



NOTICE OF A MEETING
(In compliance with Sec. 551.041, Et. Seq., Tex. Gov't. Code)

NOTICE is hereby given that the City of Jersey Village Planning and Zoning Commission will hold a meeting on November 9, 2022 at 6:00 p.m. at the Civic Center Meeting Room, 16327 Lakeview Drive, Jersey Village, Texas 77040. The City of Jersey Village Planning and Zoning Commission reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

A quorum of the City of Jersey Village City Council may be in attendance at this meeting.

ITEM(S) to be discussed and acted upon by the Commission are listed on the attached agenda.

AGENDA

- A. Open Meeting. Call the meeting to order and the roll of appointed officers will be taken. *Rick Faircloth, Chairperson*
- B. **CITIZENS' COMMENTS** - Any person who desires to address the Planning and Zoning Commission regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Commissioners are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Planning and Zoning Commission. *Rick Faircloth, Chair*
- C. Consider approval of the minutes for the meeting held on October 24, 2022. *Lorri Coody, City Secretary*
- D. Discuss and take appropriate action concerning a qualitative review of the City of Jersey Village's current Code of Ordinances pertaining to the commercial districts to identify potential code amendments required to ensure that City codes and regulations are in line with the goals and objectives established by the Jersey Village Comprehensive Plan. *Evan Duvall, Building Official Representative*

E. Adjourn

CERTIFICATION

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City Hall, 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: November 2, 2022 at 4:00 p.m. and remained so posted until said meeting was convened.

Lorri Coody, City Secretary



In compliance with the Americans with Disabilities Act, the City of Jersey Village will provide for reasonable accommodations for persons attending City Council meetings. Request for accommodations must be made to the City Secretary by calling 713 466-2102 forty-eight (48) hours prior to the meetings. Agendas are posted on the Internet Website at www.jerseyvillagetx.com

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

PLANNING AND ZONING COMMISSION MEETING PACKET FOR NOVEMBER 9, 2022

B. CITIZENS' COMMENTS - Any person who desires to address the Planning and Zoning Commission regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Commissioners are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Planning and Zoning Commission.

**MINUTES OF THE MEETING OF THE JERSEY VILLAGE
PLANNING AND ZONING COMMISSION**

October 24, 2022 – 6:00 p.m.

THE PLANNING AND ZONING COMMISSION MET ON OCTOBER 24, 2022, AT 6:00 P.M. IN THE CIVIC CENTER AUDITORIUM, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

A. The meeting was called to order in at 6:00 p.m. and the roll of appointed officers was taken. Commissioners present were:

Rick Faircloth, Chairman	Ashley Brown, Commissioner
Eric Henao, Commissioner	David L. Lock, Commissioner
Courtney Standlee, Commissioner	

Debra Mergel, Commissioner and Charles A. Butler, III, Commissioner, were not present at this meeting.

Council Liaison Drew Wasson was present at this meeting.

Staff in attendance: Austin Bless, City Manager and Lorri Coody, City Secretary

Joe Newton from BBG Consulting was present at this meeting.

B. CITIZENS' COMMENTS - Any person who desires to address the Planning and Zoning Commission regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Commissioners are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Planning and Zoning Commission.

There were no Citizens' Comments.

C. Consider approval of the minutes for the meeting held on October 17, 2022.

Commissioner Henao moved to approve the minutes for the meeting held on October 17, 2022. Commissioner Lock seconded the motion. The vote follows:

Ayes: Commissioners Members Henao, Brown, Lock, and Standlee
Chairman Faircloth.

Nays: None

The motion carried.

D. Discuss and take appropriate action concerning amendments to the Jersey Village Code of Ordinances at Chapter 14 "Building and Development", Article I "General", Section 14-5 "Definitions" by amending definitions for certain uses; and, if appropriate, prepare for presentation to Council a Preliminary Report in connection with any recommendations.

Austin Bless, City Manager, introduced the item. Background information is as follows:

One of the goals in the Comprehensive Plan is to "Encourage quality Community-orientated Retail and Restaurants", "Encourage quality Community-orientated Entertainment", to update city codes to conform to the Comprehensive Plan, and to "Review existing development codes to identify incompatibility with the vision and desired uses (higher quality restaurants, services, and entertainment), and to protect residential neighborhoods."

PLANNING AND ZONING COMMISSION MEETING PACKET FOR NOVEMBER 9, 2022

To that end, it is necessary to make amendments to certain definitions in Chapter 14, Article I, Section 14-5.

The presented changes simply remove the word “primary” or “primarily”. This change keeps with the intent of what the goal was when originally drafted, which is to allow or not allow, as the case may be, certain businesses in certain areas of the city in order to assist in achieving the goals laid out in the Comprehensive Plan.

This item is to review those proposed definition changes and prepare a preliminary report for submittal to City Council.

The Commission engaged in discussion about the proposed changes. There were questions about the word “primarily” and what that word means in terms of having it in the definition of removing it from the definition. City Manager Bless explained the difference. The Commission discussed the definition changes. Some Commissioners wanted to know why this change is being presented at this time and what events caused this change to be proposed. City Manager Bless explained that at a recent City meeting, the use of the word “primarily” in these definitions presented an issue of clarity that needs to be resolved.

Some Commissioners felt that the word “primarily” should not be removed for the definition of “restaurant.” Some felt that removing the word “primarily” from this definition could cause issues. The example of Day Care Operations bringing in food from home was discussed. This led to discussions about existing businesses and how the change will affect them. For example, what if a Star Bucks wants to sell junk. Consultant Newton explained that our Code provides for an “accessory use of a building” which means a subordinate use that is incident to the main use.

Commissioner Brown moved to remove the definition of “restaurant” from the proposed preliminary report. Commissioner Lock seconded the motion. The vote follows:

Ayes: Commissioners Brown and Lock, and Standlee

Nays: Commissioners Standlee and Henao
Chairman Faircloth

The motion failed.

With no further discussion on the matter, Commissioner Henao moved to approve the preliminary report, as proposed, recommending amendments to the Jersey Village Code of Ordinances at Chapter 14 “Building and Development”, Article I “General”, Section 14-5 “Definitions” by amending definitions for certain uses. Commissioner Standlee seconded the motion. The vote follows:

Ayes: Commissioners Members Henao and Standlee
Chairman Faircloth.

Nays: Commissioners Brown and Lock

The motion carried.

A copy of the Commission’s Preliminary Report is attached to and made a part of these minutes as Exhibit “A.”

E. Adjourn

There being no further business on the agenda the meeting was adjourned at 6:16 p.m.



Lorri Coody, City Secretary

PLANNING AND ZONING COMMISSION MEETING PACKET FOR NOVEMBER 9, 2022

DRAFT

EXHIBIT A

Planning and Zoning Commission Minutes

October 24, 2022

Preliminary Report

Chapter 14, Section 14-5 - Definitions



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
PRELIMINARY REPORT
SECTION 14-5 DEFINITION AMENDMENTS**

The Planning and Zoning Commission has met on October 24, 2022, in order to review amendments to the Jersey Village Code of Ordinances at Chapter 14 “Building and Development”, Article I “General”, Section 14-5 “Definitions” by amending definitions for certain uses; and, if appropriate, prepare for presentation to Council a Preliminary Report in connection with any recommendations.

After review and discussion, the Commissioners preliminarily proposed that the Code of Ordinances of the City of Jersey Village, Texas, be amended to reflect amendments to Chapter 14, Article IV, Sections 14-5 definitions concerning certain uses.

These preliminary changes to the City’s comprehensive zoning ordinance are more specifically detailed in the proposed ordinance attached as Exhibit “A.”

The next step in the process as required by Section 14-84(c)(2)(b) of the Jersey Village Code of Ordinances is for Council to call a joint public hearing with the Planning and Zoning Commission.

Respectfully submitted, this 24th day of October 2022.

s/Rick Faircloth, Chairman



ATTEST:

s/Lorri Coody, City Secretary

PLANNING AND ZONING COMMISSION MEETING PACKET FOR NOVEMBER 9, 2022

Exhibit A

Proposed Ordinance

DRAFT

ORDINANCE NO. 2022-xx

AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, BY AMENDING CHAPTER 14 “BUILDING AND DEVELOPMENT”, ARTICLE I “GENERAL”, SECTION 14-5 “DEFINITIONS” BY AMENDING DEFINITIONS FOR CERTAIN USES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council (the “Council”) of the City of Jersey Village, Texas (the “City”), determines it in the best interest of the health, safety, and welfare of the citizens of the City’s to amend the City’s Code of Ordinances related to Zoning Regulations (the “Code”); and

WHEREAS, the City’s Planning & Zoning Commission (the “Commission”) has issued its report and has recommended amendments to the Code to modify definitions for certain uses in Chapter 14 of the Code; and

WHEREAS, the Commission and the Council have conducted, in the time and manner required by law, a joint public hearing on such amendments; and

WHEREAS, the Council now deems that such requested amendment to the Code is in accordance with the City’s Comprehensive Plan and is appropriate to grant; and, **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE:

SECTION 1. THAT the facts and matter set forth in the preamble of this Ordinance are hereby found to be true and correct.

SECTION 2. THAT Chapter 14 “Building and Development”, Article I “General”, Section 14-5 “Definitions,” of the Code of Ordinances of the City of Jersey Village, Texas is hereby amended to read as follows (with added language being shown as underlined in bold and deleted language being shown as struck through, and with such amended language to be included in the appropriate alphabetical order within the existing portion of Section 14-5):

“Hookah bar/lounge means an establishment used ~~primarily~~ for the sale of shisha for consumption on the premises or for sale or rental of accessories used for smoking shisha on the premises.”

“Junk or salvage yard means any location whose ~~primary~~ use is where waste or scrap materials are stored, bought, sold, accumulated, exchanged, packaged, disassembled, or handled, including, but not limited to, materials such as scrap metals, paper, rags, tires, and bottles.”

“Restaurant means an eating establishment whose ~~primary~~ function is the sale, dispensing or service of food, refreshments and beverages to customers, and which may sell alcoholic beverages as an accompaniment to meals served therein. All food must be prepared and cooked in a commercial kitchen on the premises. This may include such eating establishments as dining rooms, drive-in restaurants, fast food restaurants, cafes, cafeterias, and carryout restaurants, but specifically excludes bars, taverns, saloons, cabarets, or other similar establishments which derive 75 percent or more of the establishment’s gross revenue from the on-premises sale of alcoholic beverages.”

SECTION 3. THAT in the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Jersey Village, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 4. THAT all other ordinances or parts of ordinances in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed.

SECTION 5. THAT any person who shall violate any provision of this Ordinance shall be guilty of a misdemeanor and subject to a fine as provided in Section 1-8.

SECTION 6. THAT this Ordinance shall be in full force and effect from and after its passage.

PASSED, APPROVED, AND ADOPTED this ___ day of _____, 2022.

Bobby Warren, Mayor

ATTEST:

Lorri Coody, City Secretary



**PLANNING AND ZONING COMMISSION
CITY OF JERSEY VILLAGE, TEXAS
AGENDA REQUEST**

AGENDA DATE: November 9, 2022

AGENDA ITEM: D

AGENDA SUBJECT: Discuss and take appropriate action concerning a qualitative review of the City of Jersey Village’s current Code of Ordinances pertaining to the commercial districts to identify potential code amendments required to ensure that City codes and regulations are in line with the goals and objectives established by the Jersey Village Comprehensive Plan.

