Facilities		S	S	S		S	
		P		Boarding/Rooming House		S					
		S	S	Cabin or Cottage (Rental)							
		<u>P</u>		<u>Condominiums/Townhouses</u>		<u>P</u>	<u>P</u>			<u>S</u>	
		<u>P</u>		<u>Continuing Care Facility</u>		<u>P</u>	<u>S</u>				<u>P</u>
P	P	P		Guest Home		S	S			S	
			P	Manufactured Home HUD Code							
			P	Manufactured Home Park							
			P	Manufactured Home Subdivision							
				<u>Motel/Motor Hotel/ Motor Lodge/Hotel</u>		<u>S</u>		<u>P</u>			
		P		Multi-family Residence/Dwelling		P	S				
		S	P	Recreational Vehicle/Motor Vehicle Park		S		S			
		<u>P</u>		<u>Townhouse/ Rowhouse</u>		<u>P</u>					
				Residential Use in Buildings with Non-Residential Uses Permitted in the District	P	P	P	S	S	P	P
		P		Retirement Housing/Assisted Living/ <u>Continuing Care Facility/Hospice</u>		P	P				P
P	P	P	P	Servant's, caretakers or Guard Residence		P	P	P	P	P	
<u>P</u>	<u>P</u>	P		Single Family Dwelling Attached/ <u>Townhouse/Rowhouse</u>		P	P			P	
P	P	P		Single Family Dwelling Detached		<u>P</u>	<u>P</u>			P	
<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Single Family Modular Home</u>		<u>P</u>	<u>P</u>			<u>P</u>	
		P		Duplex/Two Family		P	S				

(d) Educational, institutional and special uses.

RA	R-1	R-2	MH	Type of Use:	GP	C-1	C-B	C-2	I	H	PI
S	S	S		Adult Daycare Facility		P	P				P

P	P	P	P	Agricultural Related Uses (Farm, Ranch, Orchard, Livestock)***	<u>P</u>	P	P	P	P	<u>P</u>	P
S				Animal Shelter				P	P		P
				Archery Range, Indoor		P	P	P	P		
S				Archery Range, Outdoor		S	S	P	P		S
				<del>Armed Services Recruiting Center</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>		
<u>S</u>	<u>S</u>	<u>S</u>		Places of Assembly		S	S	S	S	S	P
<del>S</del>				<del>Athletic Fields</del>		<del>S</del>	<del>S</del>	<del>P</del>			<del>P</del>
				Barber/Beauty College (barber or cosmetology school or college)		P		P	P		P
S	S	S	S	Cemetery/ Mausoleum		S	P	P	P		P
<del>S</del>	<del>S</del>	S	S	Childcare Center		P	P	S	S		P
				Civic Center/ <u>Community Center</u>		<del>S-P</del>	P	P	P		P
				College/University		P	P	P	P		P
P	P	P	P	<del>Community Building (associated with residential uses)</del> <u>Residential Amenity Building</u>		S					
P	P	P	P	Community Home	P	P	P	P	P	P	P
				<del>Community Center</del>		<del>P</del>	<del>P</del>	<del>P</del>	<del>S</del>		<del>P</del>
S	S	S	S	Country Club, Private			P	P			P
				Dance Hall/Dancing Facility		P	S	P	P		
P				Day Camp		P		P			P
<u>S</u>	<u>S</u>	S	S	Daycare		P	P	P	S	P	P
S				Exhibition Area/Fairgrounds/ <u>Rodeo Arena &amp; Grounds</u>		S	S	P	P		P
P	P	P	P	Family Home Adult Care		P					
P	P	P	P	Family Home Child Care		P					
S				Farmers Market		S	P	P		S	P
S	S	S		Fire Station or Public Building		P	P	P	P	P	P
				Fraternal Organization		S	S	P	P		P
S	<u>S</u>	<u>S</u>	<u>S</u>	Golf Course/Driving Range		S	S	P	P		P
P	P	P	P	Government/Institutional Building	<u>P</u>	P	P	P	P	P	P
<del>S-P</del>	<del>P</del>	<del>P</del>	<del>P</del>	Greenhouse/Plant Nursery(no retail sales on site)		<del>S-P</del>	<del>S-P</del>	P	P	<del>P</del>	<del>P</del>
S				Gun/Shooting Range (indoor)		S	S	P	P		
				Health Club/ Gymnasium		P	P	P	P		P
		<del>P</del>		<del>Hospice</del>		<del>P</del>	<del>P</del>				<del>P</del>

