

# PLANNING & ZONING COMMISSION

## MEETING AGENDA

MAY 11, 2026, 6:00 PM



**PLANNING & ZONING COMMISSION REGULAR MEETING  
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS**

### **CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM**

### **INVOCATION AND PLEDGE**

### **CITIZENS COMMENTS**

*This is an opportunity for citizens to address the Commission on any matter. Comments related to public hearings will be heard when the specific hearing begins. Citizens are allowed 3 minutes to speak. Each speaker must complete the Speaker's Form and include the topic(s) to be presented. Citizens who wish to address the Commission with regard to matters on the agenda will be received at the time the item is considered. The Commission is not allowed to converse, deliberate or take action on any matter presented during citizen input.*

### **CONSENT AGENDA**

*All items on the Consent Agenda will be acted upon by one vote without being discussed separately unless requested by a Commissioner to remove the item(s) for additional discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.*

- [1.](#) P&Z Commission Meeting Minutes- 04-13-26
- [2.](#) P&Z Commission Meeting Minutes- 04-16-26

### **PUBLIC HEARING ITEMS**

- [3.](#) Conduct a public hearing on Ordinance No. XX-XX-26 an amendment to Apx ZO Zoning Ordinance, Article 3, Established Zoning Districts and Uses, of the Code of Ordinances.

### **ACTION ITEMS**

- [4.](#) Consideration and possible action on a request for a replat of Sanger Circle Phase 7, Blk O, Lot 4, and 0.628 acres and from A0029A R. BEBEE, TR 74 being approximately 2.475 total acres of land within the City of Sanger, generally located on the east side of Thistle Drive.

5. Consideration and possible action on Ordinance No. XX-XX-26 an amendment to Apx ZO Zoning Ordinance, Article 3, Established Zoning Districts and Uses, of the Code of Ordinances.

## **FUTURE AGENDA ITEMS**

*The purpose of this item is to allow the Chairman and Commissioners to bring forward items they wish to discuss at a future meeting, A Commissioner may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Commission or at the call of the Chairman.*

## **INFORMATIONAL ITEMS**

### **ADJOURN**

**NOTE:** The Commission reserves the right to adjourn into Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.087 of the Texas Open Meetings Act.

### **CERTIFICATION**

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on May 5, 2026, at 4:00 PM.

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Shelley Warner, Secretary

The Historical Church is wheelchair accessible. Request for additional accommodations or sign interpretation or other special assistance for disabled attendees must be requested 48 hours prior to the meeting by contacting the City Secretary's Office at 940.458.7930.

# PLANNING & ZONING COMMISSION

## MEETING MINUTES

APRIL 13, 2026, 6:00 PM

PLANNING & ZONING COMMISSION REGULAR MEETING  
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

### CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

There being a quorum Commissioner Miller called the Planning and Zoning meeting to order at 6:00 P.M.

### BOARD MEMBERS PRESENT:

- Commissioner, Place 1            Charles Wood
- Commissioner, Place 2            Jon Knabe
- Commissioner, Place 3            Stephanie Holzer
- Commissioner, Place 4            Timothy Skaggs
- Commissioner, Place 5            Luke Leissner
- Commissioner, Place 6            Jason Miller
- Commissioner, Place 7            Randy Rippey

### BOARD MEMBERS ABSENT:

No absences

### STAFF MEMBERS PRESENT:

Not seated Alternate Commissioner Lisa Cabrera, Director Ramie Hammonds, and Secretary Shelley Warner

### INVOCATION AND PLEDGE

Pledge was led by Alternate Commissioner Cabrera.

### CITIZENS COMMENTS

No citizens came forward.

## CONSENT AGENDA

1. Consideration and possible action of the minutes from March 9, 2026 meeting.

Commissioner Miller read the item.

Commissioner Skaggs makes a motion to approve the consent agenda. Commissioner Leissner seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Holzer, Commissioner Knabe, Commissioner Rippey, and Commissioner Wood.

The motion passes unanimously.

## PUBLIC HEARING ITEMS

Commissioner Skaggs opened the Public Hearing at 6:02 p.m.

2. Conduct a public hearing on a request for a replat of Sanger Circle Phase 7, Blk O, Lot 4, and 0.628 acres and from A0029A R. BEBEE, TR 74 being approximately 2.475 total acres of land within the City of Sanger, generally located on the east side of Thistle Drive.

Commissioner Miller read the item.

Director Hammonds presented the item. 46 notices were mailed. One response in favor was received.

Commissioner Leissner and Commissioner Skaggs asked questions. Director Hammonds responded.

Commissioner Miller closed the Public Hearing at 6:06 p.m.

## ACTION ITEMS

3. Consideration and possible action on a Final Plat of Elada Ph 1A, being approximately 64.437 acres of land being part of A1241A TIERWESTER, TR 4(PT)1, and part of A1241A TIERWESTER, TR 8, within the City of Sanger, generally located on the north side of Belz Road approximately 915 feet west of the intersection of Belz Road and N Stemmons Frwy.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends denial on the condition that comments have not been satisfied.

Commissioner Skaggs and Commissioner Holzer asked questions. Director Hammonds responded.

Commissioner Knabe makes a motion to deny the request for the Final Plat of Elada Ph 1A. Commissioner Wood seconded the motion.

Voting Yea: Commissioner Miller, Commissioner Holzer, Commissioner Skaggs, Commissioner Rippey, and Commissioner Leissner.

The motion passes unanimously.

4. Consideration and possible action on a Final Plat of Fast Electric Addition, being approximately 3.31 acres of land being part of A1241A TIERWESTER, TR 82(PT), within the City of Sanger, generally located on the northwest corner of the intersection of Duck Creek Road and S Stemmons Frwy.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends denial on the condition that comments have not been satisfied.

Commissioner Skaggs and Commissioner Miller asked questions. Director Hammonds responded.

Commissioner Miller makes a motion to deny the request for a Final Plat of Fast Electric Addition. Commissioner Skaggs seconded the motion.

Voting Yea: Commissioner Holzer, Commissioner Knabe, Commissioner Wood, Commissioner Rippey, and Commissioner Leissner.

The motion passes unanimously.

