



**CITY OF LEON VALLEY
SPECIAL PLANNING AND ZONING COMMISSION MEETING- WORKSHOP**

Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, February 10, 2026 at 6:00 PM

AGENDA

1. CALL TO ORDER AND ROLL CALL

2. OLD BUSINESS

1. Discussion to Gain Preliminary Recommendations for Updating and Amending Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 7 Permitted Use Table - M.
Gallardo, Planning and Zoning Director

3. ADJOURNMENT

Executive Session - The City Council of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during this meeting to discuss any matter listed on the posted agenda, as authorized by the Texas Government Code, including but not limited to: **Section 551.071** – Consultation with Attorney, **Section 551.072** – Deliberations about Real Property, **Section 551.073** – Deliberations about Gifts and Donations, **Section 551.074** – Personnel Matters, **Section 551.076** – Deliberations about Security Devices, and **Section 551.087** – Economic Development

Continuation of Meetings (Sec. 551.0411, Texas Government Code) - A governmental body that recesses an open meeting to the following regular business day is not required to post a new notice if the action is taken in good faith and not to circumvent the law. If a recessed meeting is continued to another day beyond the following business day, written notice of the continued meeting must be given as required by law.

Attendance by Other Elected or Appointed Officials - Members of other City boards, commissions, and/or committees may attend this meeting in numbers that could constitute a quorum. Accordingly, this agenda is also posted as a meeting notice for those boards, commissions, and/or committees. Members present may participate in discussions but may not deliberate or take action on items listed on this agenda. *[Attorney General Opinion No. GA-0957 (2012)]*

Certification of Posting - I hereby certify that the above **Notice of Public Meeting(s) and Agenda of the Leon Valley City Council** was posted at Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until the conclusion of the meeting(s). This notice is also available on the City's website at www.leonvalleytexas.gov.

Accessibility: This building is wheelchair accessible. Requests for sign interpretation or other services must be made at least 48 hours in advance of the meeting. To arrange assistance, please call (210) 684-1391, Extension 212.

A handwritten signature in blue ink, reading "Sandra Passailaigue".

SAUNDRA PASSAILAIGUE, TRMC

City Secretary

FEBRUARY 4, 2026 5:45 PM

PLANNING AND ZONING COMMUNICATION

DATE: February 10, 2026

TO: Planning and Zoning Commission

FROM: Michael Gallardo, Planning and Zoning Director

THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Discussion to Gain Preliminary Recommendations for Updating and Amending Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 7 Permitted Use Table - M. Gallardo, Planning and Zoning Director

PURPOSE

To consider the uses named in Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 7 Permitted Use Table and make recommendations for changes, additions, or deletions. The

On October 28, 2025, the Planning & Zoning Commission discussed the review of the Permitted Use Table and came to a consensus that the item be returned to the November 19, 2025 Planning & Zoning Commission meeting.

On November 19, 2025, the Planning and Zoning Commission concluded that the process to review the Permitted Use Table would require (2) subsequent workshops with the date to be determined in January and February 2026. Since the scheduled Planning and Zoning Commission meeting was cancelled, the (2) subsequent workshops dates will need to be determined for February and March 2026.

City Council approved an Ordinance amending Chapter 15 Zoning, specifically to delete the Sustainability and Commercial/Industrial Overlay Districts and incorporate sections from these Overlay Districts into the body of the Code, and administer necessary revisions to other sections of the code.

The Planning & Zoning Commission should review the Table of Permitted Uses to determine if the uses allowed in the underlying zoning district but prohibited in the Sustainability and Commercial/Industrial Overlay Districts are still appropriate for their underlying districts.

RECOMMENDATION

Staff recommends the Planning & Zoning Commissioners review the Table of Permitted Uses to ensure that uses and districts are still appropriate.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Michael Gallardo
Planning and Zoning Director

