



## 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 21, 2022 at 6:00 p.m. at the Civic Center, 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. 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*
- D. Conduct a Joint Public Hearing with the City Council for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend 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. *Bobby Warren, Mayor and Rick Faircloth, Planning and Zoning Commission Chairman*
- E. Discuss and take appropriate action regarding the preparation and presentation of the Final Report to City Council concerning the proposal to amend 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. *Evan Duvall, Building Official Representative*
- F. 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 15, 2022 at 5:00 p.m. and remained so posted until said meeting was convened.

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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](http://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."



**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.

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

**AGENDA DATE:** November 21, 2022

**AGENDA ITEM:** C

**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:** November 10, 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.

The Commission met on November 9, 2022, and began the review of the Commercial Code amendments, giving input to the BBG Consultants about suggested changes to their proposed amendments.

Accordingly, this item is to continue the review and discuss the proposed Commercial Code Amendments 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.

**PLANNING AND ZONING COMMISSION MEETING PACKET FOR NOVEMBER 21, 2022**

# Jersey Village – Commercial Districts



**TX BBG CONSULTING, INC.**

Proposed Ordinance Updates

# LAND USE MAP OF THE CITY OF JERSEY VILLAGE, TEXAS

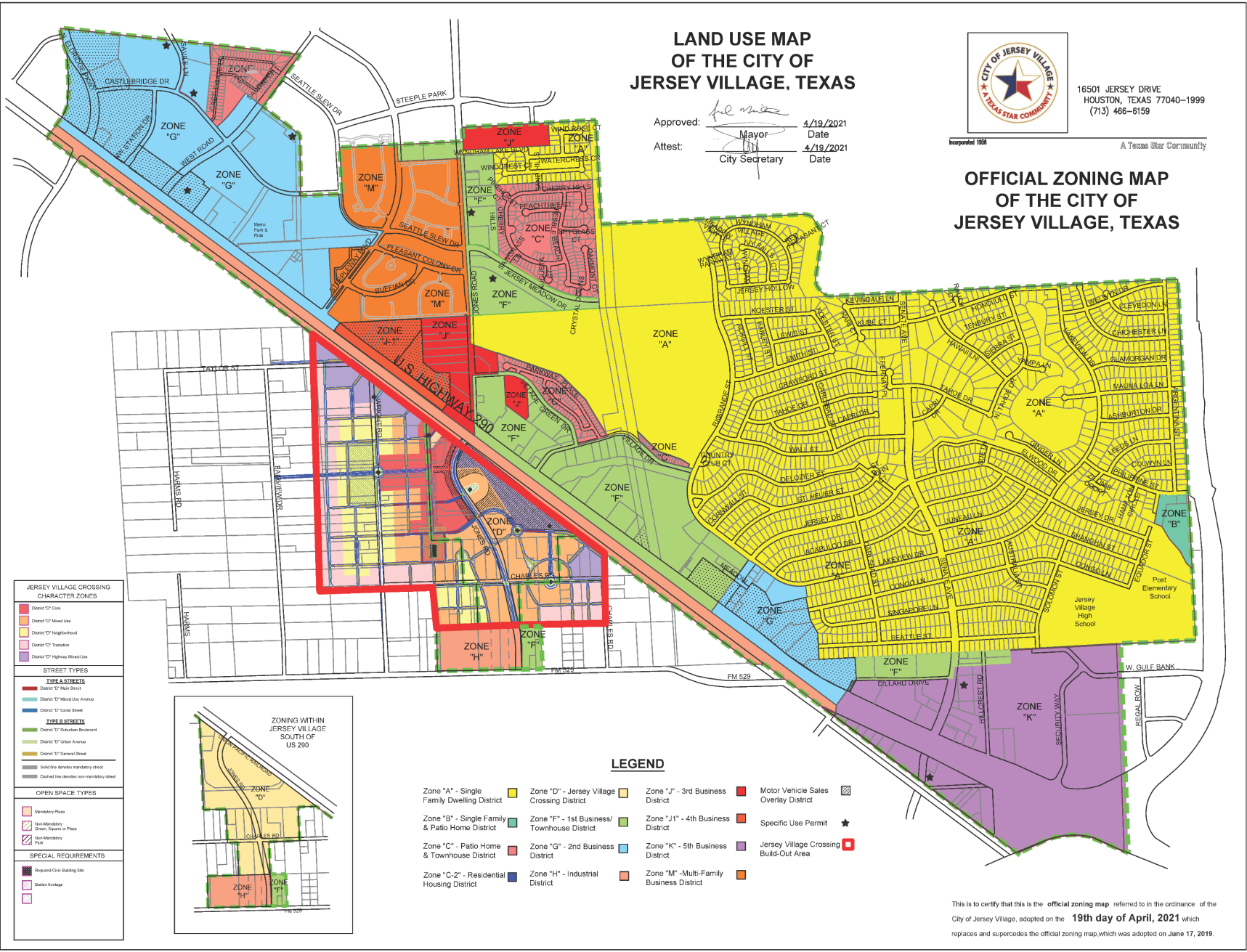


16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

Incorporated 1958 A Texas Star Community

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

## OFFICIAL ZONING MAP OF THE CITY OF JERSEY VILLAGE, TEXAS



**JERSEY VILLAGE CROSSING CHARACTER ZONES**

- Zone "G" - General
- Zone "M" - Mixed Use
- Zone "J" - Jersey Village Crossing District
- Zone "K" - Jersey Village Crossing District
- Zone "H" - Highways Mixed Use

**STREET TYPES**

**TYPE A STREETS**

- Zone "D" - Main Street
- Zone "D" - Mixed Use Arterial
- Zone "D" - Center Street

**TYPE B STREETS**

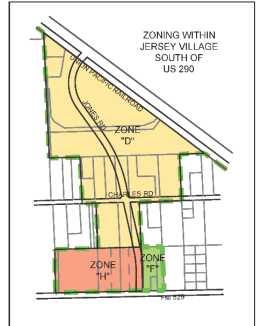
- Zone "D" - Suburban Boulevard
- Zone "D" - Urban Arterial
- Zone "D" - General Street
- Solid line denotes mandatory street
- Dashed line denotes non-mandatory street

**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 extent of this presentation has been limited in scope to the proposed Ordinance amendments pertaining to:
    - **Land Use, Building Setbacks, Off-Street Parking Standards, General Regulations, and Height** for the Commercial Districts.
- **Land Use:**
  - Consolidation of commercial uses into a unified table for all commercial districts.
  - New Commercial Uses added to table.
  - Recommendation to remove several current uses in specified commercial districts.
  - Amended the wording of several currently existing uses.
  - Land Use Definitions
- **Building Setbacks**
  - Consolidation of building setback requirements into unified setback tables for each commercial district.
- **Off-Street Parking:**
  - Amend off-street parking table to reference NAICS codes (more descriptive than SIC codes)
  - Amend specified land uses to increase or reduce parking standards as required for optimum parking.
- **General Regulations:**
  - Relocating General Regulations from Sec. 14-88 to each Commercial District where applicable.
- **Height**
  - Discussion of current height standards in the Commercial Districts (FEMA Flood Maps)

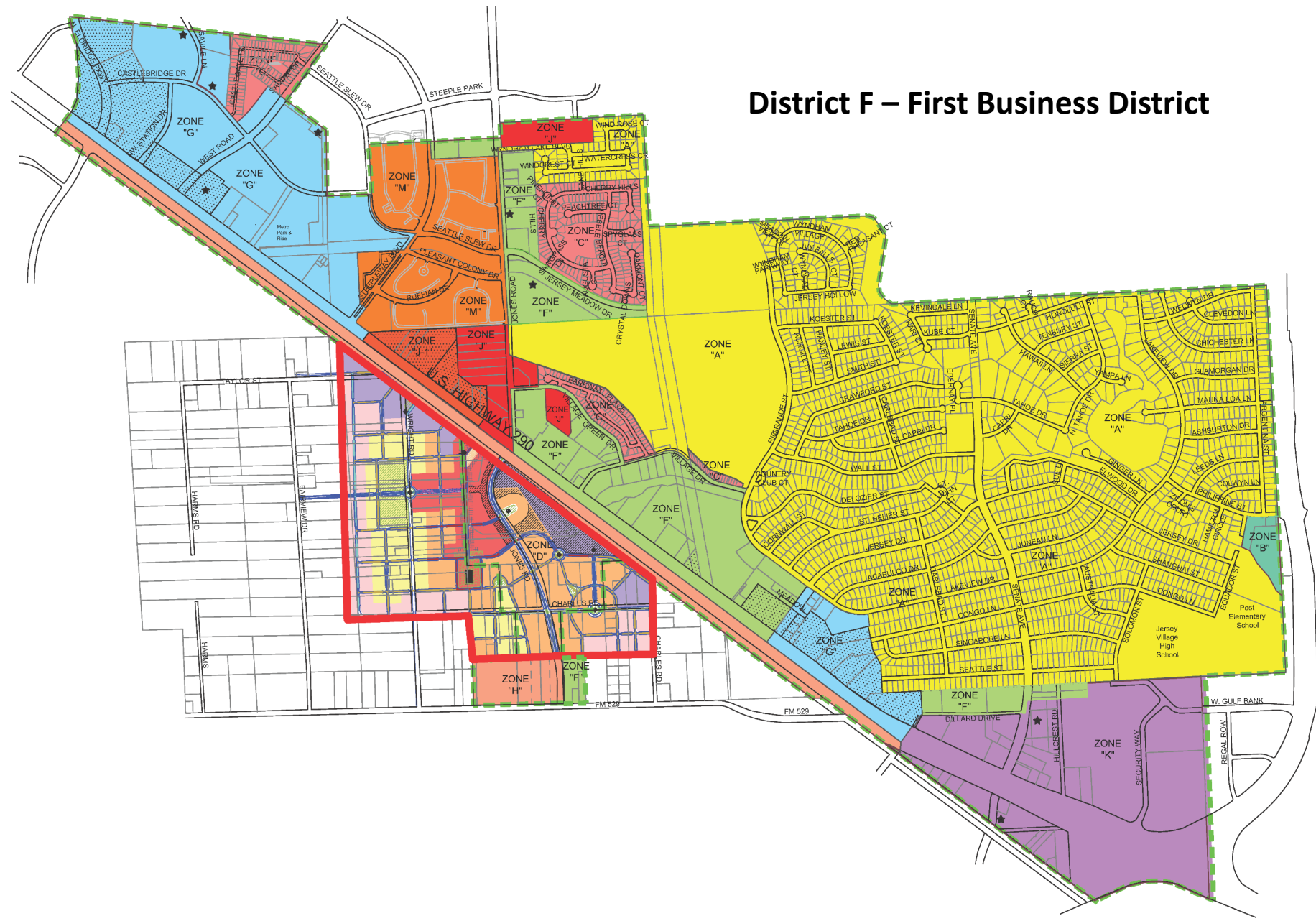
# Use Regulations for District F (1<sup>st</sup> Business District - Current)