P	P	P	P	Hospital, <u>general or rehabilitation</u>		P	P	P	P		P
<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>Hospital, rehabilitation</del>		<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>		<del>P</del>
S				Kennel/ <del>Stable</del> /Animal Boarding/ <del>Housing</del>		S	S	P	P		
				Laboratory, Medical/Dental, Scientific or Research		S	S	P	P		P
		S		Library		P	P	P			P
				Museum/Art Gallery	S	P	P	P	S		P
				Nursery School/ Kindergarten		P	P	P	S		P
P	P	P	P	Park/Playground, Private		P	P	P	P	P	
	P	P	P	Park/Playground, Public		P	P	P	P	P	P
		P		Respite Care Facility		P	P			P	P
		S		Rest Home/Nursing Home		S		P			P
<del>S</del>				<del>Rodeo Arena and Grounds</del>			<del>S</del>	<del>P</del>	<del>P</del>		<del>P</del>
				School, Trade/ Commercial		S	S	P	P		P
S	S	S	S	School; Primary/Secondary		P	S	P	P		P
S	S	S	S	Stadium/Play Field, Public / <u>Athletic Fields</u>		S	S	P	P		P
				Swimming Pool Commercial		P		P	P		P
P	P	P	P	Swimming Pool Private or HOA	P	P					
P	P	P	P	Swimming Pool Public		P		P	P	P	P

(e) *Transportation, utility and communications.*

RA	R-1	R-2	MH	Type of Use:	GP	C-1	C-B	C-2	I	H	PI
<u>S</u>				Airport/Landing Field				S	<del>P</del> <u>S</u>		<del>P</del> <u>S</u>
				Aircraft Support and Related Services				P	P		P
				Ambulance Service (private)		P	P	P	P		
				Communication Equipment (installation and/or repair)				P	P		
S				Compressor Stations, Related to Gas Well Drilling				S	S		S
				Electrical Generating Plant					P		P
S	S	S	S	Electrical Substation		S	S	P	P		P
S	S	S	S	Franchised Utility (Public or Private)		S	S	P	P		P
S				Gas Metering Station				P	P		P
<u>S</u>				Heliport or Helistop				<del>P</del> <u>S</u>	<del>P</del> <u>S</u>		<del>P</del> <u>S</u>
				Landfill					S		
		P	P	Recycling Bins		P	P	P	P		P
				Recycling Facility (Sorting & Storage)					P		

S				Service Yard of Government Agency		S	S	P	P		P
S	S	S	S	Sewage Pumping Station		S		P	P		P
S				Sewage Treatment Plant				S	P		P
S				Shops/Office/ Storage Area of Public/Private Utility		P	P	P	P		P
S	S	S	S	Solar Energy System	S	S	S	S	S	S	S
S	S	S	S	Telephone Exchange Station		S	S	P	P		P
P	P	P	P	Water Pumping Station/Well/Storage		P		P	P		P
S				Water Treatment Plant			S	S	P		P
S	S	S	S	Wind Energy System	P	S		P	P	P	P

(f) Automobile and related service uses.

RA	R-1	R-2	MH	Type of Use:	GP	C-1	C-B	C-2	I	H	PI
				<del>Auto-Defensive Driving Classes</del>		<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>		
				Auto Driving School (including defensive driving)		P	P	P	P		
				Auto Glass Repair/Tinting		P		P	P		
				Auto Interior Shop/Upholstery		S		P	P		
				Auto Leasing/Rental		P	P	P	P		
				Auto Paint & Body Shop				P	P		P
				Auto Muffler Shop				P	P		
				Auto Parts Sales		P	S	P	P		
				Auto Repair/Service Station		S	S	P	P		P
				Auto Sales (New and Used)		S	S	P	P		
				<del>Auto Wrecking Yard/ Salvage Yard</del>				<del>S</del>	<del>P</del>		
				Battery Charging Station		P	P	P	P		P
				Bus Barns or Lots				P	P		P
				Bus Passenger Stations		P	P	P	P		P
				Car Wash (self-service; automated)		S		P	P		P
				Car Wash (full-service detail shop)		S		P	P		
				Filling Station (fuel tanks must be underground)		S		P	P		P
				Heavy Machinery Sales & Service				S	P		
				Motorcycle/ATV Sales & Service		S		P	P		
				<u>Parking Lot, Standalone</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>