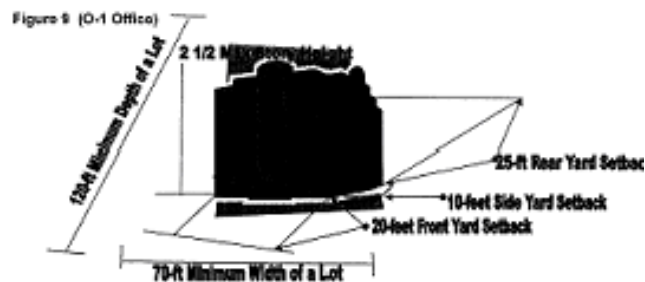
Sec. 15.02.319 "O-1" office district

- (a) *Purpose and description.* The O-1 district is composed mainly of land and structures occupied by, or suitable for, office uses, while excluding offices which are incidental to a primary use. The district regulations are designed to protect the character of the residential areas by regulating unenclosed activities or uses, which could intrude upon the lifestyle of the community through inappropriate lighting, noise, vibration, smoke, dust, or pollutants. The district regulations implement the policies of the master plan by the following:
- (1) Protecting residential areas; and
 - (2) Encouraging the transitional character of certain land parcels by permitting a limited group of office uses that are compatible with adjoining residential properties.
- (b) *Height, area and lot regulations.*
- (1) *Lot area.* Except as hereinafter provided, all structures hereafter erected, enlarged, relocated, reconstructed, or converted, shall be located upon lots containing the following areas: A lot on which there is erected or converted an office shall contain an area of not less than 8,400 square feet for one unit, 10,000 square feet for the first two units and 1,200 square feet for each additional unit.
 - (2) *Lot frontage.* There shall be a minimum frontage of 70 feet along a public right-of-way.
 - (3) *Minimum depth.* Minimum of 120 feet.
 - (4) *Floor space.* None.
 - (5) *Masonry required.* Office buildings shall be constructed of masonry or similar noncombustible materials to the extent of not less than 75 percent of overall exterior walls.
 - (6) *Height.* There shall be a maximum of 2-1/2 stories allowed in the O-1 district.
- (c) *Setback requirements.*
- (1) *Front yard.* There shall be a front yard having a minimum of 20 feet from the property line to the building structure.
 - (2) *Rear yard.* There shall be a rear yard having a minimum of 25 feet from the structure to the rear property line.
 - (3) *Side yard.* There shall be a side yard having a minimum of ten feet from the structure to the side property line.
 - (4) *Corner lot.* On any corner lot on which a front yard is required by this article, no wall, fence or other structure shall be erected and no hedge, shrub, tree or other growth shall be maintained within the triangular area formed by the intersecting street lines and a straight line connecting such street lines at points 25 feet from the point of intersection, measured along such street lines.
 - (5) *Landscaping.* The use of drought tolerant turf grasses, such as zoysia or buffalo tif or combination, or other drought tolerant plantings and hardscape is strongly recommended. Building(s) for which 60 percent or more of the available interior space is used or proposed to be used for office shall provide 20 percent.
 - (6) *Lighting.* All outdoor lighting shall be hooded and all light emissions shielded, and shall be oriented such that light is directed towards the property and does not trespass onto surrounding properties. Lighting facilities shall be arranged so as to reflect the illumination away from any residentially zoned property. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not create a hazard to motorists on any street, alley or other public way. Lights affixed to the buildings shall be mounted no higher than the eaves of said building. Lights affixed to a pole shall be mounted no higher than 40 percent of the distance from the front property line to the main structure.
 - (7) *Nonconforming structures.* The provisions above shall not be applicable to nonconforming dwellings in existence on the date of the adoption thereof or to structures built hereafter on the same lot to

replace such nonconforming structures as may be destroyed by fire, windstorm or other involuntary cause.

- (8) *Public facilities.* Each lot shall be connected to the city's public water and sewer system and shall have appropriate sidewalks and fire protection. See article 10.02 (subdivision ordinance).
- (9) *Outside storage.* There shall be no outside display or storage of any retail merchandise, equipment, or other business related items, all business activities must be conducted within an enclosed structure, there shall be no outside service or repair of any kind or nature, and there shall be no outside entertainment.

Figure 9 (O-1 Office)



(1972 Code, sec. 30.618; 2008 Code, sec. 14.02.319)

Sec. 15.02.320 "B-1" small business district

(a) Purpose.

- (1) The B-1 district is composed of land and structures occupied or suitable for such uses as offices, light service, and light retail. B-1 uses are usually located between residential areas and business areas, and there is no outside storage allowed. The district regulations implement the policies of the master plan by 1) protecting and encouraging the transitional character of certain areas by permitting a limited group of uses of an office, service or retail nature to provide goods and services to surrounding residential districts; and 2) protecting surrounding districts by requiring certain minimum yard and area standard requirements that are compatible with those essential in residential districts.
- (2) A B-1 small business is a completely enclosed business not exceeding 3,000 square feet of gross floor area (GFA), where the primary use specifically meets one or more of the following, and no ancillary use conflicts herewith:
 - (A) A retail facility for the purpose of the sale or lease of personal, novelty, or household items, not including the sale of, appliances, firearms, vehicles, vehicle parts, or wholesale items;
 - (B) A repair facility for the purpose of repair or maintenance of personal, novelty, or household items, not including vehicles, machinery, or appliances;
 - (C) A service facility for the purpose of providing a service to surrounding districts, but not including vehicle, cremation, embalming, or any service in which there may be disposal, storage, or use of any federally or state regulated chemical, even if incidental to the primary use.
 - (D) Professional offices.
 - (E) Low density residential uses are allowed in B-1 (small business) districts.

(b) Height, area and lot regulations.

- (1) *Structures.* Every building hereafter erected shall be located on a lot as herein defined and in no case shall there be more than one building on one lot in the "R-1", "R-2" or "B-1" districts, or as otherwise provided herein, and in no case shall any building be hereafter erected on more than one lot.
 - (2) *Lot area.* There shall be a minimum area of 8400 square feet.
 - (3) *Lot frontage.* There shall be a minimum frontage of 70 feet along a public right-of-way.
 - (4) *Minimum depth.* There shall be a minimum of 120 feet.
 - (5) *Floor space.* A minimum floor space of 1,200 square feet of heated living space shall be provided in each one-story structure and 1,400 square feet for each two-story structure. In no case shall there be any structure with over 3,000 square feet in the B-1 district.
 - (6) *Masonry required.* A minimum of 75 percent of total overall exterior walls shall be constructed of masonry, or other similar noncombustible materials.
 - (7) *Height.* There shall be a maximum of 2-1/2 stories allowed.
- (c) *Setback requirements.*
- (1) *Front yard.* There shall be a front yard having a minimum of 25 feet from the front property line to the structure.
 - (2) *Rear yard.* There shall be a rear yard of not less than 30 feet from rear property line to rear of main structure.
 - (3) *Side yard.* There shall be a side yard of not less than ten feet from side property line to structure.
 - (4) *Corner lot.* Where lots abut on two intersecting or intercepting streets, where the interior angle of intersection or interception does not exceed 135 degrees, a side yard shall be provided on the street side equal to the front yard.
 - (5) *Reverse frontage.* On corner lots, where interior lots have been platted or sold, fronting on the side street, a side yard shall be provided on the street side equal to the front yard on the lots in the rear. No accessory building on said corner lot shall project beyond the front line of the lots in the rear.
 - (6) *Accessory buildings.* Shall be allowed, but shall be located no closer than five feet from any property line, and must be located in the rear yard. In no case shall an accessory building occupy more than 25 percent of the total open space in the rear yard.
 - (7) *Landscaping.* The use of drought tolerant turf grasses, such as zoysia or buffalo tif or combination, or other drought tolerant plantings and hardscape is strongly recommended. Landscaping shall consist of 20 percent of the street yard. Refer to division 9 of this article, "Landscaping," for other regulations regarding site landscaping requirements.
 - (8) *Lighting.* All outdoor lighting shall be hooded and all light emissions shielded, and shall be oriented such that light is directed towards the property and does not trespass onto surrounding properties. Lighting facilities shall be arranged so as to reflect the illumination away from any residentially zoned property. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not create a hazard to motorists on any street, alley or other public way. Lights affixed to the buildings shall be mounted no higher than the eaves of said building. Lights affixed to a pole shall be mounted no higher than 40 percent of the distance from the front property line to the main structure.
 - (9) *Nonconforming structures.* The provisions of floor space and masonry above shall not be applicable to nonconforming structures in existence on the date of the adoption thereof or to structures built hereafter on the same lot to replace such nonconforming structures as may be destroyed by fire, windstorm or other involuntary cause.
 - (10) *Parking.* Refer to parking table and site requirements.
 - (11) *Public facilities.* Each lot shall be connected to the city's public water and sewer system, and shall have appropriate sidewalks and fire protection. See article 10.02 (subdivision ordinance).