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

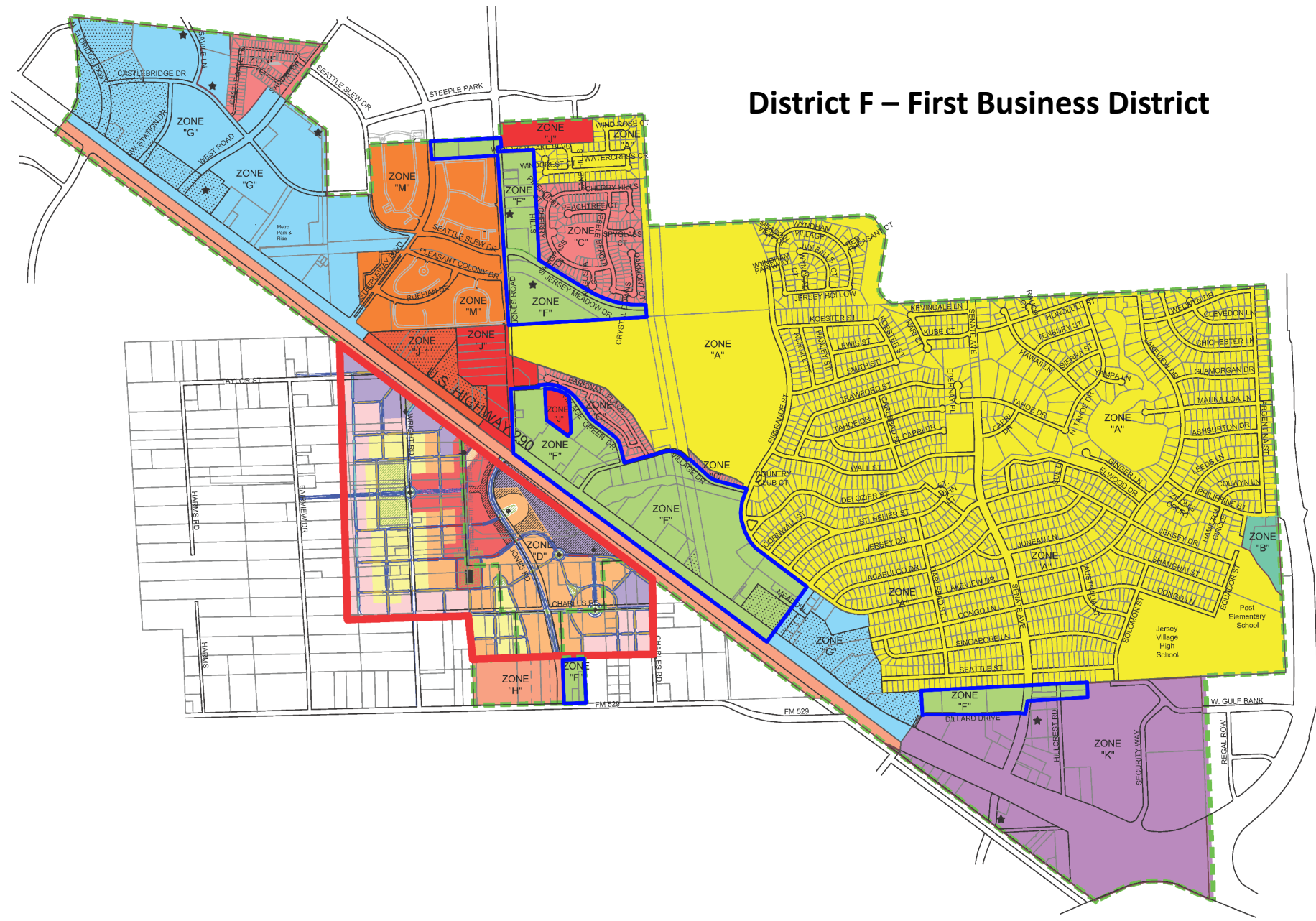
- a) *Use regulations.* No building or land shall be used, and no building shall be erected, moved, or altered in district F except for one or more of the following uses:
- 1) Townhouses and patio homes
  - 2) Banks
  - 3) Barber and beauty shops.
  - 4) Professional offices and business offices.
  - 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.



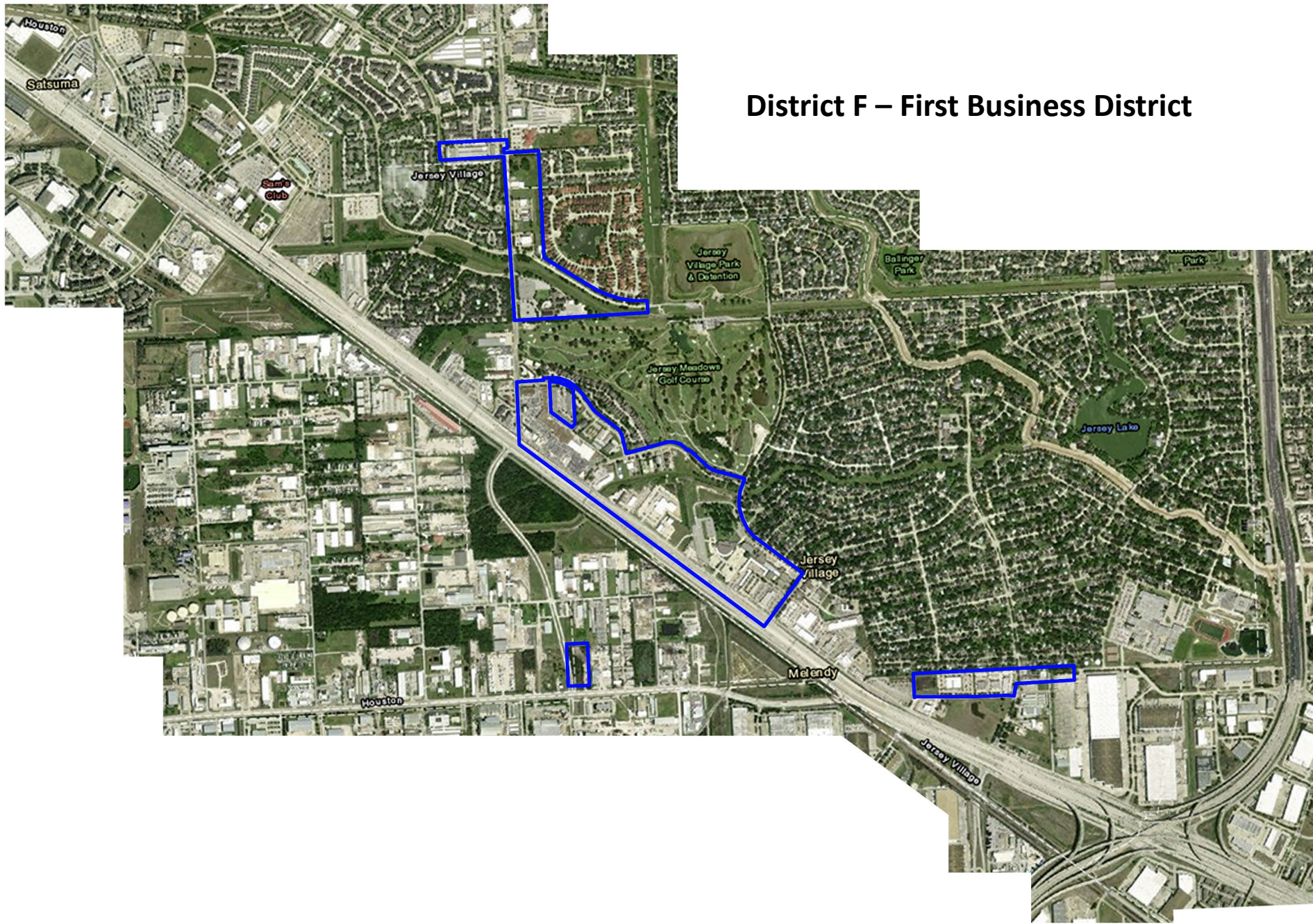
### District F – First Business District