Dept./Prepared By: Lorri Coody, City Secretary **Date Submitted:** October 26, 2022

EXHIBITS: Presentation of Proposed Ordinance Edits

CITY MANAGER APPROVAL:

BACKGROUND INFORMATION:

On May 18, 2022, City Council agreed to engage BBG to do a Zoning Ordinance update as one of the goals in the Comprehensive Plan is to “Encourage quality Community-orientated Retail and Restaurants”, “Encourage quality Community-orientated Entertainment”, to update city codes to conform to the Comprehensive Plan, and to “Review existing development codes to identify incompatibility with the vision and desired uses (higher quality restaurants, services, and entertainment), and to protect residential neighborhoods.”

Since May, BBG worked with City Staff, a Planning and Zoning Commission Subcommittee, and the Planning and Zoning Commission on a list of Residential Code Amendments, which were passed and approved by City Council on October 17, 2022.

The next phase of BBG’s work is to identify potential Commercial Code amendments required to ensure that City codes and regulations are in line with the goals and objectives established by the Jersey Village Comprehensive Plan.

Accordingly, this item is to review and discuss the information put together by the Consultants, Staff, and the Planning and Zoning Commission Subcommittee in order to confirm which updates should appear on a future Planning and Zoning Commission agenda that will begin the Ordinance amendment process outlined in Section 14-84 of the Code of Ordinances as follows:

- a. Planning and zoning commission preliminary report submitted to city council.
- b. Joint public hearing with the planning and zoning commission and city council.
- c. Planning and zoning commission final report to the city council.
- d. Action.

RECOMMENDED ACTION:

MOTION: Discuss and take appropriate action concerning a qualitative review of the City of Jersey Village’s current Code of Ordinances pertaining to the commercial districts to identify potential code amendments required to ensure that City codes and regulations are in line with the goals and objectives established by the Jersey Village Comprehensive Plan.

Jersey Village – Commercial Districts



TX BBG CONSULTING, INC.

Proposed Ordinance Updates

LAND USE MAP OF THE CITY OF JERSEY VILLAGE, TEXAS

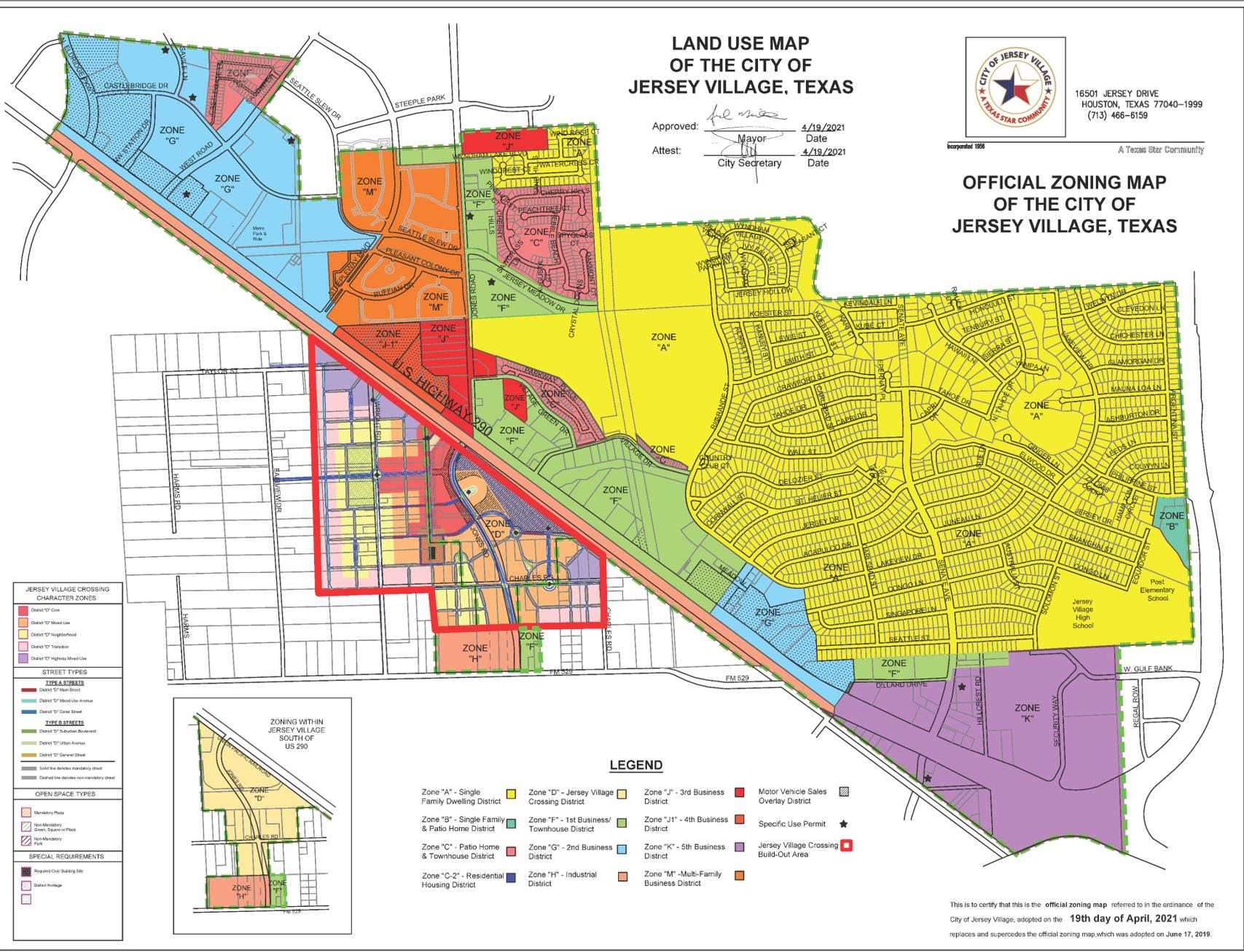


16501 JERSEY DRIVE
HOUSTON, TEXAS 77040-1999
(713) 466-6159

Incorporated 1958 A Texas Star Community

Approved: *[Signature]* 4/19/2021 Date
Attest: *[Signature]* 4/19/2021 Date
Mayor City Secretary

OFFICIAL ZONING MAP OF THE CITY OF JERSEY VILLAGE, TEXAS



JERSEY VILLAGE CROSSING CHARACTER ZONES

- Zone "G" - General Office
- Zone "M" - Mixed Use
- Zone "J" - Job/Office
- Zone "F" - Financial
- Zone "H" - High Density Residential

STREET TYPES

TYPE A STREETS

- Zone "D" - Main Street
- Zone "D" - Central Avenue

TYPE B STREETS

- Zone "D" - Suburban Boulevard
- Zone "D" - Urban Avenue
- Zone "D" - General Street

OPEN SPACE TYPES

- Mandatory Plaza
- Non-Mandatory Green Space or Plaza
- Non-Mandatory Park

SPECIAL REQUIREMENTS

- Required Civic Building Use
- Station Frontage



LEGEND

Zone "A" - Single Family Dwelling District	Zone "D" - Jersey Village Crossing District	Zone "J" - 3rd Business District	Motor Vehicle Sales Overlay District
Zone "B" - Single Family & Patio Home District	Zone "F" - 1st Business/Townhouse District	Zone "J1" - 4th Business District	Specific Use Permit
Zone "C" - Patio Home & Townhouse District	Zone "G" - 2nd Business District	Zone "K" - 5th Business District	Jersey Village Crossing Build-Out Area
Zone "C-2" - Residential Housing District	Zone "H" - Industrial District	Zone "M" - Multi-Family Business District	

This is to certify that this is the official zoning map referred to in the ordinance of the City of Jersey Village, adopted on the 19th day of April, 2021 which replaces and supercedes the official zoning map, which was adopted on June 17, 2019.

Scope of Edits for this Presentation

- **Scope:**
 - This scope of this presentation has been limited to the proposed Ordinance amendments pertaining to Land Use and Building Setbacks.
- **Land Use:**
 - Consolidation of commercial uses into a unified table for all commercial districts.
 - New Commercial Uses proposed and added to table.
 - Recommendation to remove several current uses in specified commercial districts.
 - Amended the wording of several currently existing uses.
- **Building Setbacks (Location on lot):**
 - Consolidation of building setback requirements into unified setback tables for each commercial district.
 - Amended setback requirements in specified districts.

Use Regulations for District F (1st Business District - Current)

Sec. 14-105. – Regulations for District F (First Business District).

- a) *Use regulations.* No building or land shall be used, and no building shall be erected, moved, or altered in district F except for one or more of the following uses:
- 1) Townhouses and patio homes
 - 2) Banks
 - 3) Barber and beauty shops.
 - 4) Professional offices and business offices.
 - 5) Educational institutions.
 - 6) Hospitals, clinics and nursing care centers.
 - 7) Churches and other places of worship.
 - 8) Hotels and motels.
 - 9) Public parks and playground, public recreational facilities and community buildings.
 - 10) Municipal and governmental buildings, police stations and fire stations.
 - 11) Parking lots.
 - 12) Gasoline filling stations, provided that all storage tanks for gasoline shall be below the surface of the ground
 - 13) Restaurants, cafes and cafeterias.
 - 14) Stores and shops for retail sales and personal service shops.
 - 15) Theaters.
 - 16) Water supply reservoirs, filter beds, towers, surface or below surface tanks, artesian wells, water pumping plants and water wells.
 - 17) Garages, public.
 - 18) Accessory uses customarily incident to any of the above uses, provided that such use is not so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by reason of vibration, noise, view or the emission of odor, dust, smoke or pollution of any other kind.
 - 19) Golf courses, country clubs, miniature golf courses, and driving ranges.
 - 20) Electric power lines and electric substations, including accessory uses customarily incidental thereto; provided that any such accessory use shall not be so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by reason of vibrations, noise, view or the emission of odor, dust, smoke or pollution of any other kind. The height and area, construction, and other regulations provided by this section shall not apply to uses allowed in the subpart.
 - 21) The following uses are permitted in district F with a specific use permit:
 - a. Telephone switching facilities;
 - b. Child day-care operations (licensed child-care centers and school-age program centers);
 - c. Car wash facilities.
 - d. Retail establishment selling or offering for sale any alcoholic beverage.
 - e. Massage establishment.
 - 22) Model homes as permitted in district A.
 - 23) Grocery store.
 - 24) Health club.

Use Regulations for District G (2nd Business District - Current)

Sec. 14-106. – Regulations for District G (Second Business District).