- (12) *Outside storage.* There shall be no outside display or storage of any retail merchandise, equipment, or other business related items, all business activities must be conducted within an enclosed structure, there shall be no outside service or repair of any kind or nature, and there shall be no outside entertainment.

Figure 10 (B-1 Small Business)



(1972 Code, sec. 30.619; 2008 Code, sec. 14.02.320)

Sec. 15.02.321 "B-2" retail district

(a) *Purpose and description.*

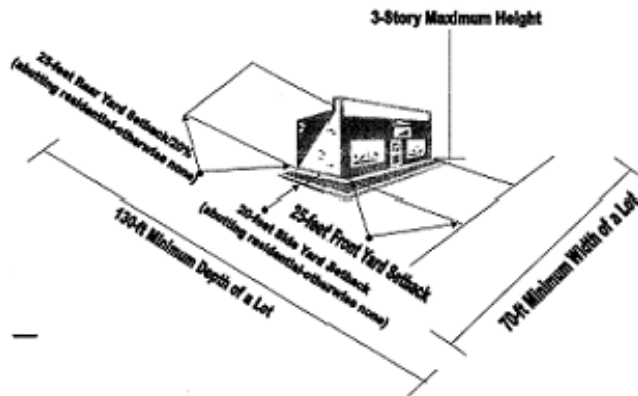
- (1) The B-2 district is composed of land and structures occupied by or suitable for the furnishing of retail goods and services to surrounding residential areas. The B-2 district is intended to allow a limited amount of outside storage of retail merchandise. The district regulations implement the policies of the master plan by 1) promoting the offering of goods and services which are appropriate for surrounding business districts; 2) protecting surrounding residential districts by requiring certain minimum yard and area standards are met; 3) encouraging economic viability and stability within the city.
- (2) A general description of a "B-2" retail use is a business where the primary use specifically meets one or more of the following, and no ancillary use conflicts herewith:
 - (A) A retail facility the purpose of which is the sale or lease of personal, novelty, food, alcohol or household items, not including the sale or lease of vehicles, firearms, or wholesale items, with incidental alcohol consumption allowed on-site;
 - (B) A repair facility the purpose of which is the repair or maintenance of personal, novelty, or household items, including minor appliances, but not including vehicles, machinery or major appliances; and/or
 - (C) A service facility the purpose of which is providing a service to surrounding districts, including food services if incidental to the primary use, but not including vehicle, cremation, embalming, or any service in which there may be disposal, storage, or use of any federally or state regulated chemical, even if incidental to the primary use.

(b) *Outside storage regulations.*

- (1) There shall be no outside storage of any retail or nonretail merchandise, equipment, or other business related items, specifically including six or more business related vehicles and/or any customer vehicles which remain on the property beyond the normal business hours of operation.

- (2) A limited amount of outside display is allowed in the B-2 district, including display of plants for sale, display of lawn furnishings for sale, and occasional display of new goods for sale. These items are to be on display for retail purposes only, and shall only be displayed at such times as the store is actually open for business;
 - (3) There shall be no outside service or repair allowed in the B-2 district, except for food services, and alcohol services if ancillary to food services, but these must meet the requirements of article 3.05 of the Leon Valley City Code regarding screening requirements.
- (c) *Height, area and lot requirements.*
- (1) *Lot area.* There shall be a minimum area of 9,000 square feet.
 - (2) *Lot frontage.* There shall be a minimum frontage of 70 feet along a public right-of-way.
 - (3) *Minimum depth.* There shall be a minimum of 130 feet.
 - (4) *Masonry required.* None.
 - (5) *Height.* There shall be a maximum of three stories allowed.
- (d) *Setback requirements.*
- (1) *Front yard.* There shall be a front yard having a minimum of 25 feet from the front property line to the structure.
 - (2) *Rear yard.* None, except in those instances where the retail lot adjoins residential zoning to the rear, a rear yard of 25 feet or 20 percent of the average depth of the lot (whichever is less) shall be provided. In both cases, if the two districts are separated by an alley, said alley is not to be used for purposes of calculating the required setback and the building setbacks are required as if the lots adjoined the residential zoning district.
 - (3) *Side yard.* None, except in those instances where the property adjoins a residential property to the side, then a side yard of 20 feet shall be provided.
 - (4) *Corner lot.* Where lots abut on two intersecting or intercepting streets, where the interior angle of intersection or interception does not exceed 135 degrees, a side yard shall be provided on the street side of 20 feet.
 - (5) *Landscaping.* The use of drought tolerant turf grasses, such as zoysia or buffalo tif or combination, or other drought tolerant plantings and hardscape is strongly recommended. Landscaping shall consist of 20 percent of the street yard. Refer to landscaping section (section 15.02.501) for other regulations regarding site landscaping requirements.
 - (6) *Lighting.* All outdoor lighting shall be hooded and all light emissions shielded, and shall be oriented such that light is directed towards the property and does not trespass onto surrounding properties. Lighting facilities shall be arranged so as to reflect the illumination away from any residentially zoned property. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not create a hazard to motorists on any street, alley or other public way.
 - (7) *Parking.* Refer to parking table for site parking requirements.
 - (8) *Public facilities.* Each lot shall be connected to the city's public water and sewer system, and shall have appropriate sidewalks and fire protection. See article 10.02 (subdivision ordinance).
 - (9) *Nonconforming structures.* The provisions of floor space and masonry above shall not be applicable to nonconforming structures in existence on the date of the adoption thereof or to structures built hereafter on the same lot to replace such nonconforming structures as may be destroyed by fire, windstorm or other involuntary cause.