				Parking Lot/Parking Garage		S	S	P	P		P
				Quick Oil Change Facility		S	S	P	P		
				Tire Dealer				P	P		
				Trailer Sales/Rental				P	P		
				Truck and Bus Repair and Leasing				P	P		
				Truck and/or Equipment Storage Yard/Lot				S	P		P
				Truck Sales				S	P		
				Truck Stop with Fuel and Accessory Services				P	P		
				Truck/Motor Freight Terminal				S	P		
				Vehicle Storage Facility				P	P		

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

RA	R-1	R-2	MH	Type of Use:	GP	C-1	C-B	C-2	I	H	PI
				Amusement, Commercial		S	P	P	P		
				Amusement, Outdoor/ Amphitheater		S		P	P		S
				Animal Grooming Shop		P	P	P			
				Answering and Message Services	P	P	P	P	P		
				<del>Antique Shop</del>		<del>P</del>	<del>P</del>	<del>P</del>	<del>S</del>		
				<del>Appliance Sales, Service &amp; Repair (No outdoor storage)</del>		<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>		
		P		Arcade		P	P	P	P	P	P
				<del>Arts &amp; Crafts/Handcraft Store</del>		<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	
				Auction (Not to Include Auto/Truck/ Trailer)			S	P	P		
				Bakery & Confectionery, Retail Sales		P	P	P	P		
				Bank/Savings & Loan/Credit Union (without drive thru)		P	P	P	P	P	P
				<del>Bank/Savings and Loan/Credit Union (with drive thru)</del>		<del>S</del>	<del>S</del>	<del>P</del>	<del>P</del>		<del>P</del>
				Beauty/Barber Shop	P	P	P	P	P		
				<del>Bicycle Sales and/or Repair</del>		<del>P</del>	<del>P</del>	<del>P</del>			
				Billiard or Pool Facility		P	P	P			
				Bingo Facility		P	P	P	P		P
S				Blacksmith or Wagon Shop				P	P		P
				Boat Sales & Storage				P	P		
				<del>Book Store</del>		<del>P</del>	<del>P</del>	<del>P</del>			
				Brewpub (microbrewery)		P	P	P	P		
				Building Materials		S	S	P	P		



				Carpet Cleaning Establishment		P	P	P	P		
				Caterer		P	P	P	P	P	
				Check Cashing Service		P	P	P	P		
				<del>Clinic Dental</del>	P	P	P	P	P		
				Clinic Emergency/Urgent Care	S	S	S	P	P		
				Clinic Medical <u>or Dental</u>	P	P	P	P	P		
				Coffee Shop <del>(without drive-thru)</del>		P	P	P	P	P	
				<del>Coffee Shop (with drive-thru)</del>		S	S	P	P	P	
				<del>Computer and Electronic Sales</del>		P	P	P	P	P	
				<del>Computer Repair</del>		P	P	P	P	P	
				<del>Confectionery Store (retail)</del>		P	P	P	P	P	
				Convenience Store		S	S	P	P	S	
				Convenience Store With Gas Sales		S	S	P	P		
				<del>Convenience Store with Drive Thru</del>		S	S	P	P		
				<del>Credit Agency</del>		P	P	P	P		
				Dry Cleaning/Laundry, <del>Pick-Up &amp; Drop-Off Only</del>		P	P	P	P		
				<del>Dry Cleaning/Laundry, with drive-thru</del>		S	S	P	P		
				Drug Store/Pharmacy		P	P	P	P		
				<del>Drug Store/Pharmacy with Drive Thru</del>		S	S	P	P		
				Exterminator Service		P	P	P	P		
S				Feed & Farm Supply		P	P	P	P		
S				Flea Market		S	S	P	P		
				<del>Florist</del>		P	P	P	P		
				Food/Grocery Store		P	P	P	S		
				Furniture Sales (Indoor)		P	P	P	P	P	
S				<del>Game Processing</del>				P	P		
				Game Room				P	P		
				Garden Center, Retail Sales <u>Indoor</u>		P	P	P	P		
				<del>Garden Center/Plant Nursery, Retail Sales with outdoor storage</del>		S	S	P	P		
				<del>General Merchandise Store</del>		P	P	P	P		
				Gymnastic/Dance Studio		P	P	P	P		
				<del>Handcraft Shop</del>		P	P	P	P	P	
				Health Club (physical fitness; indoors only)		P	P	P	P		P
P	P	P	P	Ice Cream Truck	P	P	P	P	P	P	P
				Kiosk Exterior (providing a retail service)		P	P	P	P		
				Kiosk Interior		P	P	P	P	P	
S				Live Animal Slaughter House					<del>P</del> <u>S</u>		
		S		Laundromat/Washateria (self-service)		P	P	P	P		