5. Consideration and possible action on a request for a replat of Sanger Circle Phase 7, Blk O, Lot 4, and 0.628 acres and from A0029A R. BEBEE, TR 74 being approximately 2.475 total acres of land within the City of Sanger, generally located on the east side of Thistle Drive.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends denial on the condition that comments have not been satisfied.

Commissioner Skaggs asked questions. Director Hammonds responded.

Commissioner Skaggs makes a motion to deny the request for a replat of Sanger Circle Phase 7. Commissioner Rippey seconded the motion.

Voting Yea: Commissioner Holzer, Commissioner Miller, Commissioner Knabe, Commissioner Wood, and Commissioner Leissner.

The motion passes unanimously.

**FUTURE AGENDA ITEMS**

No items were discussed.

**INFORMATIONAL ITEMS**

No items were discussed.

**ADJOURN**

There being no further items Commissioner Skaggs adjourns the meeting at 6:15 P.M.

# PLANNING & ZONING COMMISSION

## MEETING MINUTES

APRIL 16, 2026, 6:00 PM

PLANNING & ZONING COMMISSION REGULAR MEETING  
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

### CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

There being a quorum Commissioner Miller called the Planning and Zoning meeting to order at 6:00 P.M.

### BOARD MEMBERS PRESENT:

- Commissioner, Place 1            Charles Wood
- Commissioner, Place 2            Jon Knabe
- Commissioner, Place 3            Stephanie Holzer
- Commissioner, Place 5            Luke Leissner
- Commissioner, Place 6            Jason Miller
- Commissioner, Place 7            Randy Rippey

### BOARD MEMBERS ABSENT:

- Commissioner, Place 4            Timothy Skaggs
- Alternate Commissioner          Lisa Cabrera

### STAFF MEMBERS PRESENT:

Director Ramie Hammonds

### INVOCATION AND PLEDGE

Pledge was led by Commissioner Holzer.

### CITIZENS COMMENTS

No citizens came forward.

## **ACTION ITEMS**

1. Consideration and possible action on a Minor Plat of Giese Addition being approximately 2.581 acres of land with 2.443 acres of land within the A0940A McKinney & Williams, TR 2 and TR 2A, and 0.137 acres of land within the A0071A Burleson, TR 1A, within the City of Sanger, generally located on the east side of Cowling Road, approximately 256 feet south of the intersection of 5th Street and Cowling Road.

Commissioner Miller read the item.

Director Hammonds presented the item. Staff recommends approval.

Commissioner Leissner makes a motion to approve the request for a Minor Plat of Giese Addition. Commissioner Knabe seconded the motion.

Voting Yea: Commissioner Holzer, Commissioner Miller, Commissioner Wood, and Commissioner Rippey.

The motion passes unanimously.

## **ADJOURN**

There being no further items Commissioner Skaggs adjourns the meeting at 6:02 P.M.



# CITY COUNCIL COMMUNICATION

**DATE:** May 18, 2026

**FROM:** Ramie Hammonds, Development Services Director

**AGENDA ITEM:** Conduct a public hearing on Ordinance No. XX-XX-26 an amendment to Apx ZO Zoning Ordinance, Article 3, Established Zoning Districts and Uses, of the Code of Ordinances.

**SUMMARY:**

- Revise Land Use Table for clearer comprehension and a more complete list of uses.
- Added UMF and UMU regulations to define these Urban use areas further.
- Corrected some discrepancies in setbacks and minimum lot square footage to the Medium-Density, Town Residential, and Urban Single-Family districts.
- Planning & Zoning recommended approval on 05-11-26

**FISCAL INFORMATION:**

N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

Ordinance No. XX-XX-26  
Exhibit A  
Exhibit B  
Exhibit C  
Exhibit D  
Exhibit E



# PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** May 11, 2026

**FROM:** Ramie Hammonds, Development Services Director

**AGENDA ITEM:** Consideration and possible action on a request for a replat of Sanger Circle Phase 7, Blk O, Lot 4, and 0.628 acres and from A0029A R. BEBEE, TR 74 being approximately 2.475 total acres of land within the City of Sanger, generally located on the east side of Thistle Drive.

**SUMMARY:**

- This development is located in the City of Sanger.
- The replat will take one open space lot and combine it with an additional 0.628 acres to create 10 new residential lots.
- The lot will have access from Thistle Dr.
- The plat meets all of the zoning regulations.

**FISCAL INFORMATION:**

N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

Location Map  
Replat  
Application  
Letter of Intent

# Sanger Circle Ph 7, Block O, Lot 4

Item 4.

## Legend

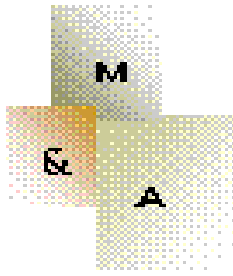
- DCAD (Property Lines)
- Parcels
- Planning and Zoning
- Planning and Zoning
  - WATER WELL
  - PERMITS
  - Not Approved
  - Approved
- Public Safety
- Addresses 911
- Lakes and Streams
- Lakes
- Streams



Notes:  
<https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS>  
 4/7/2026 9:41:51 AM

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.



**MIDDLETON & ASSOCIATES, LLC**

**CONSULTING CIVIL ENGINEERS AND LAND PLANNERS**

March 18, 2026

Ms. Ramie Hammonds  
 Director of Development Services  
 City of Sanger  
 201 Bolivar Street  
 Sanger, Texas 76266

RE: Letter of Intent  
 Re-Plat for Sanger Circle Phase 7  
 Sanger, Texas

Dear Ramie:

Please accept this Letter of Intent for the submittal of the Re-Plat for Sanger Circle Phase 7. The property is approximately 2.475 acres owned by Sanger Land Development LLC and Mr. and Mrs. Lou Cooper. This tract is currently zoned PD and contains developed open space and open pastureland with no tree cover. The civil engineering plans for this tract have been submitted for review. The property is currently being serviced by CoServ electric.

The purpose of this re-plat is to subdivide the property into 10 additional residential lots and one HOA lot. This tract is part of the original Sanger Circle Ph 7 property and a part of Mr. Coopers property. We are the applicants for this submittal and Mr. Jonathan Wang and Mr. Lou Cooper are the owners.