### District F – First Business District



## District F – First Business District

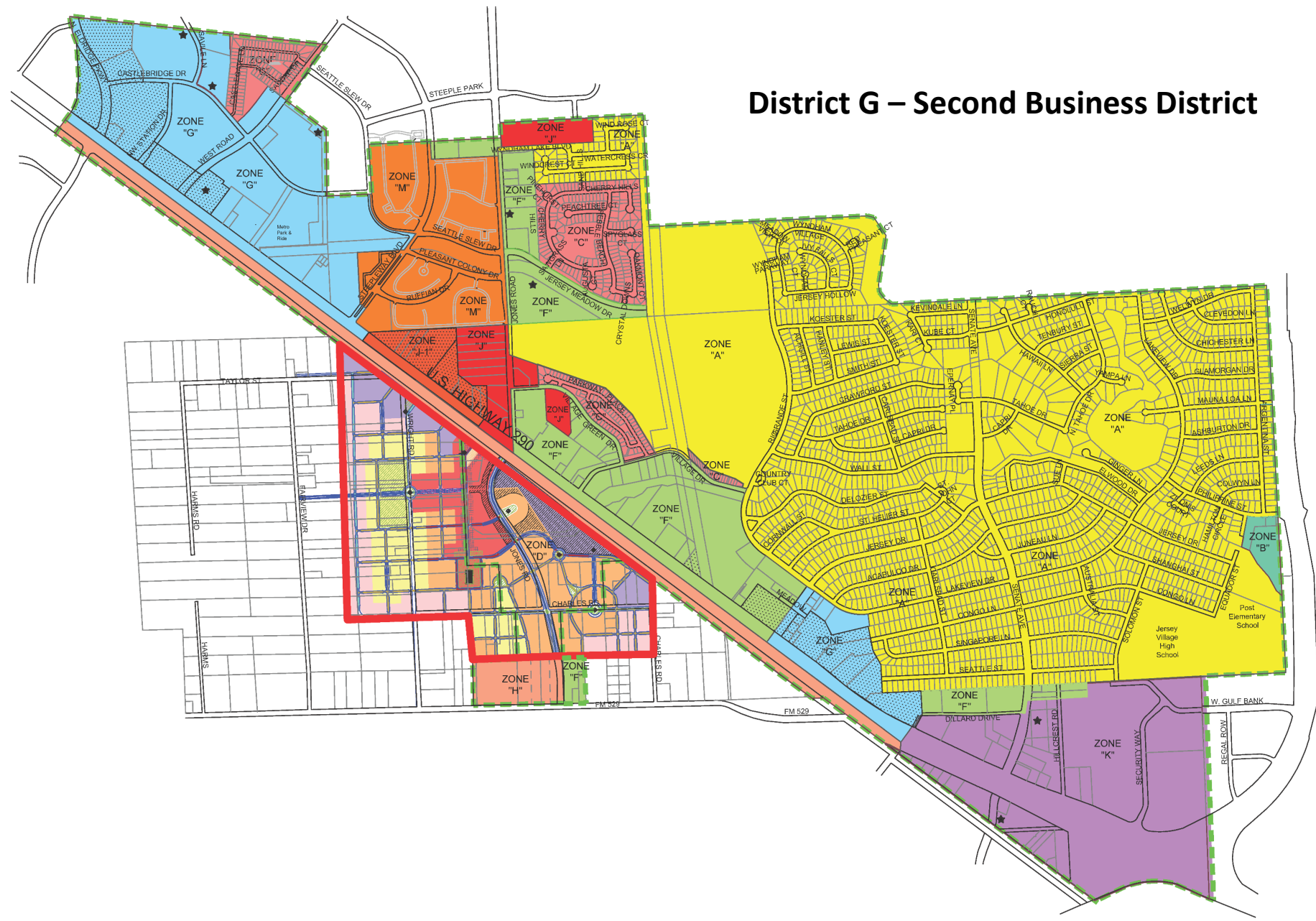


# Use Regulations for District G (2<sup>nd</sup> Business District - Current)

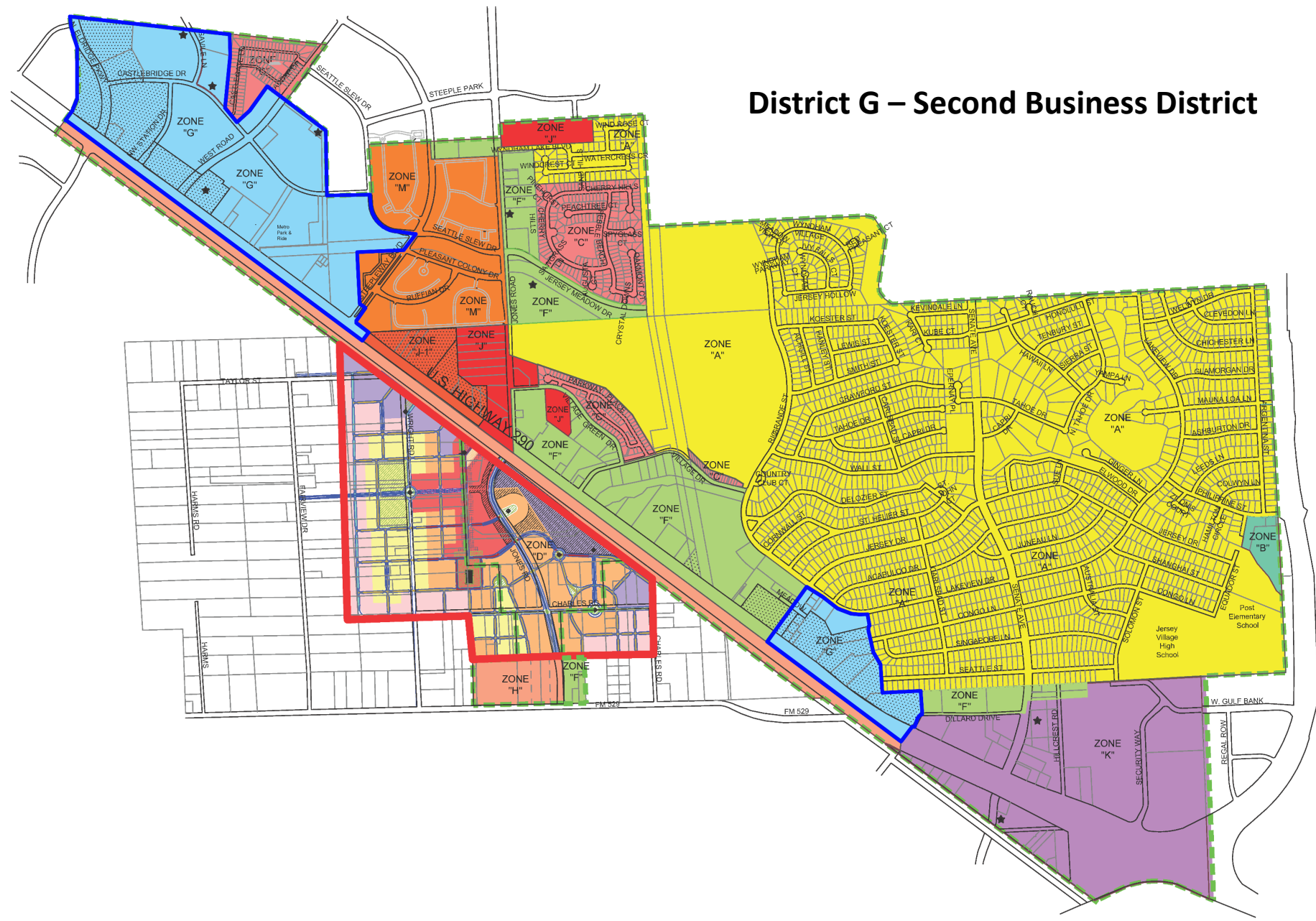
## Sec. 14-106. – Regulations for District G (Second Business District).

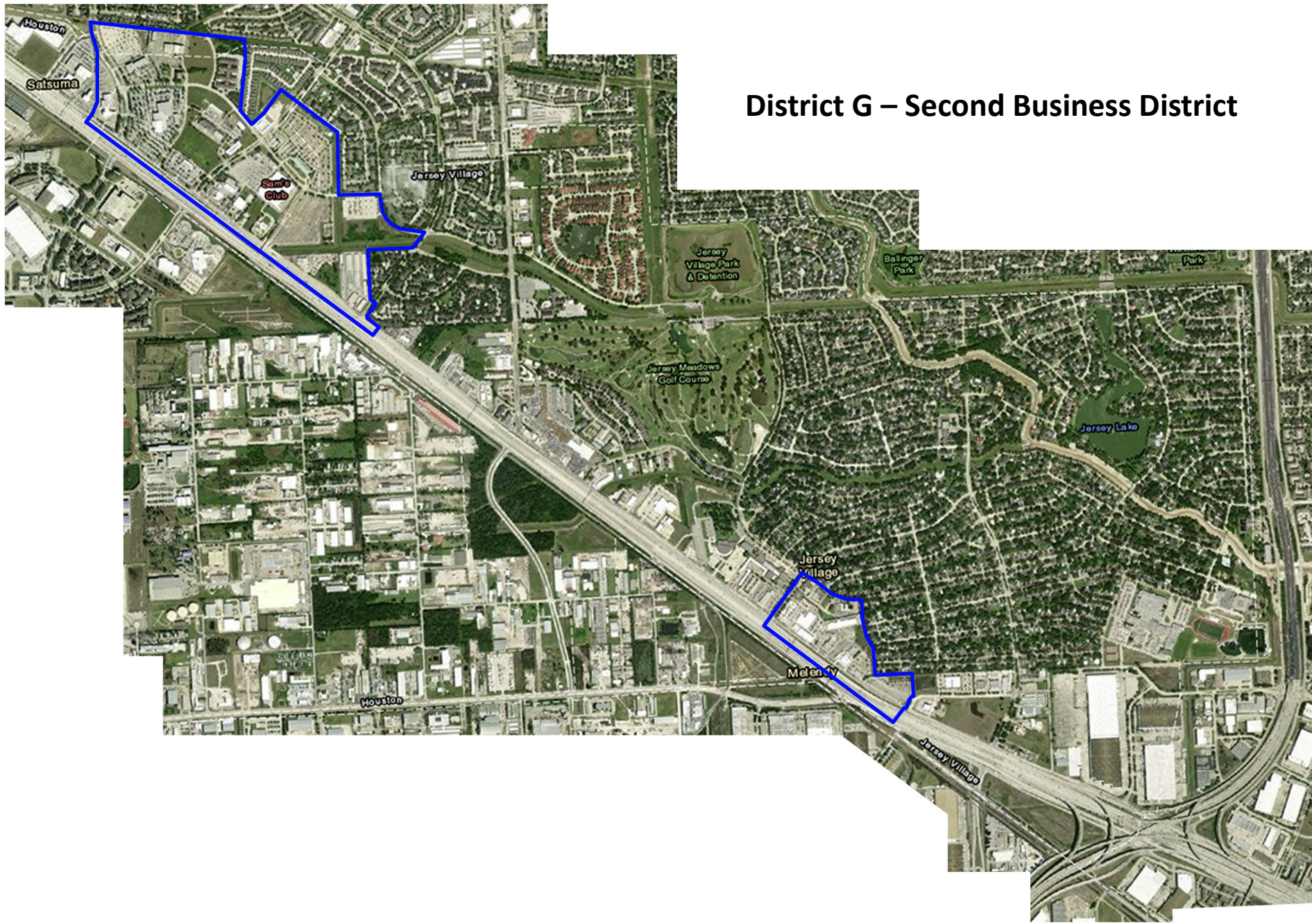
- a) *Use regulations.* No building or land shall be used, and no building shall be erected, moved, or altered in district G except for one or more of the following uses:
- 1) Banks
  - 2) Barber and beauty shops.
  - 3) Professional offices and business offices.
  - 4) Educational institutions.
  - 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.