- a) *Use regulations.* No building or land shall be used, and no building shall be erected, moved, or altered in district G except for one or more of the following uses:
- 1) Banks
 - 2) Barber and beauty shops.
 - 3) Professional offices and business offices.
 - 4) Educational institutions.
 - 5) Hospitals, clinics and nursing care centers.
 - 6) Churches and other places of worship.
 - 7) Hotels and motels.
 - 8) Restaurants, cafes and cafeterias.
 - 9) Stores and shops for retail sales and personal service shops.
 - 10) Theaters.
 - 11) Gasoline filling stations, provided that all storage tanks for gasoline shall be below the surface of the ground.
 - 12) Mini-warehouse storage facilities on lots of eight acres or more.
 - 13) Garages, public.
 - 14) Parking lots.
 - 15) Water supply reservoirs, filter beds, towers, surface or below surface tanks, artesian wells, water pumping plants and water wells.
 - 16) Public parks and playground, public recreational facilities and community buildings.
 - 17) Municipal and governmental buildings, police stations and fire stations.
 - 18) Accessory uses customarily incident to any of the above uses, provided that such use is not so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by reason of vibration, noise, view or the emission of odor, dust, smoke or pollution of any other kind.
 - 19) The following uses are permitted in district G with a specific use permit:
 - a. Telephone switching facilities;
 - b. Multifamily housing for senior citizens.
 - c. Telecommunication towers.
 - d. Auto body shops.
 - e. Child day-care operations (licensed child-care centers and school-age program centers);
 - f. Retail establishment selling or offering for sale any alcoholic beverage.

Use Regulations for District H (Industrial District - Current)

Sec. 14-107. – Regulations for District H (Industrial District).

- a) *Use regulations.* This district is established to provide locations for manufacturing and assembly plants and warehouses. All the uses permitted in this district shall have their operations conducted entirely within enclosed buildings and shall not emit any dust, smoke, odor or fumes outside of the building housing the operation or produce a noise level at the property line that is greater than the average noise level occurring on the adjacent street.
- 1) Permitted uses:
 - a. Apparel manufacturing.
 - b. Automobile and truck repair and rebuilding shop.
 - c. Bakery
 - d. Building contractor and related activities.
 - e. Building materials, sales and storage.
 - f. Cabinet making.
 - g. Carwash.
 - h. Cold storage plant.
 - i. Dry cleaning and laundry plant.
 - j. Electrical equipment assembly.
 - k. Farm implement machinery sales and storage.
 - l. Furniture manufacturing.
 - m. Grocery store.
 - n. Heating, plumbing and air conditioning, sales and repair.
 - o. Instrument and meter manufacturing.
 - p. Mixing plants for concrete or paving materials.
 - q. Optical goods manufacturing.
 - r. Printing and publishing.
 - s. Professional offices.
 - t. Railroad and related facilities.
 - u. Retail sales.
 - v. Restaurant.
 - w. Service station.
 - x. Sheet metal processing.
 - y. Signs: Advertising, business, occupancy, and temporary.
 - z. Telecommunications towers.
 - aa. Temporary building which is incidental to the construction of buildings permitted in the district and which shall be removed when work is complete.
 - bb. Woodworking shop.

Use Regulations for District H (Industrial District - Current) - *cont.*

Sec. 14-107. – Regulations for District H (Industrial District).

- d) *Specific use.* The following uses are permitted in district H with a specific use permit:
- 1) Bail bond service;
 - 2) Cell phone and computer repair business;
 - 3) Concrete products manufacture;
 - 4) Credit access business;
 - 5) Food processing and packaging, with the exception of slaughtering;
 - 6) Head/smoke shops;
 - 7) Hookah bars/lounge;
 - 8) Jewelry and watch manufacturing;
 - 9) Junk or salvage yard;
 - 10) Mini storage lots;
 - 11) Precious metal dealer;
 - 12) Produce market;
 - 13) Retail establishment selling or offering for sale any alcoholic beverage;
 - 14) Tattoo shop;
 - 15) Truck terminal; and
 - 16) Wholesale or warehousing.

Use Regulations for District J (3rd Business District - Current)

Sec. 14-109. – Regulations for District J (Third Business District).

a) *Use regulations.* No building or land shall be used, and no building shall be erected, moved, or altered in district J except for one or more of the following uses:

1) All uses permitted in district F except townhouses and patio homes.

2) Service centers limited to the following uses:

a. Assembling.

b. Communications.

c. Data processing.

d. Distribution.

e. Food service.

f. General administration.

g. Jobbing.

h. Light storage.

i. Nonretail sales.

j. Office.

k. Professional.

l. Research and development.

m. Servicing.

n. Wholesaling.

o. Light manufacturing. The following uses are acceptable under light manufacturing and any other use of a similar kind so long as it does not produce noise, odor, pollution or other features that are no greater or more objectionable to a reasonable person than the following uses:

1. Precision instrument machining.

2. Electronic and mechanical assembly.

3. Sign and architectural graphic manufacturing.

4. Manufacture of printed material.

p. Or combinations of such uses.

e) Specific use. The following uses are permitted in district J with a specific use permit: Retail establishment selling or offering for sale any alcoholic beverage.

Use Regulations for District J-1 (4th Business District - Current)

Sec. 14-105. – Regulations for District J-1 (Fourth Business District).

- a) *Use regulations.* No building or land shall be used, and no building shall be erected, moved, or altered in district J-1 except for one or more of the following uses:
 - 1) All uses permitted in district J;
 - 2) Pawnshops; and
 - 3) CBD shop.
- e) *Specific use.* The following uses are permitted in district J-1 with a specific use permit: Retail establishment selling or offering for sale any alcoholic beverage.

Use Regulations for District K (5th Business District - Current)

Sec. 14-105. – Regulations for District K (Fifth Business District).

a) *Use regulations.* No building or land shall be used, and no building shall be erected, moved, or altered in district K except for one or more of the following uses:

- 1) All uses permitted in district F, first business district.
- 2) Service centers limited to the following uses (25 percent office space):
 - a. Assembling.
 - b. Communications.
 - c. Data processing.
 - d. Distribution.
 - e. Food service.
 - f. General administration.
 - g. Jobbing.
 - h. Light storage.
 - i. Nonretail sales.
 - j. Office.
 - k. Professional.
 - l. Research and development.
 - m. Servicing.
 - n. Wholesaling.
 - o. Light manufacturing. The following uses are acceptable under light manufacturing and any other use of a similar kind so long as it does not produce noise, odor, pollution or other features that are no greater or more objectionable to a reasonable person than the following uses:
 1. Precision instrument machining.
 2. Electronic and mechanical assembly.
 3. Sign and architectural graphic manufacturing.
 4. Manufacture of printed material.
 - p. Combinations of the above-listed uses.

Use Regulations for District K (5th Business District - Current) – *cont.*

Sec. 14-105. – Regulations for District K (Fifth Business District).

a) *Use regulations.* No building or land shall be used, and no building shall be erected, moved, or altered in district K except for one or more of the following uses:

3) Distribution warehouses limited to the following uses:

- a. Assembling.
- b. Communication.
- c. Data processing.
- d. Food service.
- e. General administration.
- f. Jobbing.
- g. Warehousing.
- h. Nonretail sales.
- i. Office.
- j. Professional.
- k. Research and development.
- l. Service.
- m. Wholesaling.
- n. Distribution.
- o. Manufacturing. The following uses are acceptable under manufacturing any other use of a similar kind so long as it does not produce noise, odor, pollution or other features that are no greater or more objectionable to a reasonable person than the following uses:
 1. Precision instrument machining.
 2. Electronic and mechanical assembly.
 3. Sign and architectural graphic manufacturing.
 4. Manufacture of printed material.
 5. Computer component assembly.
- p. Combinations of the above-listed uses.
- q. Uses specifically prohibited are:
 1. Stamping;
 2. Drop forging; or
 3. Other uses of similar kind that would produce noise, odor, pollution or other features that are objectionable to a reasonable person.

4) The following uses are permitted in district K with a specific use permit:

- a. Telephone switching facilities.
- b. Mini-storage facilities.
- c. Child day-care operations (licensed child-care centers and school-age program centers).
- d. Retail establishment selling or offering for sale any alcoholic beverage.

Use Regulations for Commercial Districts (New)

KEY	
District F	First Business District
District G	Second Business District
District H	Industrial District
District J	Third Business District
District J-1	Fourth Business District
District K	Fifth Business District
MVSOD	Motor Vehicles Sales Overlay District
	Use added
	Uses we plan to remove
	Uses amended

Legend	
P	= Permitted Use
PC	= Permitted Use with Conditions
SUP	= Special Use Permit

USE	District F	District G	District H	District J	District J-1	District K	MVSOD
Accessory uses customarily incident to any of the above uses, provided that such use is not so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by reason of vibration, noise, view or the emission of odor, dust, smoke or pollution of any other kind.	P	P		P	P	P	
Antique stores	P	P		P	P	P	
Apparel manufacturing.			P				
Art supplies.	P	P		P	P	P	
Assembling.				P	P	P	
Assembling (distribution warehouse).						P	
Assembling (service center).				P	P		
Assembling (service center, 25% office space).						P	
Auto body shops.		SUP					
Automobile and truck repair and rebuilding shop -> Truck repair and rebuilding shop.			P				
Bail bond service;			SUP				
Bakery -> Bakery (industrial)			P				
Banks -> Banks, financial, and insurance service institutions	P	P		P	P	P	
Barber and beauty shops -> Barber, beauty store, salon, or spa.	P	P		P	P	P	
Book stores.	P	P		P	P	P	
Building contractor and related activities.			P				
Building materials, sales and storage.			P				
Cabinet making.			P				
Car wash facilities.	SUP						
Carwash.			P				
CBD shop.					P		
Cell phone and computer repair business;			SUP				
Child day-care operations (licensed child-care centers and school-age program centers);	SUP	SUP				SUP	
Churches and other places of worship.	P	P		P	P	P	
Cigar shop/lounge	SUP	SUP	SUP	SUP	SUP	SUP	
Cleaners (clothing), tailors, and retail laundries	P	P		P	P	P	
Clothing boutique.	P	P		P	P	P	
Cold storage plant.			P				
Communications				P	P	P	
Communications (distribution warehouse).						P	
Communications (service center).				P	P		
Communications (service center, 25% office space).						P	
Computer and electronics stores.		P		P	P	P	
Computer component assembly (distribution warehouse, manufacturing).						P	
Concrete products manufacture;			SUP				
Credit access business;			SUP				
Dancing studio, exercise classes, and martial arts facilities	P	P		P	P	P	
Data processing.				P	P	P	
Data processing (distribution warehouse).						P	