We request that the plat be reviewed and considered by the appropriate approval body. If you have any other questions or would like additional information regarding our submittal, please contact myself at 972-393-9800 or Mr. Wang at 214-316-2256.

Sincerely,  
**MIDDLETON & ASSOCIATES, LLC.**

Eugene Middleton, P.E.  
 President







201 Bolivar Street/PO Box 1729 \* Sanger, TX 76266  
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

**SUBDIVISION APPLICATION**

Preliminary Plat  
 Minor Plat

Final Plat/Replat  
 Amended Plat

Vacating Plat  
 Conveyance Plat

Applicant

Owner (if different from applicant)

Name: <b>Eugene Middleton, P.E.</b>	Name: <b>SEE ATTACHED SHEET</b>
Company: <b>Middleton &amp; Associates, LLC</b>	Company:
Address: <b>2785 Rockbrook Dr, #105</b>	Address
City, State, Zip: <b>Lewisville, Tx 75067</b>	City, State, Zip:
Phone <b>972-393-9800</b>	Phone:
Fax: <b>N/A</b>	Fax:
Email: <b>eugene@middleton-associates.com</b>	Email:

**Submittal Checklist**

N/A	Pre-Application Conference (Date: /___/___)
X	Application Form (Signed by Owner and Applicant)
X	Letter of Intent
X	Non-Refundable Application Fee (Check Payable to City of Sanger)
X	Applicable Plat Checklist (Completed)
X	Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided): **CIVIL PLANS HAVE BEEN SUBMITTED**

R Number(s): **R 1079447 & R 60262**

**SEE ATTACHED SHEET**

Owner's Signature

Date

*EUGENE MIDDLETON*

3-12-2026

Applicant's Signature

Date

SANGER CIRCLE PH 7 RE-PLAT OWNERSHIPS (THIS INFORMATION WAS TAKEN FROM THE DENTON COUNTY APPRAISAL WEB SITE)

1)

LOU AND PAGE COOPER      0.68 ACRES - R60262  
P.O. BOX 756  
SANGER, TEXAS 76266-0756  
PHONE: 940-453-1938  
EMAIL: cooperhank@msn.com

A0029A R. BEEBE, TR 74, 8.751 ACRES, OLD DCAD SHT 3, TR 25

SIGNATURE: Lou H. Cooper      DATE: 3-13-2026

2)

SANGER TOWN CENTER LLC      LOT 4, BLOCK 0 WITHIN SANGER CIRCLE PH 7 AS RECORDED IN DOC. # 2025-412  
MR. JONATHAN WANG  
101 FOREST BEND DR,  
COPPELL, TX, 75019-2040  
PHONE: 214-316-2256  
EMAIL: wangitc@verizon.net

LOT 4 BLOCK 0      R1079447

SIGNATURE: Jonathan Wang      DATE: March 13, 2026



## CITY COUNCIL COMMUNICATION

**DATE:** May 18, 2026

**FROM:** Ramie Hammonds, Development Services Director

**AGENDA ITEM:** Consideration and possible action on Ordinance No. XX-XX-26 an amendment to Apx ZO Zoning Ordinance, Article 3, Established Zoning Districts and Uses, of the Code of Ordinances.

**SUMMARY:**

- Revise Land Use Table for clearer comprehension and a more complete list of uses.
- Added UMF and UMU regulations to define these Urban use areas further.
- Corrected some discrepancies in setbacks and minimum lot square footage to the Medium-Density, Town Residential, and Urban Single-Family districts.
- Planning & Zoning recommended approval on 05-11-26

**FISCAL INFORMATION:**

N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

Ordinance No. XX-XX-26  
Exhibit A  
Exhibit B  
Exhibit C  
Exhibit D  
Exhibit E

**CITY OF SANGER, TEXAS**

**ORDINANCE XX-XX-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, AMENDING THE CITY OF SANGER CODE OF ORDINANCE APX ZO ZONING, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OR FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Sanger (the “City”) is a home rule municipality regulated by state law and Charter; and

**WHEREAS**, the City Council finds it necessary for the public health, safety and welfare that development occur in a controlled and orderly manner; and

**WHEREAS**, on May 18, 2026, the City Council approved Ordinance XX-XX-26 amending Apx ZO Zoning Ordinance; and

**WHEREAS**, all requests for an amendment to the Code of Ordinances were duly filed with the City of Sanger, Texas, concerning the hereinafter described; and

**WHEREAS**, the Planning and Zoning Commission on May 11, 2026, duly covered and conducted a public hearing for the purpose of assessing a request for an amendment to the code of ordinances recommending approval for the hereinafter described and

**WHEREAS**, the City Council finds that the passage of this Ordinance is in the best interest of the citizens of Sanger.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:**

**SECTION 1.** That Apx ZO Zoning Ordinance is amended as follows, and in Exhibit A, B, C, D, and E.

1. Article II, Section 3.F6 – Change reference Section 18 to Section 20
2. Article III, Section 1. City-Wide Table, Residential TR to include Previous Zoning Districts SF-8: SF-9
3. Article III, Section 1.4.C - Change reference from Section 18 to Section 20
4. Article III, Section 2.A.2 – Change reference from Section 18 to Section 20
5. Article III, Section 2.C – Update Schedule of Use Table – Exhibit A
6. Article III, Section 3.F - Article III, Section 1.4.C - Change reference from Section 18 to Section 20