Figure 11 (B-2 Retail)



(1972 Code, sec. 30.620; 2008 Code, sec. 14.02.321)

Sec. 15.02.322 "B-3" commercial district

(a) Purpose and description.

- (1) The B-3 district is composed of land and structures used to furnish commercial needs, wholesale services, and some light assembling of goods, in addition to most of the uses found in the B-2 district. The B-3 district regulations are designed to protect the character of the residential areas by regulating unenclosed activities or uses, which could intrude upon the lifestyle of the community through inappropriate lighting, noise, vibration, smoke, dust, or pollutants. The district regulations implement the policies of the master plan by 1) permitting the development of districts for the purpose of providing commercial and wholesale uses; 2) protecting surrounding and abutting areas by requiring certain minimum yard and area standards are met; and 3) encouraging economic viability and stability in the city.
- (2) A B-3 use is a business where the primary use specifically meets one or more of the following, and no ancillary use conflicts herewith:
 - (A) A retail facility the purpose of which is the sale or lease of personal, novelty, food, household, or business items, including wholesale;
 - (B) A repair facility the purpose of which is the repair or maintenance of personal, novelty, or household items, including appliances and vehicles; and/or
 - (C) A service facility the purpose of which is providing a service to surrounding districts.
 - (D) Although it may occur in certain instances, it is not intended that the B-3 district abut R-1, R-2, R-4 or R-6 districts.

(b) Outside storage regulations.

- (1) Outside display of retail merchandise is allowed in a B-3 district.
- (2) Outside storage of retail merchandise is allowed in a B-3 district only if such merchandise is screened in accordance with article 3.05 of the Leon Valley City Code.
- (3) Outside storage of nonretail equipment, vehicles, including the vehicles of any customers which remain on the property beyond the normal hours of operation, or other business related items, or any hazardous or toxic chemicals or substances shall be allowed in the B-3 district, only with a specific use permit.

- (4) A limited amount of outside repair or service is allowed in the B-3 district, but only with a specific use permit, except that food services shall not require a specific use permit, however, they must meet the requirements of article 3.05 of the Leon Valley City Code regarding screening requirements.
- (c) *Lot requirements.*
- (1) *Lot area.* There shall be a minimum lot area of 9,100 square feet.
 - (2) *Lot frontage.* There shall be a minimum frontage of 70 feet along a public right-of-way.
 - (3) *Minimum depth.* There shall be a minimum of 130 feet.
 - (4) *Masonry required.* None.
 - (5) *Height.* None.
- (d) *Setback requirements.*
- (1) *Front yard.* There shall be a front yard having a minimum of 25 feet from the front property line to the structure.
 - (2) *Rear yard.* None, except in those instances where the retail lot adjoins residential zoning to the rear, a rear yard of 25 feet or 20 percent of the average depth of the lot (whichever is less) shall be provided. In both cases, if the two districts are separated by an alley, said alley is not to be used for purposes of calculating the required setback and the building setbacks are required as if the lots adjoined the residential zoning district.
 - (3) *Side yard.* None, except in those instances where the property adjoins a residential property to the side, then a side yard of 20 feet shall be provided.
 - (4) *Corner lot.* Where lots abut on two intersecting or intercepting streets, where the interior angle of intersection or interception does not exceed 135 degrees, a side yard shall be provided on the street side of 20 feet.
 - (5) *Landscaping.* The use of drought tolerant turf grasses, such as zoysia or buffalo tif or combination, or other drought tolerant plantings and hardscape is strongly recommended. Landscaping shall consist of 20 percent of the street yard. Refer to landscaping section (section 15.02.501) for other regulations regarding site landscaping requirements.
 - (6) *Lighting.* All outdoor lighting shall be hooded and all light emissions shielded, and shall be oriented such that light is directed towards the property and does not trespass onto surrounding properties. Lighting facilities shall be arranged so as to reflect the illumination away from any residentially zoned property. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not create a hazard to motorists on any street, alley or other public way.
 - (7) *Parking.* Refer to parking table for site parking requirements.
 - (8) *Public facilities.* Each lot shall be connected to the city's public water and sewer system, and shall have appropriate sidewalks and fire protection. See article 10.02 (subdivision ordinance).
 - (9) *Nonconforming structures.* The provisions of floor space and masonry above shall not be applicable to nonconforming structures in existence on the date of the adoption thereof or to structures built hereafter on the same lot to replace such nonconforming structures as may be destroyed by fire, windstorm or other involuntary cause.

Figure 12 (B-3 Commercial)



(1972 Code, sec. 30.621; 2008 Code, sec. 14.02.322)

Sec. 15.02.323 "I-1" industrial district

(a) *Purpose and description.*

- (1) The I-1 district is composed of land and structures used for assembling, manufacturing or wholesaling where the use and its operation do not affect abutting and/or surrounding uses. The district regulations are designed to allow a wide range of industrial activities subject to limitations designed for mutual protection of land use. The I-1 district includes retail and commercial uses; however, I-1 districts are to be separated from residential areas by business areas or natural and/or man-made barriers. The district regulations implement the policies of the master plan by 1) protecting the character of the business and residential areas by regulating unenclosed activities or uses, which could intrude upon the lifestyle of the community through inappropriate lighting, noise, vibration, smoke, dust, or pollutants; 2) encouraging economic viability and stability in the city.
- (2) An I-1 business is a business where the primary use specifically meets one or more of the following, and no ancillary use conflicts herewith:
 - (A) A repair facility the purpose of which is the repair and maintenance of goods, including vehicles;
 - (B) A service facility the purpose of which is providing a service to surrounding districts including vehicle and alcohol services; and/or
 - (C) A facility the purpose of which is the assembling, manufacturing, compounding, processing, packaging or testing of goods or equipment within an enclosed area, serviced by trucks or vans and imposing a negligible impact on the surrounding environment by noise, vibration, smoke, dust or pollutants.