PLANNING AND ZONING COMMISSION MEETING PACKET FOR NOVEMBER 9, 2022

	Data processing (service center).				P	P		
	Data processing (service center, 25% office space).						P	
	Department stores.	P	P		P	P	P	
	Distribution.				P	P	P	
	Distribution (distribution warehouse).						P	
	Distribution (service center).				P	P		
	Distribution (service center, 25% office space).						P	
	Drug stores and pharmacies.		P		P	P	P	
	Dry cleaning and laundry plant -> Dry cleaning and laundry plant (industrial).			P				
	Educational institutions -> Educational institutions, services, and learning centers	P	P		P	P	P	
	Electric power lines and electric substations, including accessory uses customarily incidental thereto; provided that any such accessory use shall not be so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by reason of vibrations, noise, view or the emission of odor, dust, smoke or pollution of any other kind. The height and area, construction, and other regulations provided by this section shall not apply to uses allowed in the subpart. -> Utility substations and power lines.	P		P	P	P	P	
	Electrical equipment assembly.			P				
	Electronic and mechanical assembly (distribution warehouse, manufacturing).						P	
	Electronic and mechanical assembly (service center, light manufacturing).				P	P		
	Electronic and mechanical assembly (service center, light manufacturing, 25% office space).						P	
	Farm implement machinery sales and storage.			P				
	Florist and flower shops.	P	P		P	P	P	
	Food processing and packaging, with the exception of slaughtering;			SUP				
	Food service (distribution warehouse).						P	
	Food service (service center).				P	P		
	Food service (service center, 25% office space).						P	
	Furniture manufacturing.			P				
	Garages, public.	P	P		P	P	P	
	Gasoline filling stations, provided that all storage tanks for gasoline shall be below the surface of the ground.	P	P		P	P	P	
	General administration.				P	P	P	
	General administration (distribution warehouse).						P	
	General administration (service center).				P	P		
	General administration (service center, 25% office space).						P	
	Golf courses, country clubs, miniature golf courses, and driving ranges.	P			P	P	P	
	Greeting card and stationery stores.	P	P		P	P	P	
	Grocery store.	P		P	P	P	P	
	Hardware stores.		P	P	P	P	P	
	Head/smoke shops;			SUP				
	Health club.	P			P	P	P	
	Healthcare, medical, and social assistance offices	P	P		P	P	P	
	Heating, plumbing and air conditioning, sales and repair.			P				
	Hobby and model shops	P	P		P	P	P	
	Home good store	P	P		P	P	P	

PLANNING AND ZONING COMMISSION MEETING PACKET FOR NOVEMBER 9, 2022

	Hookah bars/lounge;			SUP				
	Hospitals, clinics and nursing care centers -> Hospitals and clinics (nursing care moved to separate use)	P	P		P	P	P	
	Hotels and motels.	P	P		P	P	P	
	Instrument and meter manufacturing.			P				
	Jewelry and watch manufacturing			SUP				
	Jobbing (distribution warehouse).						P	
	Jobbing (service center).				P	P		
	Jobbing (service center, 25% office space).						P	
	Junk or salvage yard;			SUP				
	Libraries, museyms, and art galleries	P	P		P	P	P	
	Light storage				P	P	P	
	Light storage (service center).				P	P		
	Light storage (service center, 25% office space).						P	
	Liquor stores (excluding drive-up or pick-up services)	SUP	SUP	SUP	SUP	SUP	SUP	
	Manufacture of printed material.				P	P	P	
	Manufacture of printed material (distribution warehouse, manufacturing).						P	
	Manufacture of printed material (service center, light manufacturing).				P	P		
	Manufacture of printed material (service center, light manufacturing, 25% office space).						P	
	Massage establishment.	SUP						
	Mini storage lots;			SUP				
	Mini-storage facilities.						SUP	
	Mini-warehouse storage facilities on lots of eight acres or more.		P					
	Mixing plants for concrete or paving materials.			P				
	Model homes as permitted in district A.	P			P	P	P	
	Motor vehicle sales							P
	Multifamily housing for senior citizens.		SUP					
	Municipal and governmental buildings, police stations and fire stations.	P	P		P	P	P	
	Musical instrument shops and supply stores	P	P		P	P	P	
	Nonretail sales				P	P	P	
	Nonretail sales (distribution warehouse).						P	
	Nonretail sales (service center).				P	P		
	Nonretail sales (service center, 25% office space).						P	
	Nursing care and assited living facilites	P	P		P	P	P	
	Office (distribution warehouse).						P	
	Office (service center).				P	P		
	Office (service center, 25% office space).						P	
	Office supply store	P	P		P	P	P	
	Optical goods manufacturing.			P				
	Parking lots.	P	P		P	P	P	
	Pawnshops					P		
	Pet and pet supply stores	P	P		P	P	P	
	Pool supply and service stores	P	P		P	P	P	

PLANNING AND ZONING COMMISSION MEETING PACKET FOR NOVEMBER 9, 2022

Precious metal dealer -> Numismatic exchange and precious metal store/dealer			SUP				
Precision instrument machining.				P	P	P	
Precision instrument machining (distribution warehouse, manufacturing).						P	
Precision instrument machining (service center, light manufacturing).				P	P		
Precision instrument machining (service center, light manufacturing, 25% office space).						P	
Printing and publishing.			P			P	
Produce market;			SUP				
Professional (distribution warehouse).						P	
Professional (service center).				P	P		
Professional (service center, 25% office space).						P	
Professional offices and business offices.	P	P		P	P	P	
Professional offices.			P				
Professional, scientific, research, and technical services.	P	P	P	P	P	P	
Public parks and playgrounds, public recreational facilities and community buildings.	P	P		P	P	P	
Real estate, rental, and leasing offices.	P	P		P	P	P	
Railroad and related facilities.			P				
Research and development (distribution warehouse).						P	
Research and development (service center).				P	P		
Research and development (service center, 25% office space).						P	
Restaurant -> Restaurants (full and limited service) and delicatessens.			P				
Restaurants, cafes and cafeterias -> Cafes and cafeterias	P	P		P	P	P	
Retail establishment selling or offering for sale any alcoholic beverage.	SUP	SUP	SUP	SUP	SUP	SUP	
Retail sales.			P				
Servicing (distribution warehouse).						P	
Service station.			P				
Servicing (service center).				P	P		
Servicing (service center, 25% office space).						P	
Sheet metal processing.			P				
Sign and architectural graphic manufacturing.			P	P	P	P	
Sign and architectural graphic manufacturing (distribution warehouse, manufacturing).						P	
Sign and architectural graphic manufacturing (service center, light manufacturing).				P	P		
Sign and architectural graphic manufacturing (service center, light manufacturing, 25% office space).						P	
Signs: Advertising, business, occupancy, and temporary.			P				
Specialty food stores	P	P		P	P	P	
Sporting goods sales, not including boats, boat motors, mopeds, recreational vehicles, ATVs, golf carts, motorcycles, or motor bikes	P	P		P	P	P	
Stores and shops for retail sales and personal service shops.	P	P		P	P	P	
Supermarkets		SUP		SUP	SUP	SUP	
Tattoo shop -> Tattoo parlors and body modification shops			SUP				
Telecommunication towers.		SUP	P				
Telephone switching facilities.	SUP	SUP				SUP	

PLANNING AND ZONING COMMISSION MEETING PACKET FOR NOVEMBER 9, 2022

	Temporary building which is incidental to the construction of buildings permitted in the district and which shall be removed when work is complete.			P				
	Theaters.	P	P		P	P	P	
	Townhouses and patio homes.	P					P	
	Toy sales	P	P		P	P	P	
	Truck terminal			SUP				
	Veterinarian services.	P	P		P	P	P	
	Warehousing (distribution warehouse) -> Warehousing.						P	
	Water supply reservoirs, filter beds, towers, surface or below surface tanks, artesian wells, water pumping plants and water wells.	P	P		P	P	P	
	Wholesale or warehousing -> Wholesale			SUP				
	Wholesaling (distribution warehouse).						P	
	Wholesaling (service center).				P			
	Wholesaling (service center, 25% office space).						P	
	Woodworking shop.			P				

USE	District F	District G	District H	District J	District J-1	District K	MVSOD
Antique stores	P	P		P	P	P	
Art supplies.	P	P		P	P	P	
Assembling.				P	P	P	
Book stores.	P	P		P	P	P	
Cigar shop/lounge	SUP	SUP	SUP	SUP	SUP	SUP	
Cleaners (clothing), tailors, and retail laundries	P	P		P	P	P	
Clothing boutique.	P	P		P	P	P	
Communications				P	P	P	
Computer and electronics stores.		P		P	P	P	
Dancing studio, exercise classes, and martial arts facilities	P	P		P	P	P	
Data processing.				P	P	P	
Department stores.	P	P		P	P	P	
Distribution.				P	P	P	
Drug stores and pharmacies.		P		P	P	P	
Florist and flower shops.	P	P		P	P	P	
General administration.				P	P	P	
Greeting card and stationery stores.	P	P		P	P	P	
Hardware stores.		P	P	P	P	P	
Healthcare, medical, and social assistance offices	P	P		P	P	P	
Hobby and model shops	P	P		P	P	P	
Home good store	P	P		P	P	P	
Libraries, museums, and art galleries	P	P		P	P	P	
Light storage				P	P	P	
Liquor stores (excluding drive-up or pick-up services)	SUP	SUP	SUP	SUP	SUP	SUP	
Manufacture of printed material.				P	P	P	
Musical instrument shops and supply stores	P	P		P	P	P	
Nonretail sales				P	P	P	
Nursing care and assisted living facilities	P	P		P	P	P	
Office supply store	P	P		P	P	P	
Pet and pet supply stores	P	P		P	P	P	
Pool supply and service stores	P	P		P	P	P	
Precision instrument machining.				P	P	P	
Professional, scientific, research, and technical services.	P	P	P	P	P	P	
Real estate, rental, and leasing offices.	P	P		P	P	P	
Sign and architectural graphic manufacturing.			P	P	P	P	
Specialty food stores	P	P		P	P	P	
Sporting goods sales, not including boats, boat motors, mopeds, recreational vehicles, ATVs, golf carts, motorcycles, or motor bikes	P	P		P	P	P	
Supermarkets		SUP		SUP	SUP	SUP	
Toy sales	P	P		P	P	P	
Veterinarian services.	P	P		P	P	P	

PLANNING AND ZONING COMMISSION MEETING PACKET FOR NOVEMBER 9, 2022

USE	District F	District G	District H	District J	District J-1	District K	MVSOD
Accessory uses customarily incident to any of the above uses, provided that such use is not so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by reason of vibration, noise, view or the emission of odor, dust, smoke or pollution of any other kind.	P	P		P	P	P	
Assembling (distribution warehouse).						P	
Assembling (service center).				P	P		
Assembling (service center, 25% office space).						P	
Carwash.			P				
Communications (distribution warehouse).						P	
Communications (service center).				P	P		
Communications (service center, 25% office space).						P	
Computer component assembly (distribution warehouse, manufacturing).						P	
Concrete products manufacture;			SUP				
Data processing (distribution warehouse).						P	
Data processing (service center).				P	P		
Data processing (service center, 25% office space).						P	
Distribution (distribution warehouse).						P	
Distribution (service center).				P	P		
Distribution (service center, 25% office space).						P	
Electrical equipment assembly.			P				
Electronic and mechanical assembly (distribution warehouse, manufacturing).						P	
Electronic and mechanical assembly (service center, light manufacturing).				P	P		
Electronic and mechanical assembly (service center, light manufacturing, 25% office space).						P	
Food service (service center).				P	P		
Food service (service center, 25% office space).						P	
General administration (distribution warehouse).						P	
General administration (service center).				P	P		
General administration (service center, 25% office space).						P	
Jobbing (distribution warehouse).						P	
Jobbing (service center).				P	P		
Jobbing (service center, 25% office space).						P	
Light storage (service center).				P	P		
Light storage (service center, 25% office space).						P	
Manufacture of printed material (distribution warehouse, manufacturing).						P	
Manufacture of printed material (service center, light manufacturing).				P	P		
Manufacture of printed material (service center, light manufacturing, 25% office space).						P	
Mini-warehouse storage facilities on lots of eight acres or more.		P					
Mixing plants for concrete or paving materials.			P				
Model homes as permitted in district A.	P			P	P	P	
Nonretail sales (distribution warehouse).						P	
Nonretail sales (service center).				P	P		
Nonretail sales (service center, 25% office space).						P	