7. Article III Section 5.5 - Article III, Section 1.4.C - Change reference from Section 18 to Section 20
8. Article III Section 7.E.2 - Article III, Section 1.4.C - Change reference from Section 18 to Section 20
9. Article III Section 8.A – Add districts of “2F (Two-Family Residential) and MF-1 (Multi-Family Residential 1)” and remove “and MF-2 (Multi-Family Residential 2)”
10. Article III Section 8.C - Article III, Section 1.4.C - Change reference from Section 18 to Section 20
11. Article III Section 9.A – Add the existing “residential” and Article III, Section 1.4.C - Change reference from Section 21 to Section 23
12. Add – Article III Section 10 “UMF” Urban Multifamily Residential District – Exhibit B
13. Article III Section 10.B.2 - Change reference from Section 18 to Section 20
14. Article III Section 10.B.i - Change reference from Section 18 to Section 20
15. Article III Section 10.C.i - Change reference from Section 18 to Section 20
16. Article III Section 10.D - Change reference from Section 18 to Section 20
17. Article III Section 12.B.6 - Change reference from Section 18 to Section 20
18. Add – Article III Section 14 “UMU” Urban Mixed Use District – Exhibit C
19. Article III Section 14.D - Change reference from Section 18 to Section 20
20. Article III Section 21 – Add definitions for Data Center Exhibit E
21. Article III Section 21 - Amend definition of Golf-Course Exhibit E
22. Article III – Renumber existing Article III Sections 10-21 to include the two new sections, creating Sections 1-23
23. Article III Section 5.C – Amend Lot Depth to 110’ and Lot area to 7150 sq. ft., Secondary Building Rear Yard 3’ Side Yard to 8’ and Side Street 20’ – Exhibit D
24. Article III Section 5.C.2.a – Amend Lot Area to 7150 square feet – Exhibit D
25. Article III Section 6.C – Amend Lot Area to 4500 square feet - Exhibit D
26. Article III Section 6.C.2.a – Amend Lot area to 4500 square feet – Exhibit D
27. Article III Section 9.C.1.b – Amend Secondary Building Side Yard to 8’ and Side Street to 20’ and Rear Yard to 3’ - Exhibit D

**SECTION 2.** That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

**SECTION 3.** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

**SECTION 4.** That this Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

**SECTION 5.** Any person, firm, or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and, upon conviction, shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code.

**SECTION 6.** This ordinance will take effect immediately from and after its passage, and the publication of the caption, as the law and Charter in such case provides.

**PASSED AND APPROVED** by the City Council of the City of Sanger, Texas, on this **18th** day of **May**, 2026.

**APPROVED:**

\_\_\_\_\_  
**Thomas E. Muir, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Kelly Edwards, City Secretary**

## Section 2. Use of Land and Buildings

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A. General District Regulations.

1. For all residential uses:

a. Secondary Building Setbacks.

- i. Minimum Front Yard: Attached secondary buildings or structures, including garages and carports, shall have a front yard not less than the main building, or as specified in the particular district. Detached secondary buildings or structures shall be located in the area defined as the side yard or rear yard.
- ii. Minimum Side Yard: Three feet (3')
- iii. Minimum Rear Yard: Three feet (3')

2. Parking regulations: Two (2) attached enclosed spaces behind the front yard line for single-family dwelling units plus a minimum driveway parking space of seventeen (17) feet wide and seventeen (17) feet long. Other off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in [Article III, Section 20](#), "Specific Use Permit".

B. Land and buildings in each of the following classified districts may be used for any of the following listed uses but no land shall hereafter be used and no building or structure shall hereafter be occupied, used, erected, altered, removed, placed, demolished, or converted which is arranged or designed to be used for other than those uses specified for the district in which it is located as set forth by the following Schedule of Use table.

1. Legend for interpreting Schedule of Uses

P	Designates use permitted in district indicated
—	Designates use prohibited in district indicated
S	Designates use may be approved as Specific Use Permit
*	Designates use standards apply in district indicated

*For alphabetical list of uses and their definitions, see Article III, Section 23.*

C. Schedule of Use Table.

	City											Urban Downtown			
	A	PD	RD	MD	TR	2F	MFR	MHP	RC	NC	I	USF	UMF	UMU	UR
<b>Primary Residential Uses</b>															
Single Family Dwelling (attached)	P	P	P	P	P	P	—	—	—	—	—	P	—	P	—

	City											Urban Downtown			
	A	PD	RD	MD	TR	2F	MFR	MHP	RC	NC	I	USF	UMF	UMU	UR
Single Family Dwelling (detached)	P	P	P	P	P	P	—	—	—	—	—	—	—	—	—
Two-Family Dwelling	—	—	—	—	—	P	P	P	—	—	—	S	—	—	—
Multiple-Family Dwelling	—	—	—	—	—	—	P	P	—	—	—	—	P	S	—
Boarding or Rooming Houses	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P
Manufactured Home as a Fixed Dwelling	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—
Manufactured Home Park	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—
Manufactured Home Subdivision	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—
Motel or Hotel	—	—	—	—	—	—	—	—	P	P	—	—	—	—	P
Short-Term Rental	—	—	—	—	—	—	—	—	—	—	—	P	P	P	—
<b>Secondary and Incidental Uses</b>															
Secondary Building	P	P	P	P	—	P	P	P	—	—	—	P	P	—	P
Secondary Building (non-residential)	—	—	—	—	—	—	—	—	P	P	P	—	—	S	P
Secondary Building Farm	P	P	P	P	—	—	P	P	—	—	—	—	—	—	—
Customary Home Occupation	P	P	P	P	—	P	P	P	—	—	—	—	—	S	—
Off-Street Parking Incidental to Main Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Stable (Commercial)	S	—	S	—	—	—	—	—	—	—	—	—	—	—	—
Stable (Private)	P	—	P	—	—	—	—	—	—	—	—	—	—	—	—
Swimming Pool as Home Occupation	P	—	S	S	—	—	S	S	—	—	—	S	S	S	—
Swimming Pool (Private)	P	—	P	P	—	—	P	P	—	—	—	P	P	P	—
Tennis Court (Private)	P	—	P	S	—	—	S	—	—	—	—	S	S	P	—
Temp. Field Office, Construction Yard or Office	Subject to temporary permit issued by building official														
<b>Utility and Service Uses</b>															
Electrical Energy Generating Plant	S	—	—	—	—	—	—	—	S	S	P	—	—	—	—
Electrical Substation, Bulk Power	S	—	—	—	—	—	—	—	S	S	P	—	—	—	—
Electrical Transmission Line (High Voltage)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Fire, Police or Municipal Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