### District G – Second Business District



### District G – Second Business District





## District G – Second Business District

# 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.

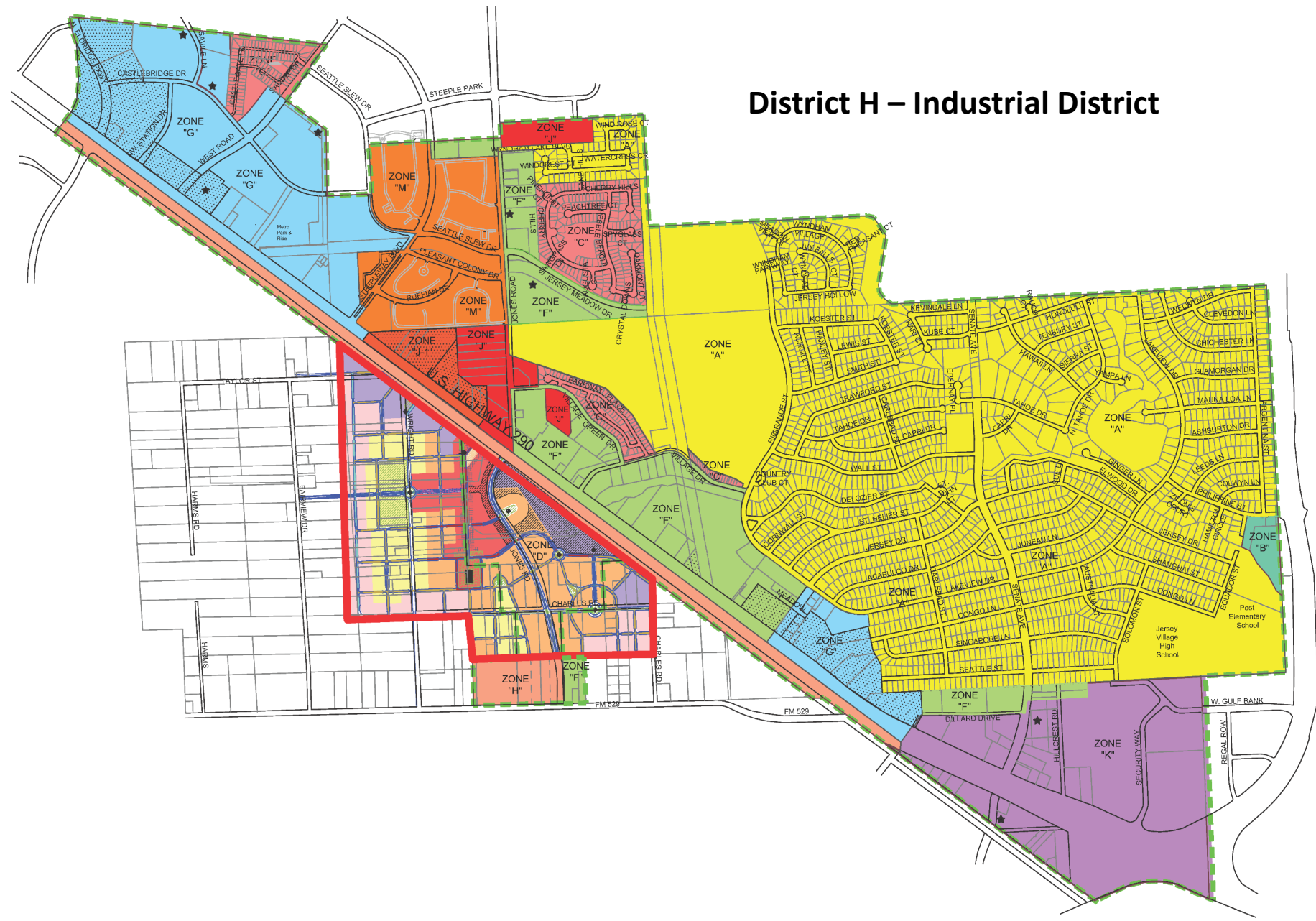


# Use Regulations for District H (Industrial District - Current) - *cont.*

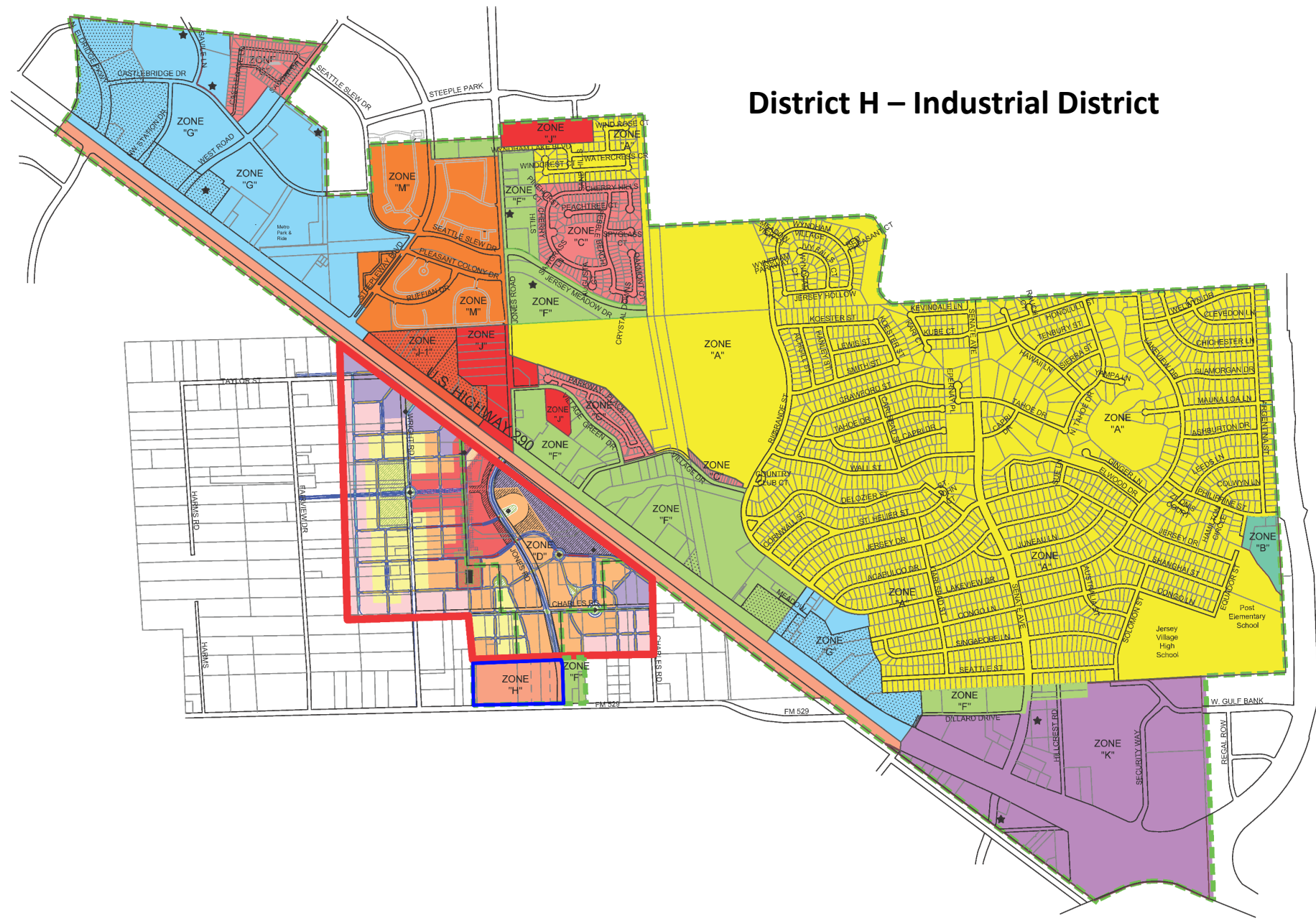
## **Sec. 14-107. – Regulations for District H (Industrial District).**

- 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.