				Laundromat/Washateria Incidental to Multi-family Housing								
				Limousine/Taxi Service		S	S	P	P			
				Locksmith		P	P	P	P			
				Lumberyard/Building Materials (outside storage yard)		S		P	P			
S				Lumberyard/Building Materials (no outside yard)		P	P	P	P			
				Mail Services/Copy Center		P	P	P	P			
				Maintenance/Janitorial Service		S	S	P	P			P
				Maintenance/Janitorial Service (retail sales only)		P	P	P	P			
				Manufactured Home Sales				P	P			
				Martial Arts School		P	P	P	P			
				Medical Supplies/Sales/Service		P	P	P	P	P		
				Metal Dealer, crafted precious		P	P	P	P	P		
				Massage Establishment	P	P	P	P	P	P		
				Metal Dealer - Crafted Precious		P	P	P	P	P		
P				Mobile Food Vendor	P	P	P	P	P	P	P	P
				Monument, Gravestone, Granite or Marble Retail Sales (not fabrication)		P	P	P	P			
				Mortuary/Funeral Home		S	P	P	P			
				Motel/Motor Hotel/ Motor Lodge/Hotel		S		P				
				Newspaper Printing			S	P	P			
				Offices, Brokerage Services	P	P	P	P	P	P		
				Offices, Computer Programming and Data Processing		P	P	P	P	P		
				Offices, Consulting	P	P	P	P	P	P		
				Offices, Engineering, Architecture, Surveying or Similar	P	P	P	P	P	P		
				Offices, Health Services	P	P	P	P	P	P	P	
				Offices, Insurance Agency	P	P	P	P	P	P	P	
				Offices, Private Law Offices	P	P	P	P	P	P	P	
				Offices, Legal Services Including Court Reporting		P	P	P	P	P	P	
				Offices, Medical & Professional	P	P	P	P	P	P	P	
				Offices, Real Estate	P	P	P	P	P	P	P	
				Offices, Security/Commodity Brokers, Dealers, Exchanges, and Financial Services	P	P	P	P	P	P		
				Outside Storage (primary use)					P			
				Pet Shop/Supplies		P	P	P	P			

			Photographic Printing/Duplicating/Copying Shop or Print Shop		P	P	P	P	P	P
			<del>Plant Nursery (retail sales/outdoor storage)</del>		<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	
			<del>Professional Office(s)</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	
			Pawnshop					P		
			Personal Services	P	P	P	P	P	P	
			<del>Pet Shop</del>		<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>		
			<del>Pharmacy</del>		<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>		
			Plumbing/Heating/Refrigeration/Air Conditioning Sales, Service & Supply (No outdoor storage)		P	P	P	P		
			Plumbing/Heating/Refrigeration/Air Conditioning Sales, Service & Supply (outdoor storage)				P	P		
			Portable Building Sales		S	S	P	P		
			Print Shop		P	P	P	P		P
			<del>Refreshment Stand</del>		<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>		<del>P</del>
			Rental Store (no outside storage)		P	P	P	P		
			Restaurant/Cafeteria, Dine-In Service Only		P	P	P	P	P	P
			Restaurant/Cafeteria, with Drive-In or Drive Through Service		S	<del>P</del> <u>S</u>	P	P		
			Retail Shops/Stores		P	P	P	P	P	
			<del>Retail Shops/Stores (drive-through service)</del>		<del>S</del>	<del>S</del>	<del>P</del>	<del>S</del>		
			Sand and Gravel Sales (storage and sales)					P		
			<del>Secondhand Store, Furniture/Clothing</del>		<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>		
			<del>Security Monitoring Company (no outside storage or installation)</del>		<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>		
			Security Systems Installation <u>and</u> <u>Monitoring (no outside storage)</u>		P	P	P	P		
			Sexually Oriented Businesses					S		
			<del>Shoe Repair Shop</del>		<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	
			<del>Shopping Center</del>		<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>		
			<del>Smoke/ Vape/ CBD Shop</del>		<del>S</del>	<del>S</del>	<del>S</del>	<del>P</del>		
			<del>Smoke Lounge</del>		<del>S</del>	<del>S</del>	<del>S</del>	<del>P</del>		
			Studio, Artist/ Photographer	P	P	P	P	P	P	
			Studio Musician	S	P	P	P	P	S	
			Studio, Radio/ Television		<del>S</del> <u>P</u>	<del>P</del> <u>S</u>	P	P		P