(b) *Outside display and storage regulations.*

- (1) Outside display of retail merchandise is allowed in an I-1 district.
- (2) Outside storage of retail merchandise is allowed in an I-1 district only if such merchandise is screened in accordance with article 3.05 of the Leon Valley City Code.
- (3) Outside storage of nonretail equipment, vehicles, or other business related items, shall be allowed as long as the requirements of article 3.05 of this Code are met.
- (4) Any business activity not conducted in an enclosed structure must have appropriate screening, as required by article 3.05 of the Leon Valley City Code.

(c) *Lot requirements.*

- (1) *Lot area.* There shall be a minimum area of 10,500 square feet.
- (2) *Lot frontage.* There shall be a minimum frontage of 70 feet along a public right-of-way.
- (3) *Minimum depth.* There shall be a minimum of 150 feet in depth of the lot.

- (4) *Masonry required.* None.
- (5) *Height.* No limit to height in this district.
- (d) *Setback requirements.*
 - (1) *Front yard.* There shall be a front yard having a minimum of 25 feet from the front property line to the structure.
 - (2) *Rear yard.* None, except in those instances where the retail lot adjoins residential zoning to the rear, a rear yard of 25 feet or 20 percent of the average depth of the lot (whichever is less) shall be provided. In both cases, if the two districts are separated by an alley, said alley is not to be used for purposes of calculating the required setback and the building setbacks are required as if the lots adjoined the residential zoning district.
 - (3) *Side yard.* None, except in those instances where the property adjoins a residential property to the side, then a side yard of 20 feet shall be provided.
 - (4) *Corner lot.* Where lots abut on two intersecting or intercepting streets, where the interior angle of intersection or interception does not exceed 135 degrees, a side yard shall be provided on the street side of 20 feet.
 - (5) *Landscaping.* The use of drought tolerant turf grasses, such as zoysia or buffalo tif or combination, or other drought tolerant plantings and hardscape is strongly recommended. Landscaping shall consist of 12 percent of the street yard. Refer to landscaping section (section 15.02.501) for other regulations regarding site landscaping requirements.
 - (6) *Lighting.* All outdoor lighting shall be hooded and all light emissions shielded, and shall be oriented such that light is directed towards the property and does not trespass onto surrounding properties. Lighting facilities shall be arranged so as to reflect the illumination away from any residentially zoned property. All lighting facilities shall be placed, masked or otherwise arranged such that illumination or glare shall not create a hazard to motorists on any street, alley or other public way.
 - (7) *Parking.* Refer to parking table and regulations for site parking requirements.
 - (8) *Public facilities.* Each lot shall be connected to the city's public water and sewer system, and shall have appropriate sidewalks and fire protection. See article 10.02 (subdivision ordinance).
 - (9) *Nonconforming structures.* The provisions of floor space and masonry above shall not be applicable to nonconforming structures in existence on the date of the adoption thereof or to structures built hereafter on the same lot to replace such nonconforming structures as may be destroyed by fire, windstorm or other involuntary cause.

Figure 13 (I-1 Industrial)



(1972 Code, sec. 30.622; 2008 Code, sec. 14.02.323)

Sec. 15.02.381 Permitted use table

P	-	Allowed by right	CIO	-	Commercial and industrial overlay
X	-	Not allowed	SO	-	Sustainability overlay
U	-	Per underlying zoning	GO	-	Gateway overlay
SUP	-	Specific use permit			

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
Adult care facility	SUP	SUP	P	P	P	⌞	⌞	U	**See section 15.02.317, "Adult care facilities"
Air conditioning repair	X	X	X	P	P	✗	⌞	X	
Air conditioning sales - repair and/or service incidental	X	X	P	P	P	✗	⌞	X	
Alcoholic beverage sales - no on-premises consumption	X	X	P	P	P	⌞	⌞	U	Not within 200 ft of SF zone
Alteration and repair of apparel	X	X	P	P	P	⌞	⌞	U	
Ambulance service	X	X	X	P	P	⌞	⌞	U	
Animal clinic	X	X	P	P	P	⌞	⌞	U	SO or GO: P with no overnight kennel CIO : P for clinic and kennel
Animal shelter/pound	X	X	X	P	P	✗	⌞	X	
Antique store	X	P	P	P	P	⌞	⌞	U	
Appliance, minor - repair	X	X	P	P	P	⌞	⌞	U	
Appliance, major - repair	X	X	X	P	P	✗	⌞	X	

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(Supp. No. 7)

Appliance store repair and/or service incidental	X	X	P	P	P	U	U	U	
Art gallery	X	P	P	P	P	U	U	U	
Assembly/packaging	X	X	X	SUP	P	U	U	U	
Attended donation station/facility	X	X	SUP	SUP	P	U	U	U	
Auditorium, convention center, and other similar meeting facilities	X	X	X	SUP	P	U	U	U	
Automobile accessories - retail sales w/ installation and/or repair incidental	X	X	SUP	P	P	X	U	X	
Automobile accessories, parts and components to include inspection Retail sales only w/o installation and/or repair incidental	X	X	P	P	P	X*	U	X*	* SO or GO: Allowed in B-3 only with SUP
Automobile boat storage	X	X	X	SUP	P	X	U	X	
Automobile auction	X	X	X	X	P	X	U	X	**Vehicles to be in operating condition w/current sticker and license
Automobile lubrication service facility - lubrication only	X	X	P	P	P	SUP	U	X	*SO: limited to an existing building(s) constructed and improved for an automobile lubrication service facility prior to