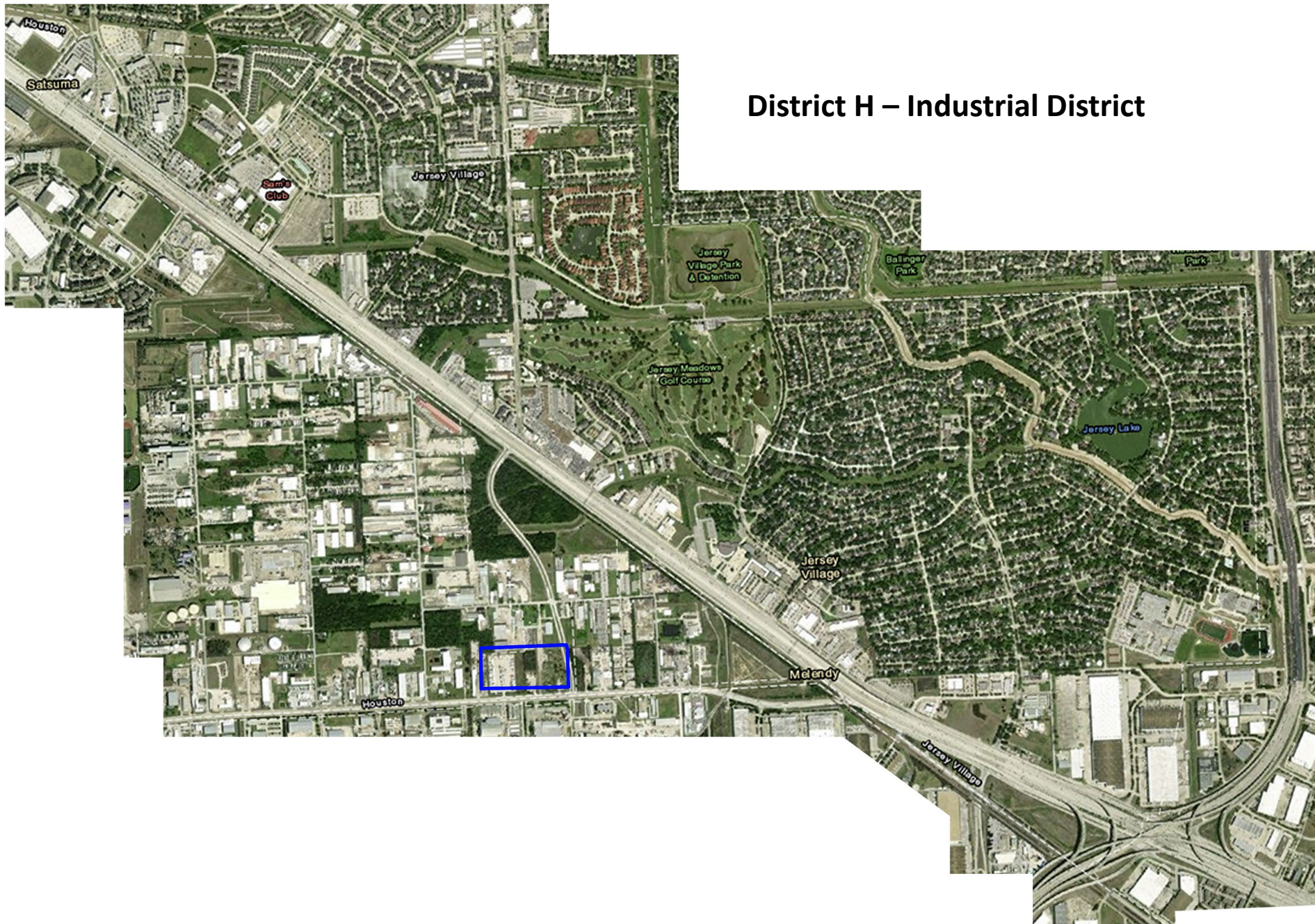
# District H – Industrial District



# District H – Industrial District



## District H – Industrial District



# Use Regulations for District J (3<sup>rd</sup> 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.

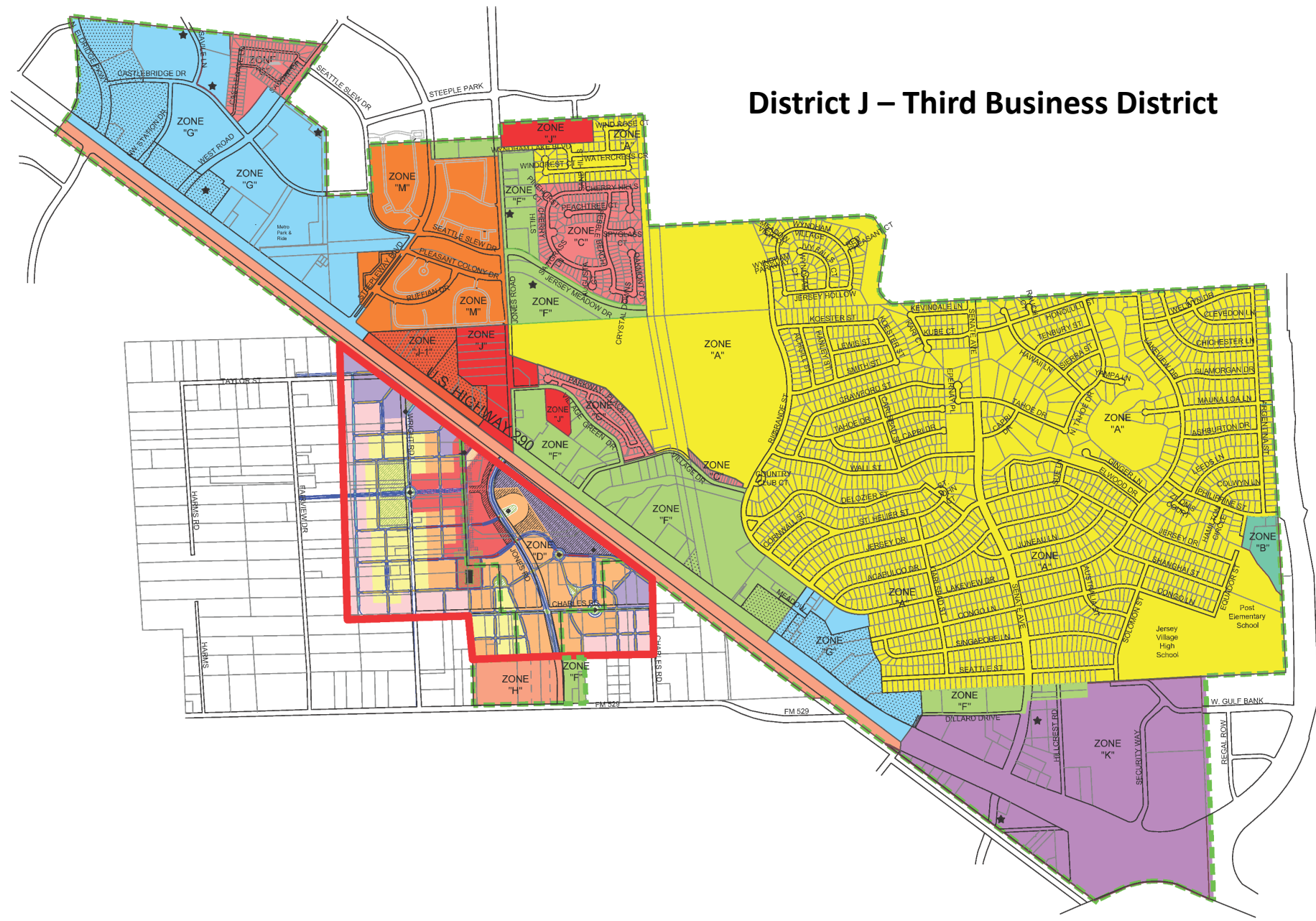
3. Sign and architectural graphic manufacturing.

4. Manufacture of printed material.

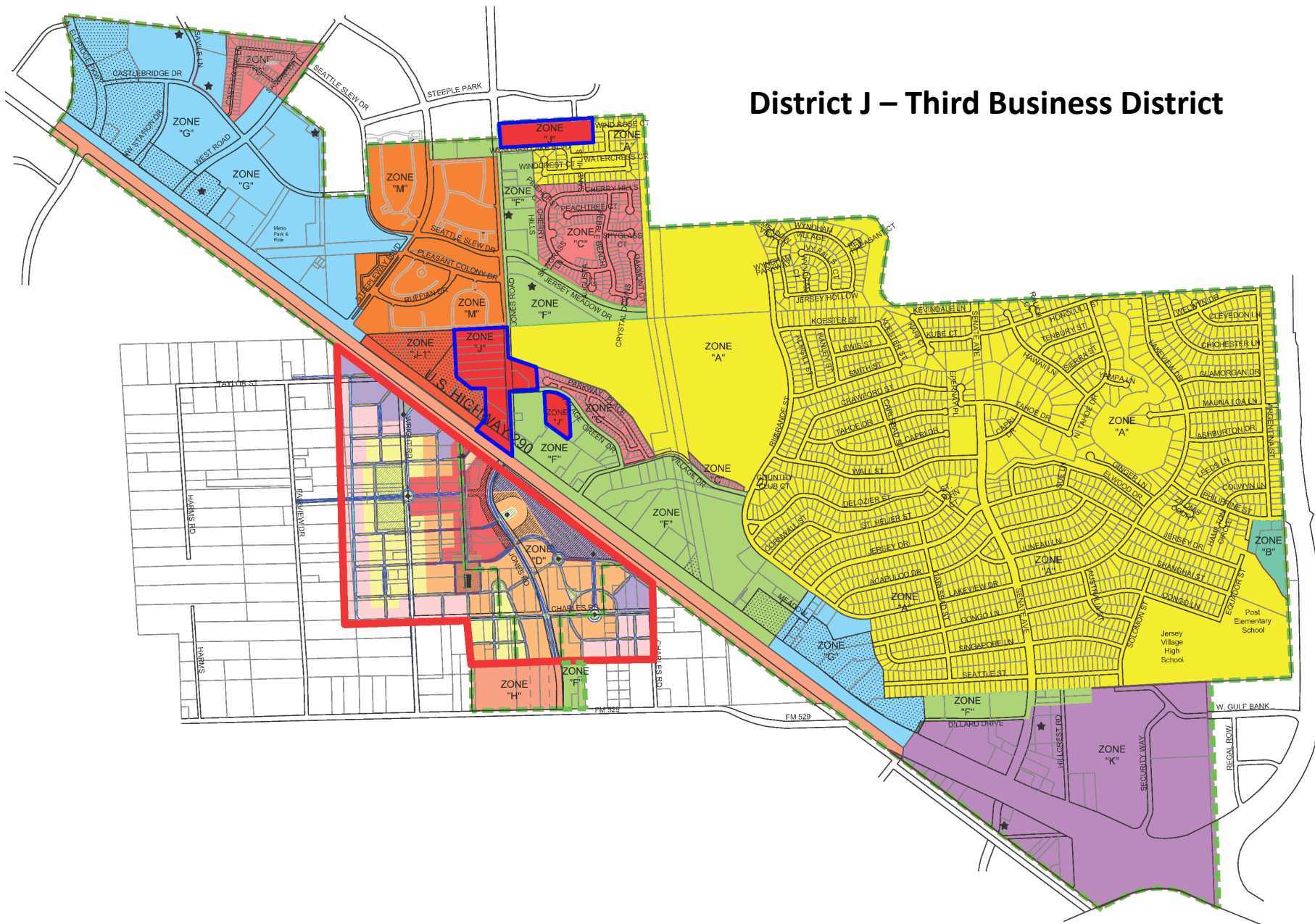
p. Or combinations of such uses.