PLANNING AND ZONING COMMISSION MEETING PACKET FOR NOVEMBER 9, 2022

Office (distribution warehouse).						P	
Office (service center).				P	P		
Office (service center, 25% office space).						P	
Precision instrument machining (distribution warehouse, manufacturing).						P	
Precision instrument machining (service center, light manufacturing).				P	P		
Precision instrument machining (service center, light manufacturing, 25% office space).						P	
Professional (distribution warehouse).						P	
Professional (service center).				P	P		
Professional (service center, 25% office space).						P	
Professional offices.			P				
Research and development (distribution warehouse).						P	
Research and development (service center).				P	P		
Research and development (service center, 25% office space).						P	
Servicing (distribution warehouse).						P	
Servicing (service center).				P	P		
Servicing (service center, 25% office space).						P	
Sign and architectural graphic manufacturing (distribution warehouse, manufacturing).						P	
Sign and architectural graphic manufacturing (service center, light manufacturing).				P	P		
Sign and architectural graphic manufacturing (service center, light manufacturing, 25% office space).						P	
Signs: Advertising, business, occupancy, and temporary.			P				
Stores and shops for retail sales and personal service shops.	P	P		P	P	P	
Townhouses and patio homes.	P					P	
Wholesaling (distribution warehouse).						P	
Wholesaling (service center).				P			
Wholesaling (service center, 25% office space).						P	

PLANNING AND ZONING COMMISSION MEETING PACKET FOR NOVEMBER 9, 2022

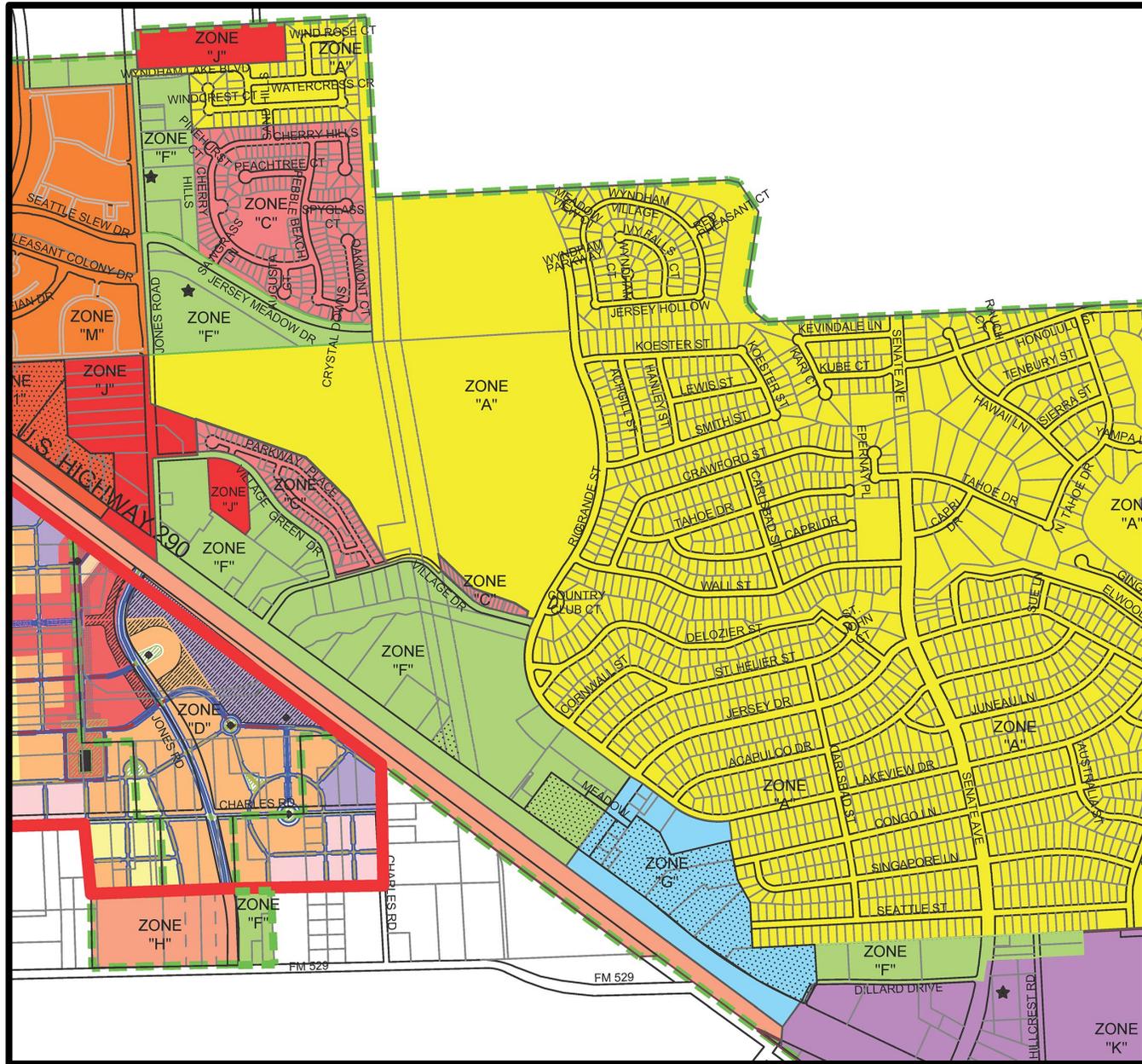
USE	District F	District G	District H	District J	District J-1	District K	MVSOD
Automobile and truck repair and rebuilding shop -> Truck repair and rebuilding shop.			P				
Bakery -> Bakery (industrial)			P				
Banks -> Banks, financial, and insurance service institutions	P	P		P	P	P	
Barber and beauty shops -> Barber, beauty store, salon, or spa.	P	P		P	P	P	
Dry cleaning and laundry plant -> Dry cleaning and laundry plant (industrial).			P				
Educational institutions -> Educational institutions, services, and learning centers	P	P		P	P	P	
Electric power lines and electric substations, including accessory uses customarily incidental thereto; provided that any such accessory use shall not be so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by reason of vibrations, noise, view or the emission of odor, dust, smoke or pollution of any other kind. The height and area, construction, and other regulations provided by this section shall not apply to uses allowed in the subpart. -> Utility substations and power lines.	P		P	P	P	P	
Hospitals, clinics and nursing care centers -> Hospitals and clinics (nursing care moved to separate use)	P	P		P	P	P	
Precious metal dealer -> Numismatic exchange and precious metal store/dealer			SUP				
Restaurant -> Restaurants (full and limited service) and delicatessens.			P				
Restaurants, cafes and cafeterias -> Cafes and cafeterias	P	P		P	P	P	
Tattoo shop -> Tattoo parlors and body modification shops			SUP				
Warehousing (distribution warehouse) -> Warehousing.						P	
Wholesale or warehousing -> Wholesale			SUP				

PLANNING AND ZONING COMMISSION MEETING PACKET FOR NOVEMBER 9, 2022

Setback Regulations for District F (1st Business District - Current)

Sec. 14-105. – Regulations for District F (First Business District).

- b) Height and area regulations. The heights of buildings, the minimum area of buildings, the minimum lot size and the minimum dimensions of yards upon any lot or parcel of land in district F shall be as follows:
- 3) *Location on lot.* For townhouse and patio home lots, the setbacks established in subsection [14-103](#)(b) shall apply. Any nonresidential building or structure erected on a lot abutting district A may not be closer to the boundary line of district A than 50 feet for a single story, 100 feet for a two-story, or 150 feet for a three- or four-story. For nonresidential buildings the setbacks established in subsection [14-88](#)(b) are modified as follows: Buildings or structures shall not be located closer than 25 feet to the front property line, or ten feet to a side lot line or street line or ten feet to a rear lot line.



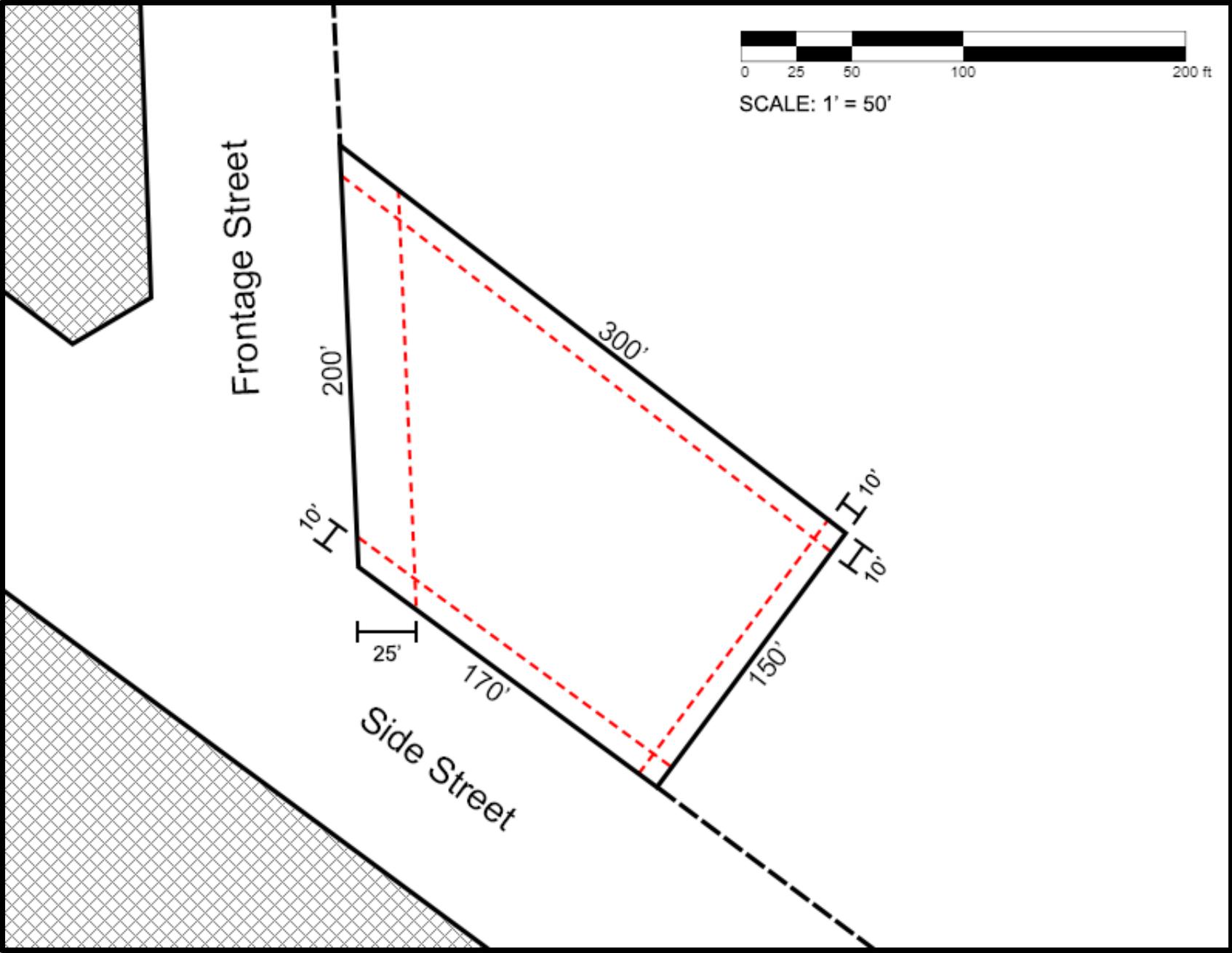
Setback Regulations for District F (1st Business District)

Setbacks (feet) for District F (first business district) - Current	
Townhouse lots (See note 2)	
Front	25' to the front property line
Rear	25' to the rear property line
Side street	10' to the side street line
Side (1)	7.5' to the side lot line
Patio Home lots	
Front	25' to the front property line
Rear	25' to the rear property line
Side street	10' to the side street line
Side (1)	7.5' to the side lot line
Nonresidential buildings (See note 3)	
Front	25' to the front property line
Rear	10' to the rear property line
Side street	10' to the side street line
Side	10' to the side lot line
Notes:	
Note 1. Zero feet for townhouses and one side of patio homes.	
Note 2: Buildings that do not abut a building on an adjacent lot with a common firewall between them shall not be closer than five feet to a side lot line on that side. Abutting buildings shall have a common firewall that complies with current city building codes. A series of abutting buildings shall not have a combined width of greater than 300 feet. Each group of abutting buildings shall be separated on the side by an open space of not less than ten feet to the next side lot line.	
Note 3: Any nonresidential building or structure erected on a lot abutting district A may not be closer to the boundary line of district A than 50 feet for a single story, 100 feet for a two-story, or 150 feet for a three- or four-story.	