	City											Urban Downtown			
	A	PD	RD	MD	TR	2F	MFR	MHP	RC	NC	I	USF	UMF	UMU	UR
Franchised Private Utility	S	—	—	—	—	—	—	—	—	—	P	—	—	—	—
Gas Line and Regulating Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Local Utility Line	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Building Shop or Yard of Govt. Agency	P	—	—	—	—	—	—	—	S	—	—	—	—	—	S
Radio, Television or Microwave Tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Radio, Television or Microwave Transmitting Station	S	—	—	—	—	—	—	—	S	S	S	—	—	S	S
Sewage Treatment Plant	S	—	—	—	—	—	—	—	S	—	P	—	—	—	—
Telephone Business Office	—	—	—	—	—	—	—	—	P	—	P	—	—	—	S
Telephone Exch. Switching Relay Station	—	—	—	—	—	—	—	—	P	—	P	—	—	P	S
Utility Shops or Storage Yard or Building	P	—	—	—	—	—	—	—	P	—	P	—	—	—	—
Water Reservoir, Well or Pump Station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Water Standpipe or Elevated Water Storage	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Water Treatment Plant	P	—	—	—	—	—	—	—	P	—	P	—	—	—	—
<b>Recreational and Entertainment Uses</b>															
Amusement, Commercial (Indoor)	—	—	—	—	—	—	—	—	P	P	—	—	—	S	P
Amusement, Commercial (Outdoor)	S	—	—	—	—	—	—	—	P	P	—	—	—	—	P
Country Club (Private)	S	—	—	—	—	—	—	—	S	S	—	—	—	—	—
Day Camp for Children	—	—	—	—	—	—	—	—	P	P	—	—	—	—	P
Drag Strip or Commercial Racing	—	—	—	—	—	—	—	—	P	—	—	—	—	—	—
Game Room	—	S	—	—	—	—	—	—	—	—	—	—	—	—	—

	City												Urban Downtown			
	A	PD	RD	MD	TR	2F	MFR	MHP	RC	NC	I	USF	UMF	UMU	UR	
Golf Course (Public or Private)	S	S	—	—	—	—	—	—	P	—	—	—	—	—	—	
Handball, Tennis, or Swim Club	P	S	S	S	S	S	S	S	P	P	P	S	S	P	P	
Park or Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Playfield or Stadium (public)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Private Club	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Rodeo Grounds	S	S	—	—	—	—	—	—	S	—	S	—	—	—	—	
Roller or Ice Rinks	—	—	—	—	—	—	—	—	P	P	—	—	—	—	P	
Swimming Pool (Commercial)	—	—	—	—	—	—	—	—	P	P	—	—	—	S	P	
Theater or Playhouse (Indoor)	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P	
Theater (Outdoor)	P	—	—	—	—	—	—	—	P	P	—	—	—	—	P	
Zoo (Private)	S	S	—	—	—	—	—	—	S	—	—	—	—	—	—	
Zoo (Public)	S	S	—	—	—	—	—	—	S	—	—	—	—	—	—	
<b>Educational, Institutional, and Special Uses</b>																
Art Gallery or Museum	P	—	—	—	—	—	—	—	P	S	P	—	—	P	P	
Cemetery or Mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Church or Rectory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
College or University	—	—	—	—	—	—	—	—	S	S	S	—	—	P	S	
Community Center (Public)	S	S	S	S	S	S	S	S	S	S	-	S	S	P	S	
Fairgrounds or Exhibit Area	P	—	—	—	—	—	—	—	S	—	S	—	—	—	—	
Fraternal org. Lodge, Union Hall	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P	
Home for Aged Residence	—	—	—	—	—	—	S	—	—	—	—	—	S	—	—	
Hospital, Acute Care	—	—	—	—	—	—	—	—	P	S	S	—	—	—	S	
Hospital, Chronic Care	—	—	—	—	—	—	—	—	P	S	S	—	—	—	S	
Institution for Alcohol, Narc or Psychiatric Care	—	—	—	—	—	—	—	—	S	—	S	—	—	—	S	
Religious, Charitable or Philanthropic Institution	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Kindergarten or Nursery School	—	P	P	P	P	P	P	P	P	P	—	P	P	P	P	
School, Business	S	—	—	—	—	—	—	—	S	S	P	—	—	S	S	

	City											Urban Downtown			
	A	PD	RD	MD	TR	2F	MFR	MHP	RC	NC	I	USF	UMF	UMU	UR
School, Commercial or Trade	S	—	—	—	—	—	—	—	S	S	P	—	—	S	S
School, Public or Private	P	P	P	P	P	P	P	P	P	P	—	P	P	P	P
<b>Transportation Related Uses</b>															
Airport or Landing Field	S	—	—	—	—	—	—	—	—	—	S	—	—	—	—
Bus Station or Terminal	—	—	—	—	—	—	—	—	P	—	—	—	—	—	—
Hauling or Storage Company	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—
Heliport, Helistop	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—
Motor Freight Terminal	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—
Parking Lot, Commercial Auto	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—
Parking Lot, Trucks and Trailers	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—
<b>Automobile and Related Service Uses</b>															
Auto Glass, Seat Cover or Muffler Shop	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—
Auto Laundry (Car Wash)	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—
Auto Painting, Body Rebuilding Shop	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—
Auto Parts and Accessory Sales (Indoors)	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—
Auto Storage or Auto Auction	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—
Gasoline Service Station	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—
Motorcycle Sales and Repair	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—
New or Used Auto Sales (Outdoor)	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—
New or Used Auto Sales (Indoor)	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—
Repair Garage	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—
<b>Retail and Related Service Uses</b>															
Antique Shop	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P
Art Supply Store	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P
Bakery or Confectionery Shop (Retail)	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P
Bank, Saving and Loan Office	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P

	City									Urban Downtown					
	A	PD	RD	MD	TR	2F	MFR	MHP	RC	NC	I	USF	UMF	UMU	UR
Barber or Beauty Shop	I	I	-	-	-	-	-	-	P	P	-	-	-	P	P
Book or Stationary Shop or Newsstand	I	I	-	-	-	-	-	-	P	P	-	-	-	P	P
Cash Advance or Payday Loan Office*	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-
Cleaning and Pressing, Pick-up Service	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P
Cleaning Plant – Commercial	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P
Convenience Store	-	-	-	-	-	-	-	-	P	P	P	-	-	-	P
Custom Personal Service Shop, excluding Tattoo Shop	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P
Discount or Department Store	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P
Drapery, Needlework, Weaving Shop	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P
Drug Store Pharmacy	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P
Florist or Garden Shop	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P
Food and Beverage Sales Store	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P
Food Truck or related service	P	S	-	-	-	-	-	-	P	S	P	S	S	S	P
Furniture or Appliance Store	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P
Greenhouse, Plant Nursery (Retail)	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P
Handcraft Shop and Art Objects Sales	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P
Hardware Store or Hobby Shop	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P
Household Appliance Service or repair	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P
Incidental and Secondary Retail and Service Uses	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P
Key Shop	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P
Laboratory, Medical and Dental	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P
Laundry and Cleaning (Self-Service)	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P