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.

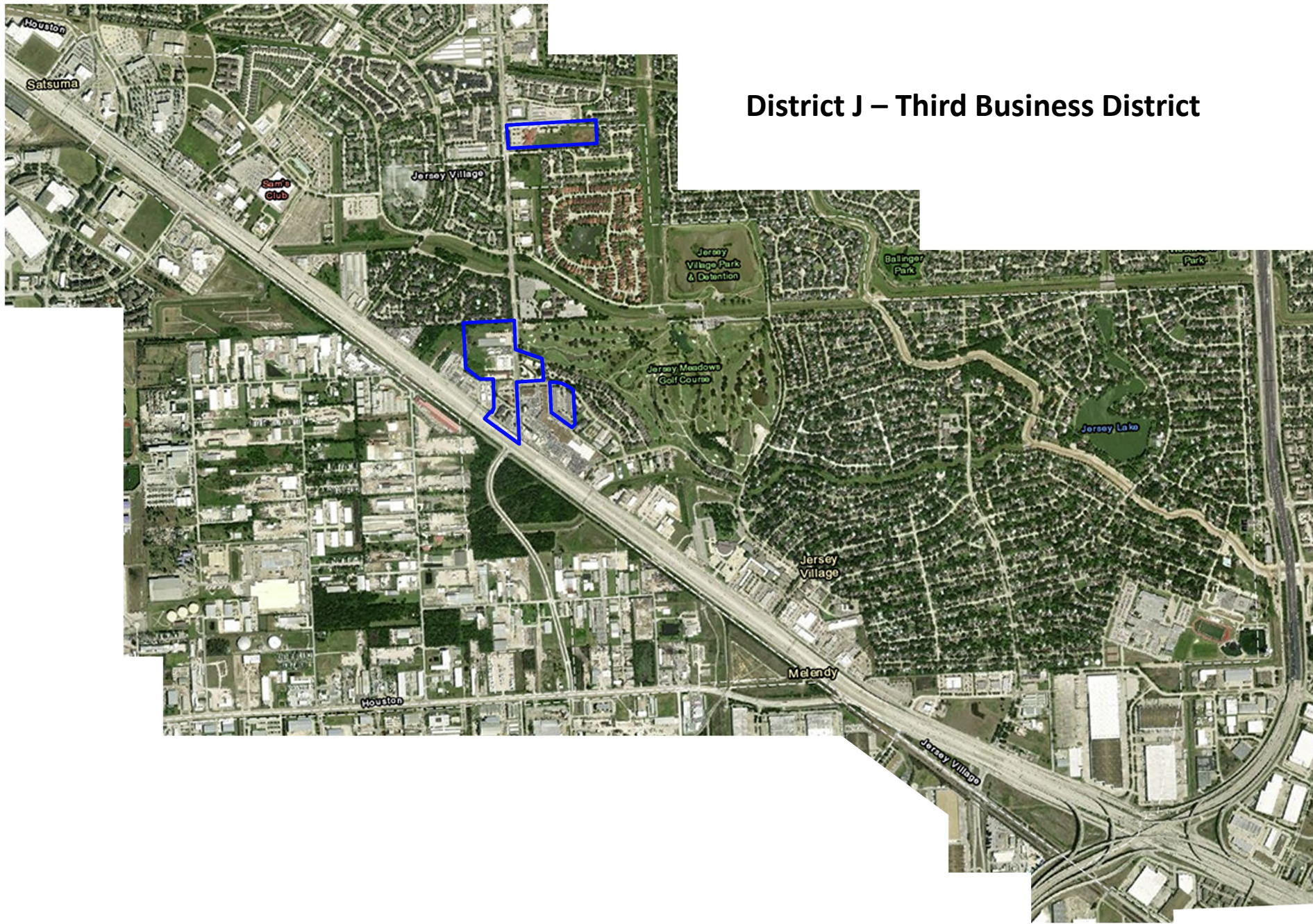
### District J – Third Business District