									December 1, 2009;
Automobile parts and components Retail sales with installation and/or repair incidental	X	X	X	P	P	X	U	X	
Automobile rental with unenclosed on-site storage of not more than 12 private passenger vehicles	X	X	P	P	P	X	U	X	
Automobile rental on-site storage	X	X	X	P	P	X	U	X	
Automobile rental and/or sales	X	X	X	P	P	X	U	X	
Automobile repair and/or service	X	X	X	P	P	X	U	X	
Automobile repair and/or service - brake repair facility	X	X	X	P	P	X	U	X	
Automobile service station - gasoline sales only	X	X	P	P	P	SUP	U	SUP	
Automobile service station - repair incidental	X	X	X	P	P	SUP	U	SUP	
Automobile and truck sales - service incidental	X	X	X	P	P	X	U	X	
Automobile/vehicle inspection station	X	X	P	P	P	SUP	U	SUP	
Use	O-1	B-1	B-2	B-3	I-1	SO	EO	GO	Notes
Automobile/vehicle storage	X	X	X	P	P	X	U	X	**Vehicles to be in operating condition w/current sticker and license

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Automobile wrecker service	X	X	X	X	P	⬇	⬇	U	
Bail bond facility	X	X	X	SUP	SUP				
Bait store	X	X	X	P	P	✗	⬇	X	
Bakery	X	X	P	P	P	⬇	⬇	U	
Bank, savings & loan	X	X	P	P	P	⬇	⬇	U	
Bar	X	X	X	SUP	SUP	⬇	⬇	U	
Bar/tavern completely enclosed	X	SUP	P	P	P	⬇	⬇	U	
Bar/tavern with outdoor entertainment area	X	X	SUP	P	P	⬇	⬇	U	
Barber or beauty equipment and supplies	X	X	P	P	P	⬇	⬇	U	
Barber or beauty shop	P	P	P	P	P	⬇	⬇	U	
Bicycle sales and repair	X	X	P	P	P	⬇	⬇	U	
Boat sales and service facility	X	X	X	SUP	SUP	✗	⬇	X	
Bookstore	P	P	P	P	P	⬇	⬇	U	
Building specialty store	X	X	P	P	P	⬇	⬇	U	
Cabinet or carpenter shop	X	X	X	P	P	✗	⬇	X	
Camera/photographic supply	X	X	P	P	P	⬇	⬇	P	
Candy, nut and confectionery store	X	X	P	P	P	⬇	⬇	P	
Carwash (automatic)	X	X	P	P	P	✗	⬇	SUP	Vacuum cleaners must be set back a minimum of 50 feet from residential areas GO: All exterior carwash-related activities such as

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									vacuum areas, washing, and drying must be screened from view from any residential districts or uses, streets, rights-of-way, major access drives or public park areas within 150' of the property
Carwash (self-service)	X	X	SUP	P	P	✗	⤵	X	Vacuum cleaners must be set back a minimum of 50 feet from residential areas
Catering facility	X	X	P	P	P	⤵	⤵	U	
CBD, hemp, medical marijuana, cannabis, THCa flower and/or vape businesses	X	P	P	P	P				***Shall not be located within a radius of 5,000 feet from the nearest existing CBD, medical marijuana, cannabis, THCa flower, edibles, Delta 8, Delta 9 THC, hemp, and/or vape business. ***Shall not be located within 5,000 feet from the following land uses: religious

									institutions, school or day care facility, bar or liquor store, and pawnshops. ***Storefronts shall have glass or transparent glazing in the window and doors and as prescribed by article 3.04 shall have no more than ten percent of any window or door area covered by signs, banners, or opaque coverings of any kind. Animated, moving, flashing, blinking, reflecting, revolving or similar type on-premises signs are prohibited.
Cemetery	X	X	X	SUP	SUP	⤵	⤵	U	
Child care facility	SUP	SUP	P	P	X	⤵	⤵	U	**See section 15.02.316, "Child care facilities"
Churches	P	P	P	P	P	P	P	P	
Cleaning products	X	X	P	P	P	X	⤵	X	
Clinic, dental or medical	P	P	P	P	X	⤵	⤵	U	

Clothing and accessory store	X	X	P	P	X	U	U	U	
Club or lodge (private)	X	X	X	SUP	SUP	U	U	U	
Cold storage plant	X	X	X	SUP	P	X	U	X	
Communications distribution hub	X	X	SUP	SUP	P	U	U	U	
Computer store/similar business machines retail sales with installation and/or repair incidental	X	X	P	P	P	P	U	P	
Contractor facility	X	X	P	P	P	X	U	X	
Convenience store	X	X	P	P	P	U	U	U	**If the use is 24 hours a SUP is required
Cosmetics store	P	P	P	P	X	U	U	U	
Creamery	X	X	X	X	P	U	U	U	
Dairy product sales	X	X	P	P	P	U	U	U	
Dance hall	X	X	X	SUP	SUP	U	U	U	Also see bar, club or lodge (private)
Department and/or variety store	X	X	P	P	P	U	U	U	
Drugstore	X	P	P	P	P	U	U	U	
Dry cleaning - pickup station only	P	P	P	P	P	U	U	U	
Dry cleaning plant	X	X	X	SUP	SUP	X	U	X	
Electroplating	X	X	X	X	SUP	U	U	U	
Entertainment—Indoor	X	SUP	P	P	P	U	U	U	
Entertainment—Outdoor	X	SUP	SUP	P	P	U	P	U	
Exterminator	X	X	X	P	P	X	U	X	
Farm equipment sales and service	X	X	X	P	P	X	U	X	