	City									Urban Downtown					
	A	PD	RD	MD	TR	2F	MFR	MHP	RC	NC	I	USF	UMF	UMU	UR
Liquor Store	I	I	I	I	I	I	I	I	P	P	—	I	I	—	P
Medical Appliances, Fitting Sales or Rental	I	I	I	I	I	I	I	I	P	P	—	I	I	P	P
Modular Building Sales, Service and Rental	—	—	—	—	—	—	—	—	P	P	—	—	—	—	P
Mortuary or Funeral Home	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P
Office, General Business or Professional	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P
Office, Medical or Dental	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P
Outside Display and Sales	—	—	—	—	—	—	—	—	P	P	—	—	—	—	P
Pawn Shop	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P
Pet Shop	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P
Quick Service Food and Beverage Shop	—	—	—	—	—	—	—	—	P	P	—	—	—	S	P
Restaurant or Cafeteria (Drive-In Service)	—	—	—	—	—	—	—	—	P	P	—	—	—	S	P
Restaurant or Cafeteria (No Drive-In)	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P
Retail Shop, Apparel, Gift, Similar Items	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P
Sexually Oriented Business	—	—	—	—	—	—	—	—	—	—	S	—	—	—	—
Studio, Decorator, Artist, Photographer	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P
Tattoo Shop	—	—	—	—	—	—	—	—	S	S	S	—	—	—	S
Tavern	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P
Tool Rental	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P
Travel Bureau or Travel Consultant	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P
Variety Store or Similar Retail Shop	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P
Studio, Health, Reducing or Similar Service	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P
Vape or Smoke Shop	—	—	—	—	—	—	—	—	S*	S*	—	—	—	—	—

	City											Urban Downtown			
	A	PD	RD	MD	TR	2F	MFR	MHP	RC	NC	I	USF	UMF	UMU	UR
Veterinarian, Office Only (No Animal Hospital)	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P
Veterinarian Hospital (inside Pens only)	S	-	-	-	-	-	-	-	P	S	-	-	-	-	-
Veterinarian Hospital (outside Animal Pens)	S	-	-	-	-	-	-	-	P	-	-	-	-	-	-
<b>Agricultural Type Uses</b>															
Animal Feed Lot	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Animal Pound (Public or Private)	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Farm, Ranch, Garden or Orchard	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Emu Farm	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Greenhouse or Nursery (Commercial)	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hatchery, Poultry	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kennel	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Farmer's Market	P	-	-	-	-	-	-	-	P	S	P	-	-	P	-
<b>Commercial Type Uses</b>															
Bakery and Confectionery (Wholesale)	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-
Bottling Works	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-
Building Material Sales	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-
Cabinet or Upholstery Shop	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-
Clothing, Similar Light Manufacturing	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-
Contractor Storage, Equipment Yard	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-
Data Center	-	S	-	-	-	-	-	-	S	-	S	-	-	-	-
Dying or Laundry Plant	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Heavy Machinery Sales, Storage or Repair	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-
Laboratory Manufacturing	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Laboratory, Scientific or Research	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Lithographic or Print Shop	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-

	City											Urban Downtown			
	A	PD	RD	MD	TR	2F	MFR	MHP	RC	NC	I	USF	UMF	UMU	UR
Maintenance and Repair Service for Buildings	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-
Milk Depot, Dairy or Ice Cream Plant	P	-	-	-	-	-	-	-	P	-	P	-	-	-	-
Paint Shop	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-
Plumbing, Heating and Air Conditioning Shop	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-
Storage Warehouse	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-
Trailer or Mobile Home Sales or Rental	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-
Welding or Machine Shop	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Wholesale Storage and Sales	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-
<b>Natural Resources Storage</b>															
Caliche Pit and Caliche Storage	S	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Mining and Storage of Mining Waste	S	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Petroleum Storage and Collection Facilities	S	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Sand Gravel Extraction or Storage	S	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Topsoil, Earth or Stone Extraction or Storage	S	-	-	-	-	-	-	-	-	-	P	-	-	-	-
<b>Special Industrial Processes</b>															
Asphalt or Concrete Batching Plant (Perm)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Asphalt or Concrete Batching Plant (Temp)	S	S	S	S	S	S	S	S	S	S	S	-	-	-	-
Brick Kiln or Tile Plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sanitary Fill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Slaughter House of Meat Packing Plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Smelter, Refinery or Chemical Plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Any use which could create an environmental problem due to emissions, visual quality, odor, noise, hazard or similar factors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

**GENERAL MANUFACTURING AND INDUSTRIAL USES**

See uses as listed in [Article III, Section 16](#) of this ordinance.

*\* Refer to relevant zoning district regulations and descriptions of permitted uses for further information regarding this particular use.*

**Section 10. "UMF" Urban Multi Family Residential District**

- A. General Purpose and Description. This district is intended to provide for dwellings that are high-density multi-family in nature, including those within the previous zoning district of MF-2 (Multi-Family Residential 2). Typical developments are apartments located near downtown and may included mixed-use on the ground floor with 2nd story residential.
- B. Use Regulations. A building or premises in the UMF district shall be used only for the following purposes:
  - 1. Multi-family dwelling (apartment building).
  - 2. Other uses as listed in Article III, Section 2 of this ordinance.
- C. Specific Uses. The following specific uses shall be permitted in an MFR district, when granted in accordance with Article III, Section 20:
  - 1. Uses listed in **Article III, Section 2.C.** of this ordinance.
- D. Height Regulations. No building shall exceed forty-five (45) feet.
- E. Area Regulations.