Setbacks (feet) for District F (first business district) - Proposed	
Nonresidential buildings (See note 1)	
Front	25' to the front property line
Rear	10' to the rear property line
Side street	10' to the side street line
Side	10' to the side lot line
Notes:	
Note 1: Any nonresidential building or structure erected on a lot abutting district A may not be closer to the boundary line of district A than 50 feet for a single story, 100 feet for a two-story, or 150 feet for a three- or four-story.	

Summary of Edits:

1. Removed townhouse and patio home uses from District F.
 - Removing residential uses from commercial areas.
2. Removed notes pertaining to townhouses/patio homes



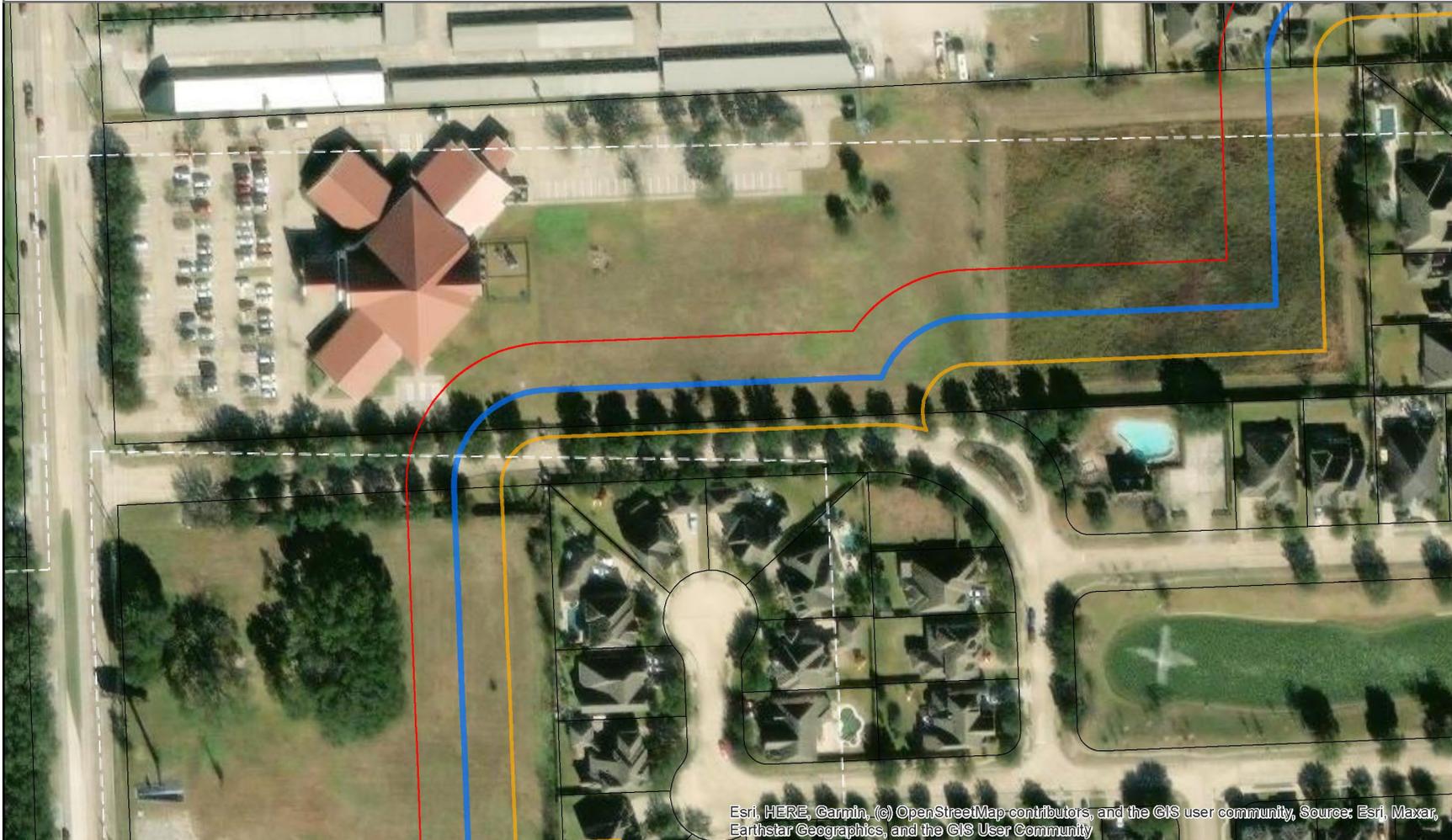


0 70 140 280 Feet

Jersey Village Commercial District F Height Buffer Zones

Legend

-  50-foot 1-story buffer
-  100-foot 2-story buffer
-  150-foot 3-story buffer

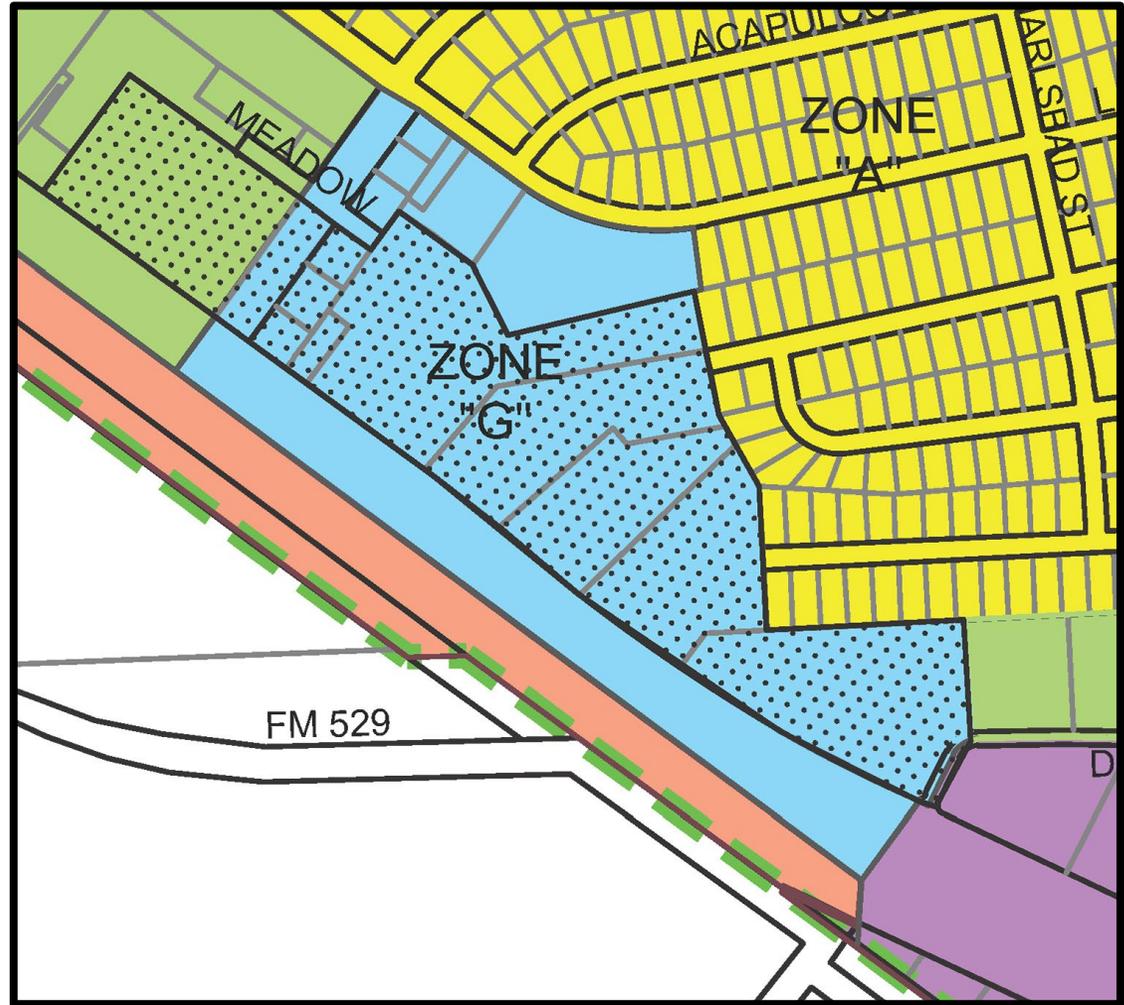


Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Setback Regulations for District G (2nd Business District - Current)

Sec. 14-106. – Regulations for District G (Second Business District).

- b) *Height and area regulations.* The heights of buildings, the minimum area of buildings, the minimum lot size and the minimum dimensions of yards upon any lot or parcel of land in district G shall be as follows:
- 3) *Location on lot.* The setbacks established in subsection [14-88\(b\)](#) are modified as follows: Buildings or structures shall not be located closer than 25 feet to the front property line, or ten feet to a side lot line or street line or ten feet to a rear lot line except when abutting a residential lot. Any building or structure erected on a lot abutting district A may not be closer to the boundary line of district A than 50 feet for a single story, 100 feet for a two-story, or 150 feet for three and four-story. Buildings and other structures may abut adjacent buildings or other structures at the side lot line, provided that they are separated by a firewall which complies with current city building codes. Each group of abutting buildings shall be separated on the side by an open space of not less than ten feet to the next side lot line or side street line.



Setback Regulations for District G (2nd Business District)

Setbacks (feet) for District G (second business district) - Current	
Building or structures (See Notes 1, 2)	
Front	25' to the front property line
Rear	10' to the rear property line
Side street	10' to the side street line
Side	7.5' to the side lot line
Notes:	
Note 1: Any building or structure erected on a lot abutting district A may not be closer to the boundary line of district A than 50 feet for a single story, 100 feet for a two-story, or 150 feet for three and four-story.	
Note 2: Buildings and other structures may abut adjacent buildings or other structures at the side lot line, provided that they are separated by a firewall which complies with current city building codes. Each group of abutting buildings shall be separated on the side by an open space of not less than ten feet to the next side lot line or side street line.	