# District J – Third Business District



## District J – Third Business District



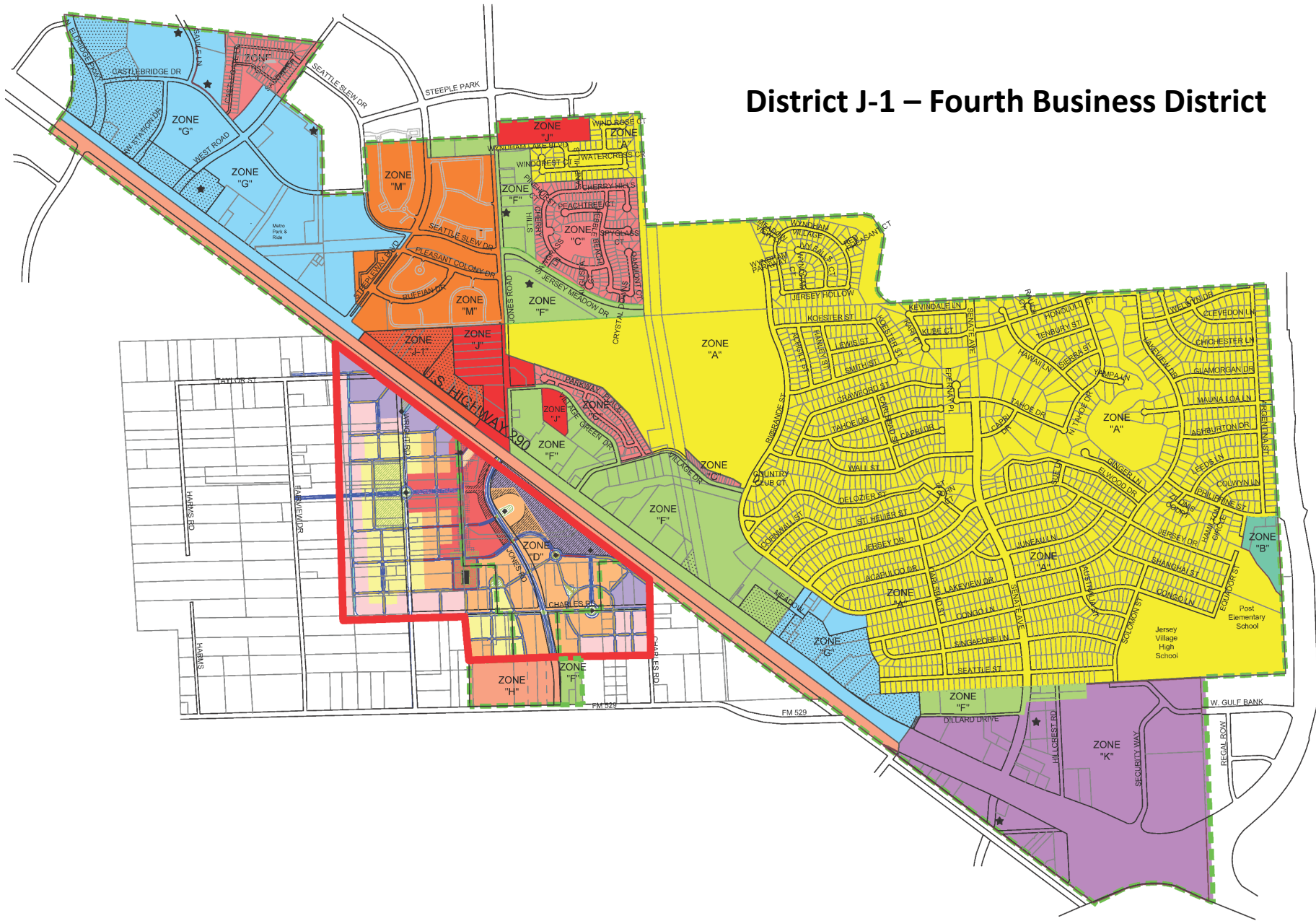


# Use Regulations for District J-1 (4<sup>th</sup> Business District - Current)

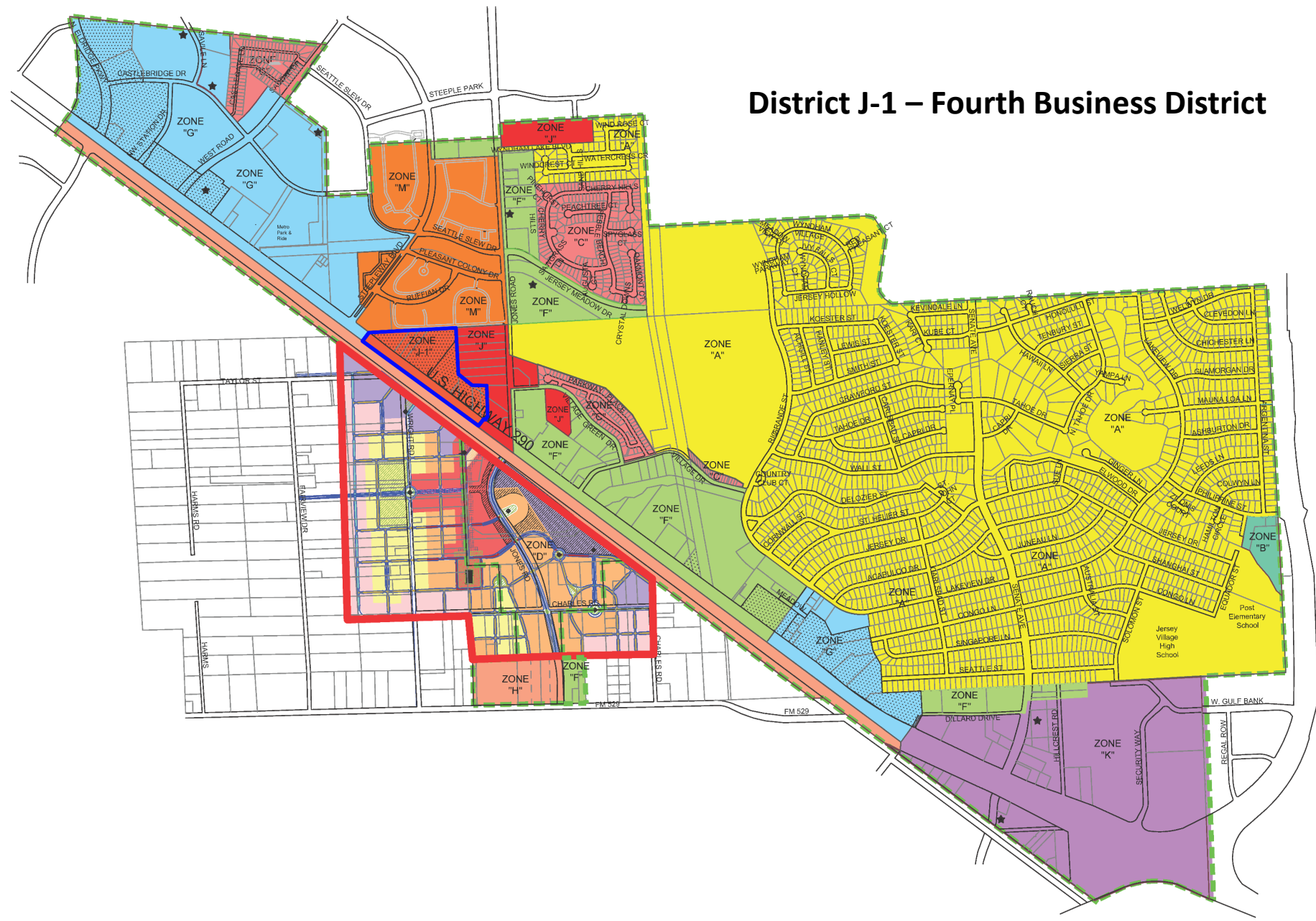
## Sec. 14-105. – Regulations for District J-1 (Fourth Business District).

- 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.

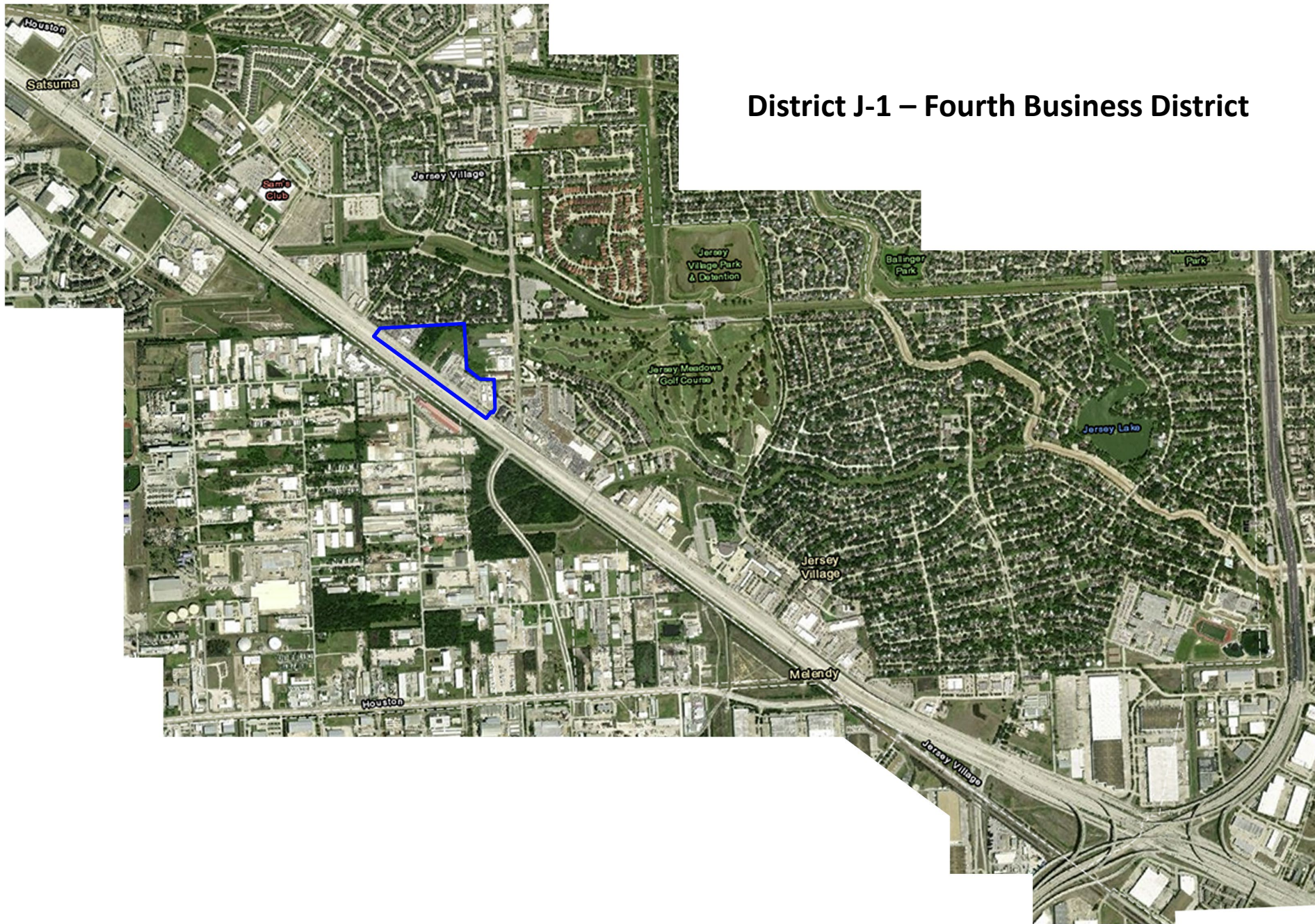
### District J-1 – Fourth Business District



### District J-1 – Fourth Business District



## District J-1 – Fourth Business District



# Use Regulations for District K (5<sup>th</sup> 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 (5<sup>th</sup> 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.

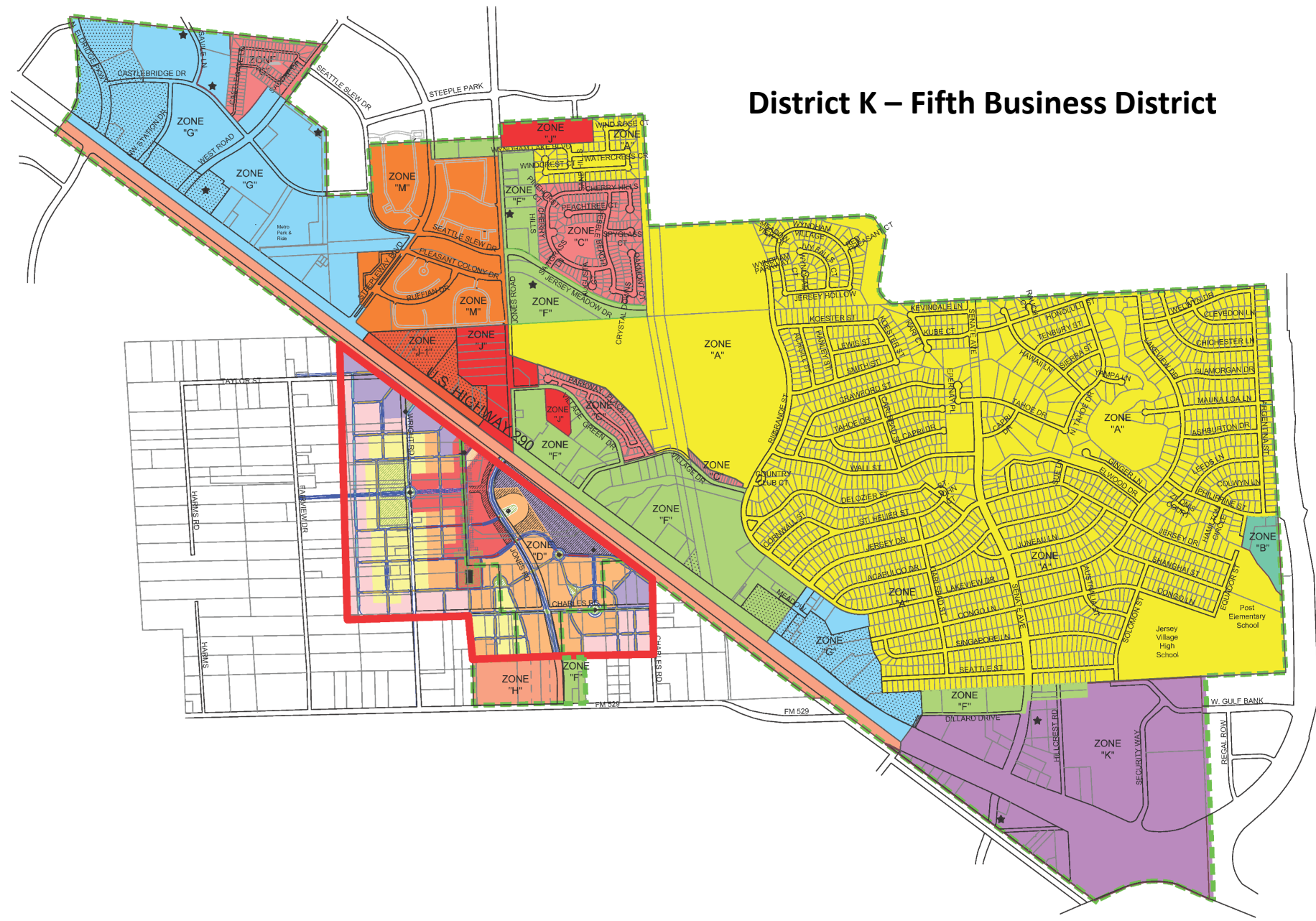
q. Uses specifically prohibited are:

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.