Feed, seed, and/or fertilizer retail sales only	X	X	P	P	P	U	U	U	
Firearms and/or ammunition	X	X	SUP	SUP	SUP	U	U	U	
Fish market (fully enclosed)	X	X	P	P	P	U	U	U	
Fish market, wholesale	X	X	X	X	SUP	U	U	U	
Flea market	X	X	X	P	P	U*	U	U*	* SO and GO: Where permitted, SUP required **See additional regulations section 15.02.382
Floor cleaning service	X	X	SUP	P	P	U	U	U	
Floor covering sales	X	X	P	P	P	U	U	U	
Floral shop	P	P	P	P	P	U	U	U	
Food processing facility	X	X	X	X	SUP	U	U	U	
Food product sales	X	X	P	P	P	U	U	U	
Freight depot (truck)	X	X	X	X	SUP	U	U	U	
Fruit and produce market	X	X	P	P	P	U	U	U	
Funeral home/mortuary	X	X	SUP	P	P	U	U	U	
Furniture repair and/or upholstery shop	X	X	X	P	P	U	U	U	
Furniture sales	X	X	P	P	P	U	U	U	
Garden specialty store	X	X	P	P	P	U	U	U	
Gift shop	P	P	P	P	X	U	U	U	
Glass, sheet - sales only	X	X	P	P	P	U	U	U	

Grocery store w/food and produce market incidental	X	P	P	P	P	U	U	U	
Gymnasium/physical fitness facility	X	X	P	P	P	U	U	U	**Limited to 5,000 sf in the B-2 District. **Outside activities not permitted outside except with specific use permit approval.
Hardware store	X	X	P	P	P	U	U	U	
Hobby supply store (crafts)	X	P	P	P	P	U	U	U	
Hospital	X	X	X	P	P	U	U	U	
Intradermal permanent cosmetics	X	SUP	SUP	P	P	U	U	U	
Interior decorating studio	P	P	P	P	P	U	U	U	
Jewelry sales and repair	P	P	P	P	P	U	U	U	
Kennel	X	X	X	SUP	SUP	U	U	U	
Laboratory, dental or medical	X	X	SUP	P	P	U	U	U	
Laboratory, research	X	X	X	P	P	U	U	U	
Laboratory, testing	X	X	X	X	P	U	U	U	
Laundromat	X	X	P	P	P	U	U	U	
Laundry supply - to include uniform/linen/diaper service	X	X	X	SUP	P	U	U	U	
Leather goods or luggage store	X	P	P	P	P	U	U	U	
Library	X	X	X	P	P	U	U	U	
Locksmith	X	P	P	P	P	U	U	U	
Lodging:									

Boarding house	X	SUP	X	X	X	SUP	U	SUP	**Also see section 15.02.314, "Residential use table"
Convalescent ctr.	X	X	SUP	P	P	U	U	U	
Nursing home	X	SUP	SUP	P	P	U	U	U	
Hotel	X	X	X	P	P	U	U	U	
Inn	X	SUP	P	P	X	U	U	U	
Motel	X	X	X	P	P	U	U	U	
Suite hotel	X	X	X	P	P	U	U	U	
Lumberyard	X	X	X	SUP	P	X	U	X	
Machine, tools and construction equipment to include sales, service and repair	X	X	X	P	P	X	U	X	
Manufacturing	X	X	X	SUP	P	U	U	U	
Medical equipment and supplies	X	X	P	P	P	U	U	U	
Mobile food unit						U	U	U	
Motorcycle sales, repair, and service	X	X	X	SUP	P	U*	U	U*	*In SO and GO: Sales only. Where permitted, requires SUP
Moving and transfer company	X	X	X	P	P	X	U	X	
Museum	X	X	X	P	P	U	U	U	
Music store	X	X	P	P	P	U	U	U	
Nightclub/large tavern	X	X	SUP	SUP	SUP	U	U	U	
Non-chartered financial institution	X	X	X	P	P	U	U	U	***Not be located within a radius of 1,000 feet from the nearest existing non-chartered financial institution. ***Not located

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									within 500 feet from the following land uses: residentially zoned parcels, any state or federally chartered bank, savings association, credit union, or industrial loan company, religious institutions, school or day care facility, bar or liquor store, and pawnshops. ***Storefronts shall have glass or transparent glazing in the window and doors and as prescribed by article 3.04 shall have no more than ten percent of any window or door area covered by signs, banners or opaque coverings of any kind. Animated, moving, flashing, blinking, reflecting, revolving or similar type on-premises signs are
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									prohibited. ***May only operate within a freestanding building and may not operate in the same structure as any other use of the same type.
Non-chartered financial institution	X	X	X	P	P	⌵	⌵	U	***Not be located within a radius of 1,000 feet from the nearest existing non-chartered financial institution. ***Not located within 500 feet from the following land uses: residentially zoned parcels, any state or federally chartered bank, savings association, credit union, or industrial loan company, religious institutions, school or day care facility, bar or liquor store, and pawnshops. ***Storefronts shall have glass or transparent glazing in the window and doors

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									and as prescribed by article 3.04 shall have no more than ten percent of any window or door area covered by signs, banners or opaque coverings of any kind. Animated, moving, flashing, blinking, reflecting, revolving or similar type on-premises signs are prohibited.
Non-chartered financial institution - Cont'd.									***May only operate within a freestanding building and may not operate in the same structure as any other use of the same type.
Nonemergency medical transport service	X	X	P	P	P	SUP	U	SUP	
Office equipment and supply	X	X	P	P	P	P	U	P	
Office, professional Also see Clinic, dental or medical	P	P	P	P	P	U	U	U	
Optical store	X	P	P	P	P	U	U	U	
Paint and wallpaper	X	X	P	P	P	U	U	U	
Park and ride	X	X	X	SUP	SUP	U	U	U	