Setbacks (feet) for District G (second business district) - Proposed	
Building or structures (See Notes 1, 2)	
Front	25' to the front property line
Rear	10' to the rear property line
Side street	10' to the side street line
Side	10' to the side lot line
Notes:	
Note 1: Any building or structure erected on a lot abutting district A may not be closer to the boundary line of district A than 50 feet for a single story, 100 feet for a two-story, or 150 feet for three and four-story.	
Note 2: Buildings and other structures may abut adjacent buildings or other structures at the side lot line, provided that they are separated by a firewall which complies with current city building codes. Each group of abutting buildings shall be separated on the side by an open space of not less than ten feet to the next side lot line or side street line.	

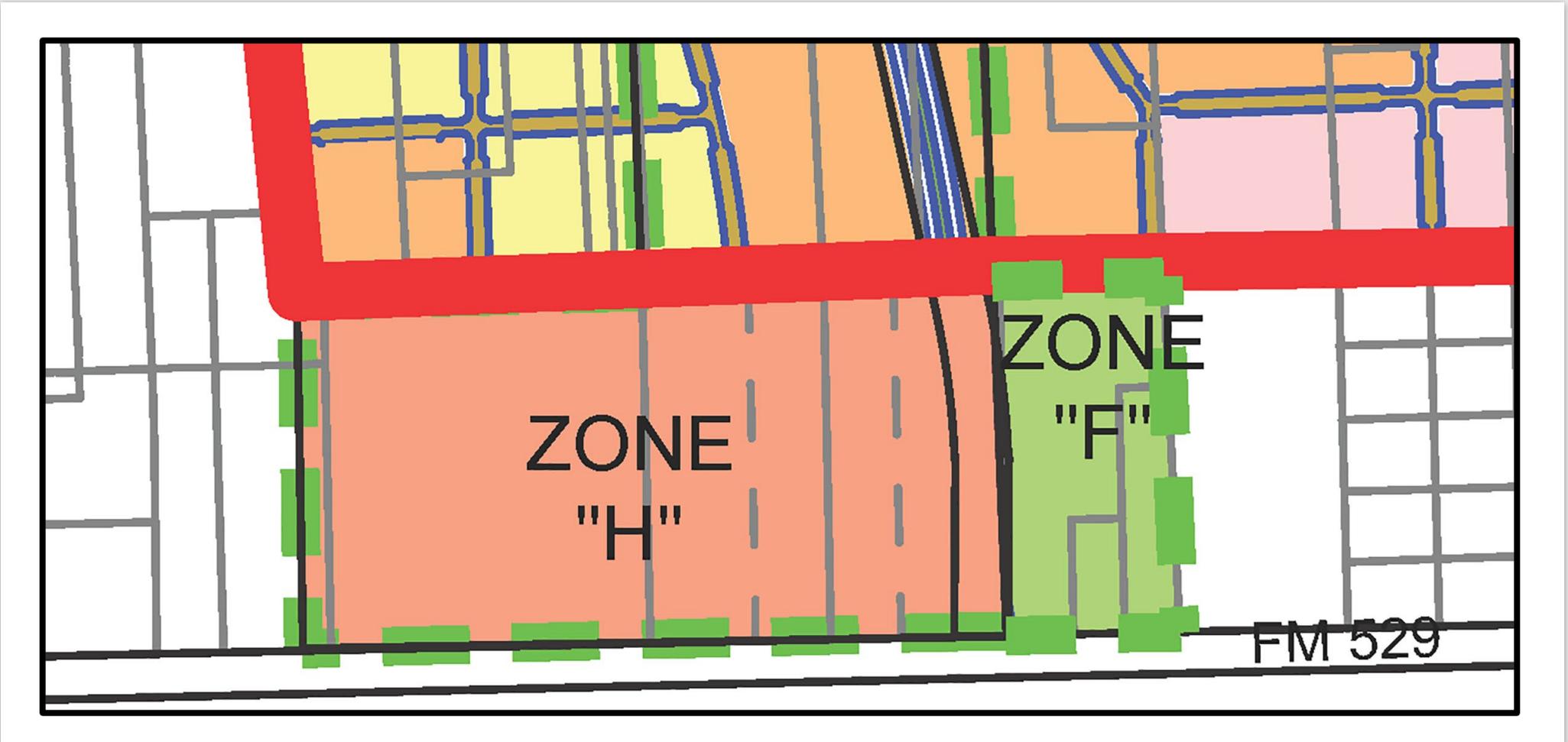
Summary of Edits:

1. Increased side yard setback requirement from 7.5' to 10'
 - Additional protection for adjacent residential properties, as District G abuts residential districts A, C, & M

Setback Regulations for District H (Industrial District - Current)

Sec. 14-107. – Regulations for District H (Industrial District).

- b) *Height and area regulations.* The heights of buildings, the minimum area of buildings, the minimum lot size and the minimum dimensions of yards upon any lot or parcel of land in district H shall be as follows:
- 3) *Location on lot.* All buildings and structures shall conform to the setback standards established in subsection [14-88\(b\)](#).



Setback Regulations for District H (Industrial District - New)

Setbacks (feet) for District H (industrial district) - Current	
Buildings or structures	
Front	25' to the front property line
Rear	25' to the rear property line
Side street	10' to the side street line
Side	7.5' to the side lot line

Setbacks (feet) for District H (industrial district) - Proposed	
Buildings or structures	
Front	25' to the front property line
Rear	25' to the rear property line
Side street (1)	25' to the side street line
Side	25' to the side lot line

Summary of Edits:

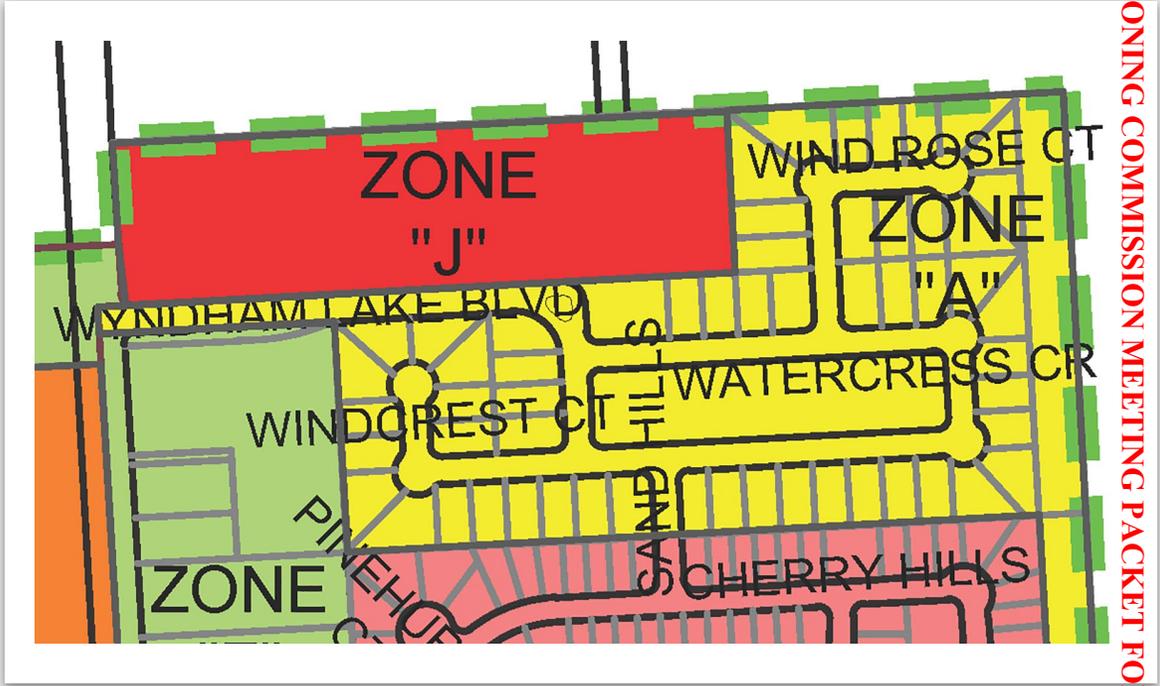
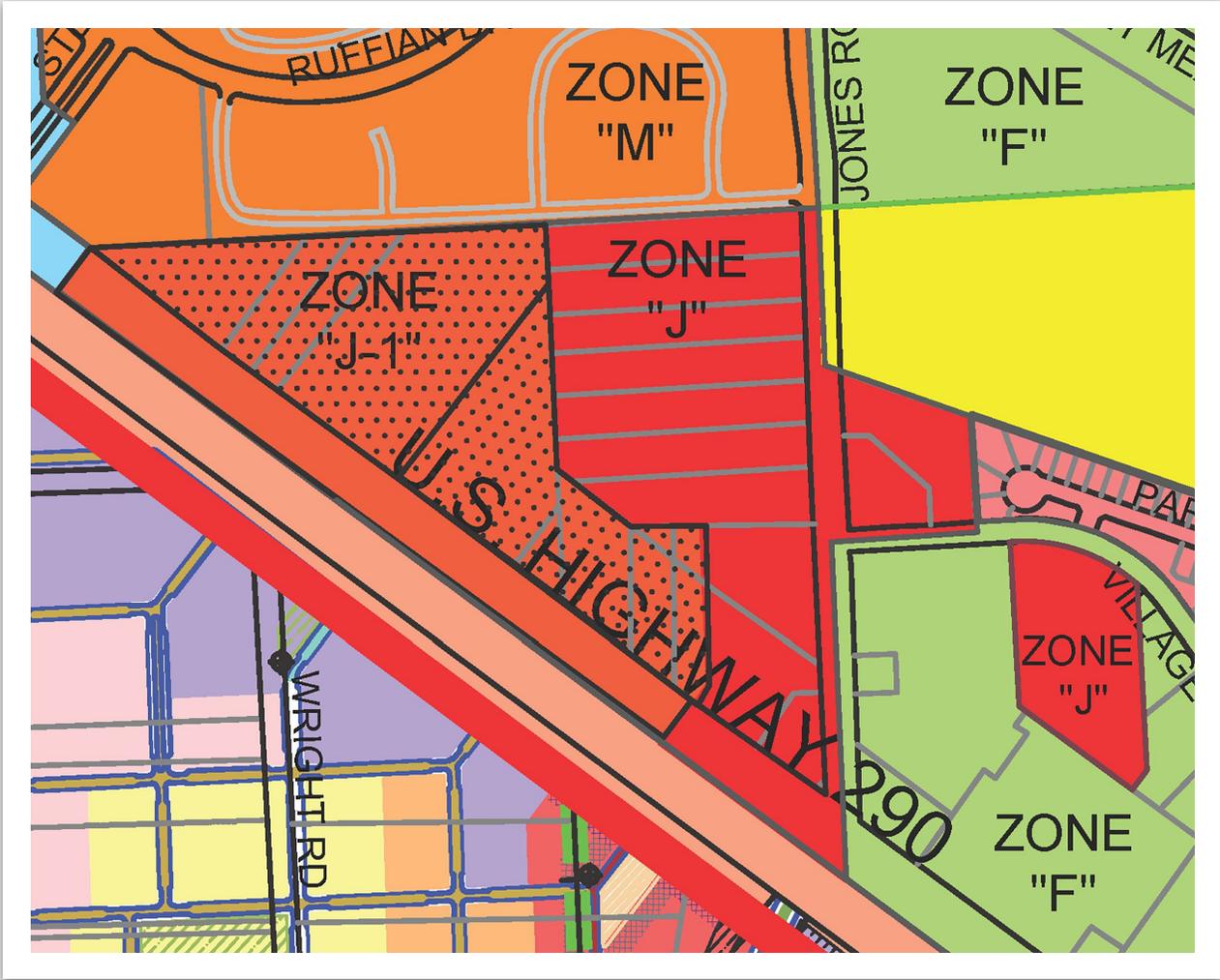
1. Increased side-street yard setback requirement from 10' to 25'
2. Increased side yard setback requirement from 7.5' to 25'
 - Additional protection for adjacent zoning districts against intensive industrial uses permitted in District H.