				Tailor Shop (see home occupation)	P	P	P	P	P	P	
S				Taxidermist			S	P	P		
				Tattoo or Body Piercing Studio	P	P	P	P	P	P	
				Telemarketing Agency		P	P	P	P		
				Theater Motion Picture (indoor)		P	P	P	S		
S				Theater Motion Picture (drive-in)				P	P		
				Tool Rental Facility		S	P	P	P		
				Travel Agency	P	P	P	P	P	P	
				Veterinarian Clinic, No Outside Pens		P	P	P	P		
				Veterinarian Clinic, Large Animal with Outside Pens		S	S	P	P		
				Movie and Music Rental/Sales		P	P	P	P	P	
		P		Movie Kiosk	P	P	P	P	P	P	

(h) Manufacturing, storage and warehousing uses.

RA	R-1	R-2	MH	Type of Use:	GP	C-1	C-B	C-2	I	H	PI
				Bakery Commercial Production				P	P		
				Biomedical Facility				P	P		P
				Blooming or Rolling Mills					P		
				Book Binding Facility				P	P		
				Bottling or distribution plant (milk)					P		
				Bottling plant					P		
				Breweries/Distilleries and Manufacture of Alcohol and Alcoholic Beverages		S	S	P	P		
				Carpentry, cabinet, or pattern shop				P	P		
				Chemical Laboratories (e.g. ammonia, bleaching powder)					P		
				Chemical Laboratories (not producing noxious fumes or odors)				P, S	P		
				Cold Storage Plant				P	P		
				Concrete or asphalt Mixing Plants (permanent)					P		
				Concrete or asphalt Mixing Plants (temporary)					P		
				Contractor's Office/Sales With Outside Storage Including Vehicles				P	P		
P	P	P	P	Contractor's Temporary On-site Construction Office		P	P	P	P		P

				<del>Dry Cleaning Plant/Facility</del>				<del>P</del>	<del>P</del>		
				Electronic Assembly/High Tech Manufacturing				P	P		
				Electroplating Works				S	P		
				Enameling Works					P		
				Flour Mills, Feed Mills, and Grain Processing					P		
				Freight Terminal (when any storage of freight is wholly outside an enclosed building)					P		
				Freight Terminal (all storage of freight in an enclosed building)				P	P		
				Frozen Food Storage for Individual or Family Use				P	P		
				Furniture Manufacture				P	P		
				Galvanizing Works				S	P		
<u>S</u>				Game Processing				P	P		
				Grain Elevator					P		
<del>S</del>				<del>Greenhouse Commercial (No Retail Sales)</del>				<del>P</del>	<del>P</del>		
				Heavy Industrial/Manufacturing					P		
				Industrial Laundry / <del>Dry Cleaning Facility</del>				P	P		
				<del>Industrial Park</del>					<del>P</del>		
				<del>Junkyard/Salvage Yard</del>					<del>P</del>		
				Light Industrial/Manufacturing				S	P		
				Machine Shop				P	P		
				Meat or Fish Packing/Storage Plant					P		
				Metal Fabrication Shop				P	P		
S				Mill; Grain/Flour/ Food Products		S	S	P	P		
				Mines & Quarries					P		
				Monument, gravestone, or marble works (manufacture)				P	P		
				Moving or Storage Company				P	P		
				Newspaper Printing			<u>S</u>	P	P		
				Pipe Sales & Supply			<del>P</del>	P	P		
				Plastic Products Molding/Reshaping				P	P		
				Poultry Processing or Dressing for Commercial Purposes					P		

				<del>Scrap Metal Sales &amp; Storage</del>			<del>S</del>	<del>S</del>	<del>P</del>		
				Self Storage; Mini-warehouse (no outside storage of boats, RVs, and trailers)		S		P	P		
				Self Storage; Mini-warehouse (with outside boat, RV and trailer storage)				P	P		
				Steel Fabrication			S	S	P		
				Storage/Wholesale Warehouse			S	S	P		
				Tire Recapping or Retreading					P		
				Transfer Station (refuse/pick- up)					P		P
				Welding Shop				P	P		P
				Wholesale Offices and Sample Rooms				P	P		
				Wrecking/Junk/Salvage Yard					P		

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