Parking lot or parking garage	X	X	P	P	P	U	U	U	
Pawnshop	X	X	X	X	P	U	U	U	
Permanent makeup	P	P	P	P	P	U	U	U	
Pet grooming	X	X	P	P	P	U	U	U	
Pet store	X	X	P	P	P	U	U	U	
Photographic equipment and supplies	X	X	P	P	P	P	U	P	
Picture framing shop	X	X	P	P	P	P	U	P	
Plant nursery I	SUP	SUP	P	P	P	SUP	U	SUP	There shall be no sales or advertising signs and accessory buildings shall not exceed 600 square feet, nor be closer than 50 feet to any property line. Subject to screening requirements as stated in article 3.05
Plant nursery II	X	X	SUP	SUP	SUP	U	U	U	In a B-2 zone, there shall be no outside storage except live plant material. Subject to screening requirements as stated in article 3.05
Plant nursery III	X	X	SUP	P	P	U*	U	U*	*Where permitted, an SUP is required. In a B-2 zone, there shall be no outside

									storage except live plant material. Subject to screening requirements as stated in article 3.05
Plant nursery IV	X	X	X	P	P	U*	U	U*	Where permitted, an SUP is required. In a B-2 zone, there shall be no outside storage except live plant material. Subject to screening requirements as stated in article 3.05.
Plant nursery sales, greenhouse	X	X	P	P	P	U*	U	U*	Where permitted, an SUP is required.
Playground equipment sales	X	X	X	P	P	U	U	U	SO or GO: Indoor only, no outdoor display or storage
Plumbing fixture store	X	X	P	P	P	U	U	U	
Pool and spa sales	X	X	P	P	P	U*	U	U*	SO or GO: Indoor only, no outdoor display or storage. *SUP required
Portable building sales - manufactured, modular, mobile, prefabricated	X	X	X	P	P	X	U	X	
Post office	X	X	X	P	P	U	U	U	

Printing and reproduction services	X	X	SUP	P	P	P	U	P	Does not include major offset printing services
Propane facility	X	X	X	SUP	SUP	X	U	X	
Radio or television station - without transmitter tower or disc	X	X	P	P	P	U	U	U	A station with a transmitter requires an SUP in all the allowed districts
Recreational facility, neighborhood	X	X	X	P	P	U	U	U	
Restaurant and/or food establishment - Cafeteria, cafe, delicatessen, frozen dessert shop and other similar uses (completely enclosed)	X	P	P	P	P	U	U	U	Drive-thru see section 15.02.441(c)(8)(D), "Off-street stacking requirements" Drive-thru not permitted in B-1 District. Total floor area limited to 2,500 sf in B-1 District SUP required for on-premises consumption of alcohol in B-1 District
Residential: Townhouse, loft, live-work						P	X	P	Allowed only per standards in the SO or GO district
Restaurant and/or food establishment (not completely enclosed)	X	X	SUP	P	P	U	U	U	Drive-thru see section 15.02.441(c)(8)(D), "Off-street stacking requirements"
Repair shop	X	X	X	P	P				

Retail outlet store	X	X	P	P	P	U	U	U	
Salon specialty - tanning, reducing, nail, massage	X	P	P	P	P	U	U	U	
School	X	X	X	P	P	U	U	U	
School, vocational	X	X	X	P	P	U	U	U	
Self-storage facility	X	X	P	P	P	X	U	X	SO or GO: Not allowed
Shoe sales and/or repair	X	X	P	P	P	U	U	U	
Sign shop	X	X	SUP	P	P	X	U	X	SO: Allowed as ancillary to small scale retail copy/print service
Small arms firing range - indoor	X	X	X	SUP	SUP	SUP	U	X	*SO: limited to an existing building(s) constructed and improved for a small arms firing range prior to December 1, 2009;
Sporting goods store	X	X	P	P	P	U	U	U	
Stamp and/or coin store	P	P	P	P	P	U	U	U	
Stationery sales	X	P	P	P	P	U	U	U	
Studio for fine arts	SUP	SUP	P	P	P	U	U	U	
Tailor shop	X	P	P	P	P	U	U	U	
Taxidermist	X	X	X	SUP	SUP	X	U	X	
Telecommunication antennae/towers	X	X	X	SUP	SUP	U	U	U	**See "additional regulation," section 15.02.382
Telephone sales - to include mobile	X	X	P	P	P	P	U	P	
Temporary use	X	X	X	SUP	SUP	U	U	U	**See "additional regulation," section 15.02.382
Theater, indoor	X	X	X	P	P	U	U	U	

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Theater, outdoor	X	X	X	SUP	SUP	✗	⤵	X	
Tobacco store	X	X	P	P	P	⤵	⤵	U	
Tool and equipment rental	X	X	P	P	P	⤵	⤵	U	SO or GO: No outside storage, small tools and equipment only
Toy store	X	X	P	P	P	⤵	⤵	U	
Trophy sales	X	P	P	P	P	⤵	⤵	U	
Truck (heavy) repair/maintenance	X	X	X	X	P	⤵	⤵	U	
University	X	X	X	P	X	⤵	⤵	U	
Videotape sales and rental	X	X	P	P	P	⤵	⤵	U	
Warehouse storage facility	P	X	X	P	P	✗	⤵	X	
Watch and clock repair	X	P	P	P	P	⤵	⤵	U	
Welding shop	X	X	X	X	P	⤵	⤵	U	
Wholesale facility	X	X	X	P	P	✗	⤵	X	

(Ordinance 11-024 adopted 9-20-11; 2008 Code, sec. 14.02.381; Ordinance 14-02, sec. II(C), adopted 4-14-14; Ordinance 2019-9, ex. A, adopted 2-19-19; Ordinance 2020-35 adopted 7-21-20; Ord. No. 2021-20, § 1, 4-20-2021; Ord. No. 2021-30, § 1, 7-20-2021; Ord. No. 2022-49, § 1, 10-18-2022; Ord. No. 2023-16, § 2, 5-16-2023; Ord. No. 2024-39, § 1, 9-17-2024; Ord. No. 2025-12, § 2, 5-20-2025)