Setback Regulations for District J (3rd Business District - Current)

Sec. 14-105. – Regulations for District J (Third Business District).

b) *Height and area regulations for district J.*

3) *Location on lot.* The setbacks established in section 14-88(b) are modified as follows: Buildings or structures shall not be located closer than 25 feet to the front property line, or 25 feet to a side lot line or ten feet to a rear lot line. Buildings and other structures may abut adjacent buildings or other structures at a side lot line, provided that a firewall which complies with current city building codes is erected. Each group of abutting buildings shall be separated on the side by an open space of not less than 25 feet to the next side lot line or side street line.



Setback Regulations for District J (3rd Business District)

Setbacks (feet) for District J (third business district) - Current	
Buildings or structures (See Note 1)	
Front	25' to the front property line
Rear	10' to the rear property line
Side street	10' to the side street line
Side	25' to the side lot line
Notes	
<p>Note 1: Buildings and other structures may abut adjacent buildings or other structures at a side lot line, provided that a firewall which complies with current city building codes is erected. Each group of abutting buildings shall be separated on the side by an open space of not less than 25 feet to the next side lot line or side street line.</p>	

Setbacks (feet) for District J (third business district) – Proposed	
Buildings or structures (See Note 1)	
Front	25' to the front property line
Rear	10' to the rear property line
Side street	10' to the side street line
Side	10' to the side lot line
Notes	
<p>Note 1: Buildings and other structures may abut adjacent buildings or other structures at a side lot line, provided that a firewall which complies with current city building codes is erected. Each group of abutting buildings shall be separated on the side by an open space of not less than 25 feet to the next side lot line or side street line.</p>	

Discussion Topic:

1. Potential to decrease side yard setback requirement from 25' to 10'
 - Reduced to bring side setback into line with city standards. Excessive setback for uses permitted in district J.

Setback Regulations for District J-1 (4th Business District - Current)

Sec. 14-105. – Regulations for District J-1 (Fourth Business District).

b) Height and area regulations for district J-1.

3) *Location on lot.* The setbacks established in section 14-88(b) are modified as follows: Buildings or structures shall not be located closer than 25 feet to the front property line, or 25 feet to a side lot line or ten feet to a rear lot line. Buildings and other structures may abut adjacent buildings or other structures at a side lot line, provided that a firewall which complies with current city building codes is erected. Each group of abutting buildings shall be separated on the side by an open space of not less than 25 feet to the next side lot line or side street line.

Setback Regulations for District J-1 (4th Business District)

Setbacks (feet) for District J-1 (fourth business district) – Current	
Buildings or structures (See Note 1)	
Front	25' to the front property line
Rear	10' to the rear property line
Side street	10' to the side street line
Side	25' to the side lot line
Notes	
<p>Note 1: Buildings and other structures may abut adjacent buildings or other structures at a side lot line, provided that a firewall which complies with current city building codes is erected. Each group of abutting buildings shall be separated on the side by an open space of not less than 25 feet to the next side lot line or side street line.</p>	

Setbacks (feet) for District J-1 (fourth business district) – Proposed	
Buildings or structures (See Note 1)	
Front	25' to the front property line
Rear	10' to the rear property line
Side street	10' to the side street line
Side	10' to the side lot line
Notes	
<p>Note 1: Buildings and other structures may abut adjacent buildings or other structures at a side lot line, provided that a firewall which complies with current city building codes is erected. Each group of abutting buildings shall be separated on the side by an open space of not less than 25 feet to the next side lot line or side street line.</p>	

Discussion Topic:

1. Potential to decrease side yard setback requirement from 25' to 10'
 - Reduced to bring side setback into line with city standards. Excessive setback for uses permitted in district J-1.

Setback Regulations for District K (5th Business District - Current)

Sec. 14-105. – Regulations for District K (Fifth Business District).

b) *Height and area regulations in district K.*

3) *Location on lot.* The setbacks established in subsection 14-88(b) are modified as follows: Buildings or structures shall not be located closer than 25 feet to the front property line, or 25 feet to a side lot line or ten feet to a rear lot line. Buildings and other structures may abut adjacent buildings or other structures at a side lot line, provided that a firewall which complies with current city building codes is erected. Each group of abutting buildings shall be separated on the side by an open space of not less than 25 feet to the next side lot line or side street line.



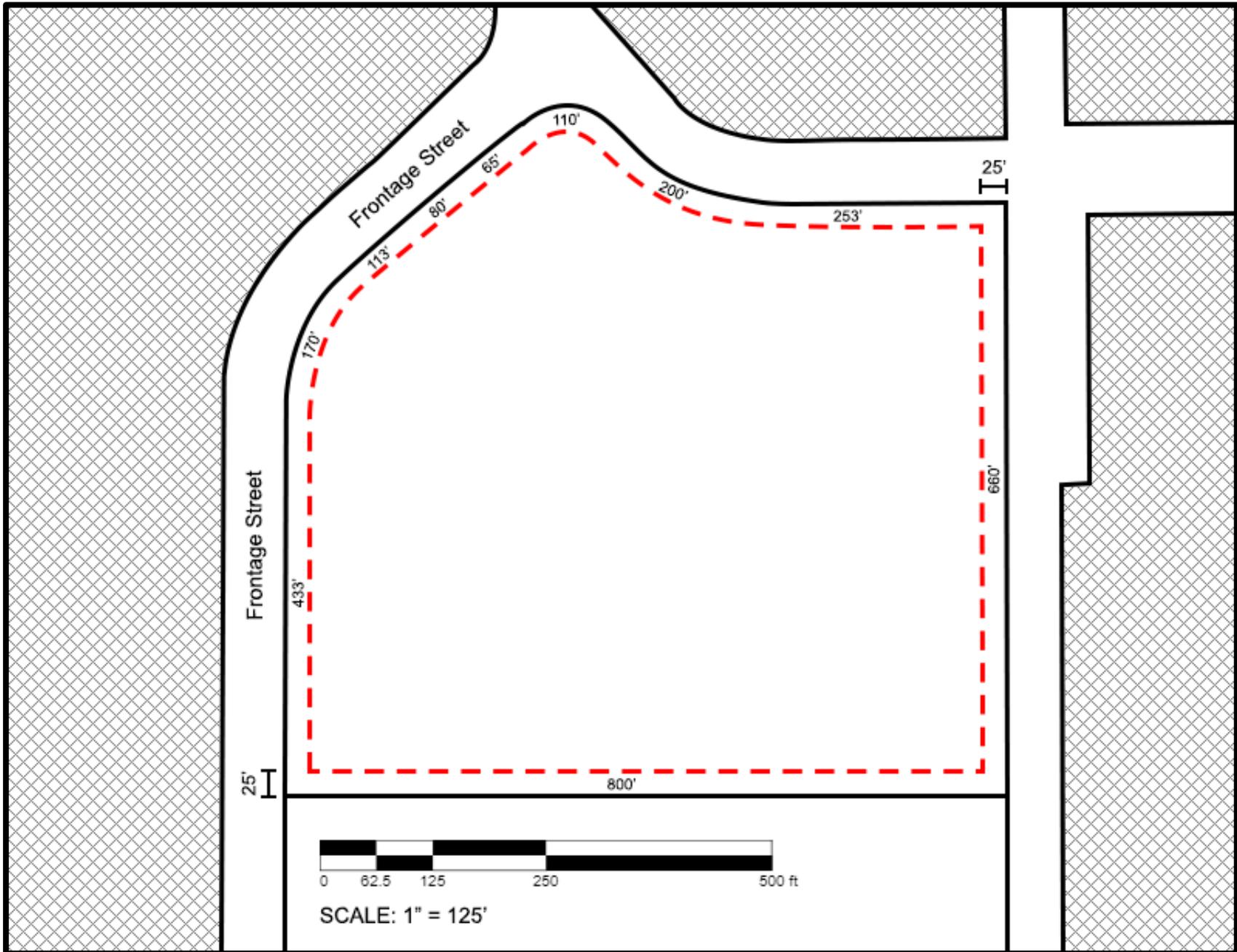
Setback Regulations for District K (5th Business District)

Setbacks (feet) for District K (fifth business district) - Current	
Townhouse lots (see Note 1)	
Front	25' to the front property line
Rear	10' to the rear property line
Side street	10' to the side street line
Side	25' to the side lot line
Patio Home lots (see Note 1)	
Front	25' to the front property line
Rear	10' to the rear property line
Side street	10' to the side street line
Side	25' to the side lot line
Nonresidential buildings (see Note 1)	
Front	25' to the front property line
Rear	10' to the rear property line
Side street	10' to the side street line
Side	25' to the side lot line
Notes	
Note 1: Buildings and other structures may abut adjacent buildings or other structures at a side lot line, provided that a firewall which complies with current city building codes is erected. Each group of abutting buildings shall be separated on the side by an open space of not less than 25 feet to the next side lot line or side street line.	

Setbacks (feet) for District K (fifth business district) - Proposed	
Nonresidential buildings (see Note 1)	
Front	25' to the front property line
Rear	25' to the rear property line
Side street	25' to the side street line
Side	25' to the side lot line
Notes	
Note 1: Buildings and other structures may abut adjacent buildings or other structures at a side lot line, provided that a firewall which complies with current city building codes is erected. Each group of abutting buildings shall be separated on the side by an open space of not less than 25 feet to the next side lot line or side street line.	

Summary of Edits:

1. Removed townhouse and patio home uses from District K
 - Removing residential uses from commercial areas.
2. Removed notes pertaining to townhouses/patio homes
3. Increased rear yard setback from 10' to 25'
4. Increased side-street yard setback from 10' to 25'
 - Additional protection for adjacent zoning districts against intensive uses permitted in District K.



Discussion

- **Land Use:**

- Consolidation of commercial uses into a unified table for all commercial districts.
- New Commercial Uses proposed and added to table.
- Recommendation to remove several current uses in specified commercial districts.
- Amended the wording of several currently existing uses.

- **Building Setbacks (Location on lot):**

- Consolidation of building setback requirements into unified setback tables for each commercial district.
- Amended setback requirements in specified districts.