Lot Size	Standards
Lot width (min.)	none
Lot depth (min.)	none
Lot area (min. per dwelling unit)	none
Coverage	Standards
Lot coverage (max.)	100%
Dwelling Size (min.)	Efficiency - 550 sq. ft. 1 BR - 650 sq. ft. 2 BR - 800 sq. ft. 3 BR - 950 sq. ft.
Building Setbacks	
Front Yard (min.)	none
Rear Yard (min.)	none except 10' when adjacent to a residential district
Side Yard (min.)	none except 10' when adjacent to a residential district
Side Street (min.)	15'
Secondary Buildings	Standards
Rear Yard (min.)	none except 10' when adjacent to a residential district
Side Yard (min.)	none except 10' when adjacent to a residential district

Front Yard (min.)                      60'

1. Size of Yards.

a. Front Yard. None required.

b. Side Yard. None required, except where a UMF district abuts a residential district in which case there shall be a minimum side yard depth of ten (10) feet. The minimum side yard depth on a lot adjacent to a side street shall be fifteen (15) feet.

c. Rear Yard. None required, except where a UMF district abuts a residential district (whether separated by an alley or not) in which case a minimum rear yard of ten (10) feet shall be provided.

2. Size of Lot.

a. Minimum Lot Size: None.

b. Minimum Lot Width: None.

c. Minimum Lot Depth: None.

3. Lot Coverage. The maximum lot coverage by buildings shall be one hundred (100) percent of the lot area.

F. Parking Regulations. Required off-street parking and loading shall be provided as set forth in Article 1, Section 6, with the first twenty (20) required off-street parking spaces being subtracted from the total number required.

G. Each story in any multistory design, regardless of density, shall be provided with two (2) paths of entry and exit with each providing separate access to places of safety in the event of fire or other emergency.

## Section 14. "UMU" Urban Mixed Use District

---

- A. General Purpose and Description. This district is intended to provide for a zoning category to meet the special needs and interests of the historically central commercial area of the community similar to the "B-3" District. A variety of commercial uses are permitted although all permitted commercial activities are conducted within a building or structure at the ground floor and residential or other land uses above.
- B. Use Regulations.
  - 1. Uses permitted in the UMU District are outlined in the chart in **Article III, Section 2.C.** of this ordinance.
- C. Height Regulations. No building shall exceed thirty-five (35) feet in height, except cooling towers, vent stacks or mechanical equipment rooms may project not more than twelve (12) feet beyond maximum building height.
- D. Area Regulations.

Lot Size	Standards
<u>Lot width (min.)</u>	none
<u>Lot depth (min.)</u>	none
<u>Lot area (min.)</u>	none
Coverage	Standards
<u>Lot coverage (max.)</u>	100%
Building Setbacks	
<u>Front Yard (min.)</u>	none
<u>Rear Yard (min.)</u>	none except 10' when adjacent to a residential district
<u>Side Yard (min.)</u>	none except 10' when adjacent to a residential district
<u>Side Street (min.)</u>	15'

- E. Parking Regulations. Off-street parking and loading shall be provided as set forth in Article 1, Section 6, with the first twenty (20) required off-street parking spaces being subtracted from the total number required.

## EXHIBIT D

### Section 5. “MD” Medium Density Residential District

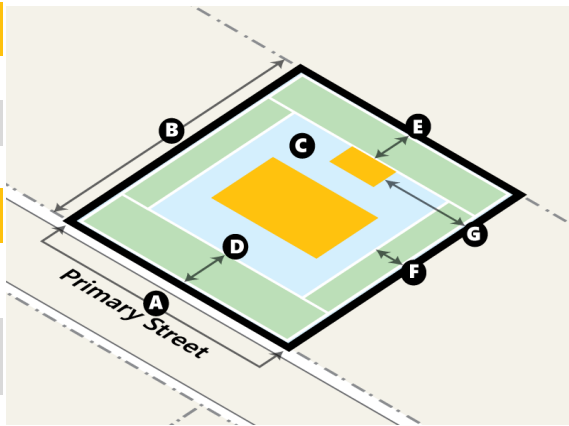
General Purpose and Description. This district is intended to accommodate the standard single-family residential development. This district is appropriate as a buffer between higher density residential uses and agricultural and/or estate type residential areas. This district is intended to replace previous zoning districts of SF-3 and SF-7.

Permitted Uses.

Uses permitted in the MD Medium Density Residential District are outlined in the chart in **Article III, Section 2.C.**

Area Regulations.

Lot Size		Standards
A	Lot width (min.)	65'
B	Lot depth (min.)	110'
	Lot area (min.)	7,150 sq. ft.
Coverage		Standards
C	Lot coverage (max.)	40% (main bldg) 60% (all)
	Dwelling Size (min.)	Assigned at time of zoning
Building Setbacks		
D	Front Yard (min.)	25'
E	Rear Yard (min.)	25'
F	Side Yard (min.)	8'
	Side Street (min.)	20'
Secondary Buildings		Standards
	Rear Yard (min.)	3'
G	Side Yard (min.)	8'
	Side Street (min.)	20'
	Front Yard (min.)	25'



Size of Yards.

**Front Yard.** There shall be a front yard having a minimum required depth of twenty-five (25) feet as measured from the front property line.

**Side Yard.** There shall be a side yard on each side of the lot having a width of not less than eight (8) feet. The minimum side yard depth on a corner lot adjacent to a street shall be twenty (20) feet (20). No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').

Rear Yard. There shall be a rear yard having a minimum required depth of twenty-five (25) feet.

Size of Lot.

Lot Area. No lot shall have an area of less than seven thousand (7,150) square feet.

Lot Width. No lot shall have a width of less than sixty-five (65) feet.

Lot Depth. No lot shall have a depth of less than one hundred ten (110) feet.

Minimum Dwelling Size. One of the categories below will be assigned at the time of zoning. The minimum dwelling size will be concurrent with the letter attached to the zoning as follows:

Two thousand four hundred (2,400) square feet

Two thousand (2,000) square feet

One thousand eight hundred (1,800) square feet

One thousand six hundred (1,600) square feet

One thousand five hundred (1,500) square feet

One thousand three hundred and fifty (1,350) square feet

One thousand two hundred (1,200) square feet

One thousand (1,000) square feet

Maximum Lot Coverage.

Forty percent (40%) by the main building;

Sixty percent (60%) by the main building, secondary buildings, driveways and parking; and any other concrete work, flat work, etc.

Parking Regulations. Two (2) attached covered spaces behind the front yard line for single-family dwelling units. Other off-street parking spaces shall be provided in accordance with the requirements for specific uses set forth in [Article III, Section 20](#).

## Section 6. "TR" Town Residential District

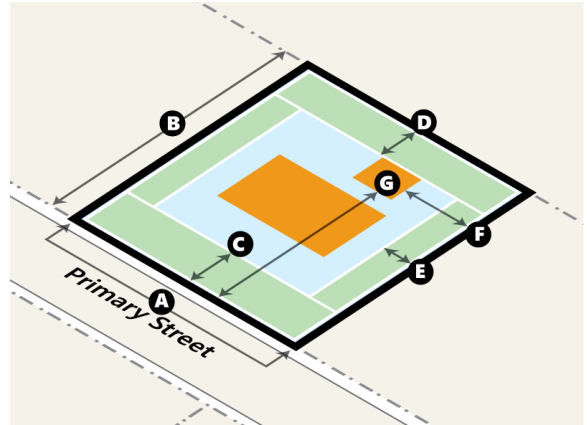
General Purpose and Description. This district is intended to accommodate smaller lots and homes, typically found near urban cores designated as Downtown Districts. This district is intended to replace the previous zoning districts of SF-8, SF-9, and SF-10.

Permitted Uses.

Uses permitted in the TR Town Residential District are outlined in the chart in **Article III, Section 2.C**.

### Area Regulations.

Lot Size		Standards
A	Lot width (min.)	50'
B	Lot depth (min.)	90'
	Lot area (min.)	4,500 sq. ft.
Coverage		Standards
	Dwelling Size (min.)	Assigned at time of zoning
Building Setbacks		
C	Front Yard (min.)	20'
D	Rear Yard (min.)	15'
E	Side Yard (min.)	6'
	Side Street (min.)	10'
Secondary Buildings		Standards
	Rear Yard (min.)	15'
F	Side Yard (min.)	20'
G	Front Yard (min.)	20'



#### Size of Yards.

**Front Yard.** There shall be a front yard having a minimum required depth of twenty (20) feet as measured from the front property line.

**Side Yard.** There shall be a side yard on each side of the lot having a width of not less than six (6) feet. The minimum side yard depth on a corner lot adjacent to a side street shall be ten (10) feet. No side yard for allowable nonresidential uses shall be less than twenty (20') feet.

**Rear Yard.** There shall be a rear yard having a minimum required depth of fifteen (15) feet.

#### Size of Lot.

**Lot Area.** No lot shall have an area of less than four thousand five hundred (4,500) square feet.

**Lot Width.** No lot shall have a width of less than fifty (50) feet.

**Lot Depth.** No lot shall have a depth of less than ninety (90) feet.

**Minimum Dwelling Size.** One of the categories below will be assigned at the time of zoning. The minimum dwelling size will be concurrent with the letter attached to the zoning as follows, between one thousand (1,000) and one thousand two hundred (1,200) sf.

## Section 9. “USF” Urban Single Family Residential District

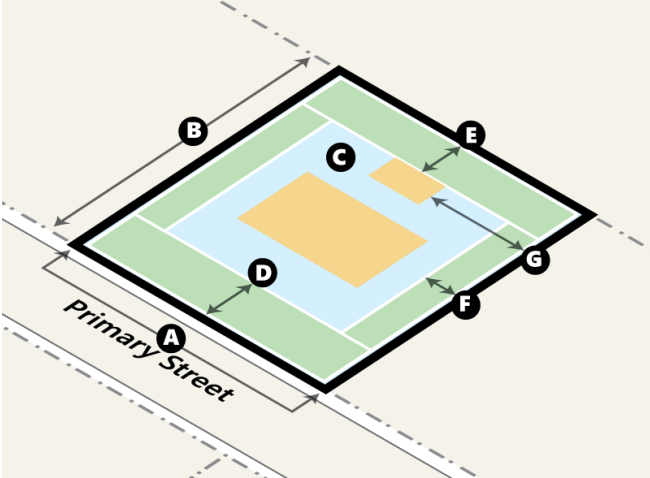
General Purpose and Description. This district is intended to accommodate the existing residential properties in the downtown area as defined in [Article III, Section 23](#).

Permitted Uses.

Uses permitted in the USF District are outlined in the chart in **Article III, Section 2.C**.

Area Regulations.

Lot Size		Standards
A	Lot width (min.)	60'
B	Lot depth (min.)	100'
	Lot area (min.)	6,000 sq. ft.
Coverage		Standards
C	Lot coverage (max.)	40% (main bldg) 60% (all)
	Dwelling Size (min.)	1,200 sq. ft.
Building Setbacks		
D	Front Yard (min.)	25'
E	Rear Yard (min.)	20'
F	Side Yard (min.)	8'
	Side Street (min.)	20'
Secondary Buildings		Standards
	Rear Yard (min.)	3'
G	Side Yard (min.)	8'
	Side Street (min.)	20'
	Front Yard (min.)	25'
Size of Yards.		



**Front Yard.** There shall be a front yard having a minimum required depth of twenty-five (25) feet as measured from the front property line.

**Side Yard.** There shall be a side yard on each side of the lot having a width of not less than eight (8) feet. The minimum side yard depth on a corner lot adjacent to a side street shall be twenty (20) feet. No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').

**Rear Yard.** There shall be a rear yard having a minimum required depth of twenty (20) feet.

**Size of Lot.**

**Lot Area.** No lot shall have an area of less than six thousand (6000) square feet.

Lot Width. No lot shall have a width of less than sixty (60) feet.

Lot Depth. No lot shall have a depth of less than one hundred (100) feet.

Minimum Dwelling Size. One thousand (1200) square feet.

Maximum Lot Coverage: Forty percent (40%) by the main building; sixty percent (60%) by the main building, secondary buildings, driveways and parking; and any other concrete work, flat work, etc.

## EXHIBIT E

### Definitions

**Data Center.** A facility whose primary service is data processing and is used to house computer systems and associated components, such as telecommunications and storage systems, including but not limited to web hosting organizations and internet service organizations. A server farm, telecom hotel, carrier hotel, telco hotel, Telehouse co-location center, or any other term applicable to facilities which are used for these specific purposes shall be deemed a data center.

**Golf Course.** A tract of land laid out of the game of golf, including fairways, greens, and driving ranges, whether public or private.