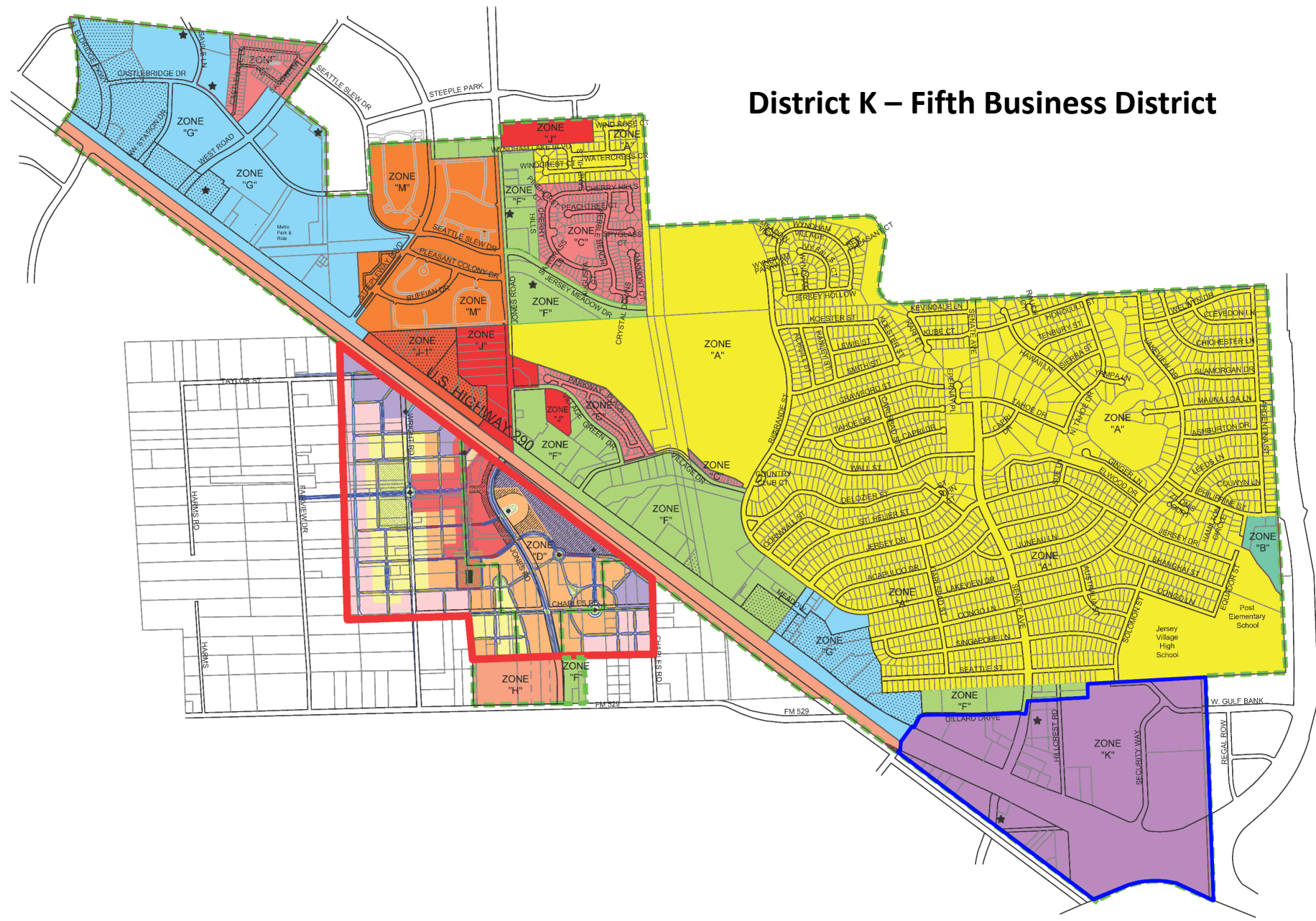
4) The following uses are permitted in district K with a specific use permit:

- 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.

### District K – Fifth Business District

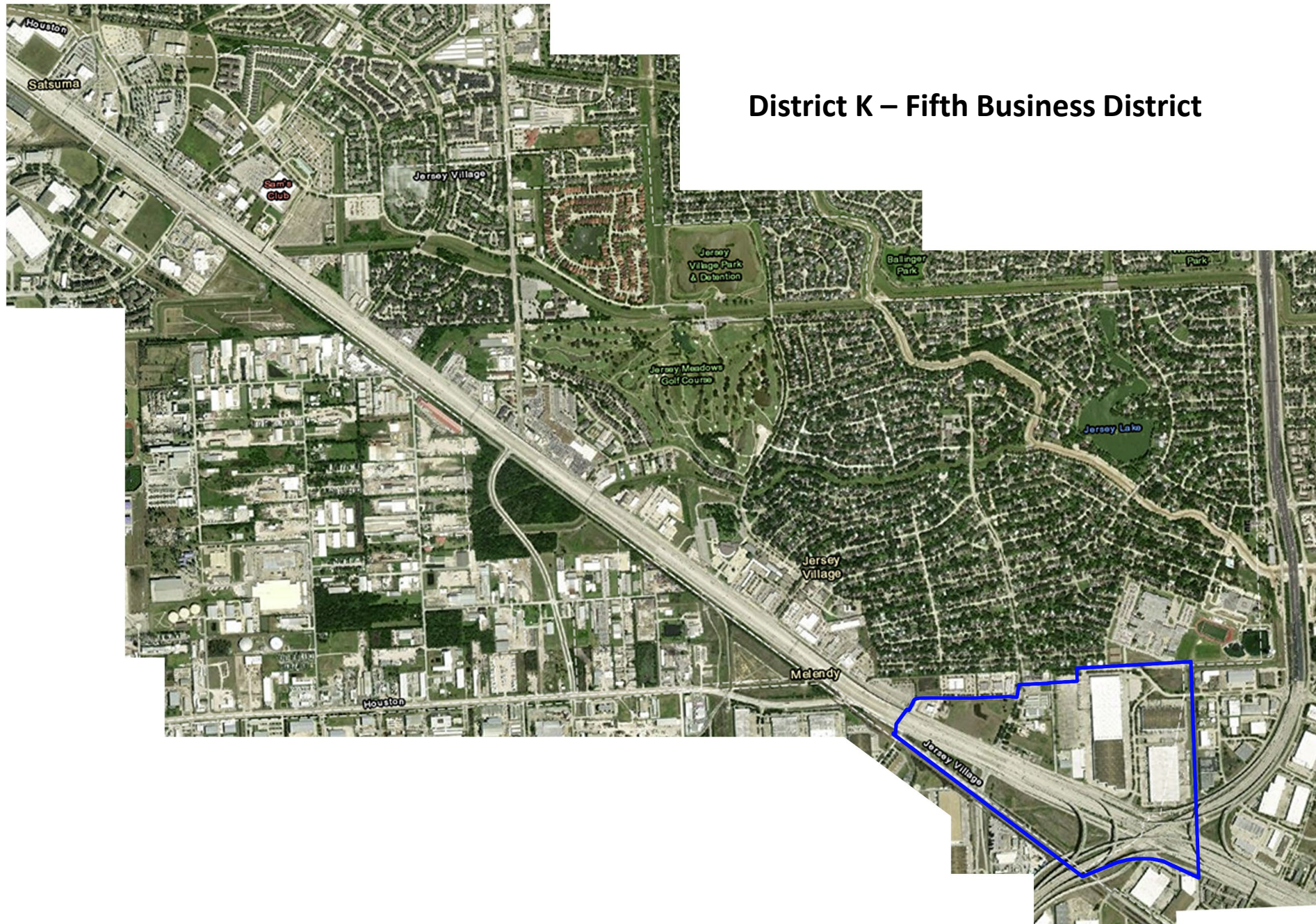


### District K – Fifth Business District





## District K – Fifth Business District



# Use Regulations for Commercial Districts (New)

KEY	
<b>District F</b>	First Business District
<b>District G</b>	Second Business District
<b>District H</b>	Industrial District
<b>District J</b>	Third Business District
<b>District J-1</b>	Fourth Business District
<b>District K</b>	Fifth Business District
<b>MVSOD</b>	Motor Vehicles Sales Overlay District
	Uses added
	Uses considered for removal
	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	P	
Apparel manufacturing.			PC				
Assembling.				PC	PC	PC	
Assembling (distribution warehouse).						P	
Assembling (service center).				P	P		
Assembling (service center, 25% office space).						P	
Auto body shops.		SUP					
Automobile repair shops.			PC				
Bail bond service;			SUP				
Bakery -> Bakery (industrial)			PC				
Banks -> Banks, financial, and insurance service institutions	P	P		P	P	P	
Barber and beauty shops -> Barber, beauty store, or salon.	P	P		P	P	P	
Bars (within 200 feet of any single-family use).	SUP	SUP	SUP	SUP	SUP	SUP	
Bars (at least 200 feet from any single-family use).	P	P	P	P	P	P	
Retail establishment selling or offering for sale any alcoholic beverage -> Beer and wine sales.	SUP	SUP	SUP	SUP	SUP	SUP	
Book stores.	P	P		P	P	P	
Brew pubs.	P	P		P	P	P	
Broadcasting Studio.				P	P	P	
Building contractor and related activities.			P				
Building materials, sales and storage.			P				
Cabinet making.			PC				
Restaurants, cafes and cafeterias -> Cafes and cafeterias.	P	P		P	P	P	
Car wash facilities.	Removed		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		
City: water supply reservoirs, filter beds, towers, surface or below surface tanks, artesian wells, water pumping plants and water wells.	P	P		P	P	P	
Cleaners (clothing), tailors, and retail laundries	P	P		P	P	P	
Clothing boutique.	P	P		P	P	P	
Cold storage plant.			P				
Automobile and truck repair and rebuilding shop -> Commercial vehicle repair shops.			PC				
Communications (distribution warehouse).						P	
Communications (service center).				P	P		
Communications (service center, 25% office space).						P	

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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 (distribution warehouse).							P	
Data processing (service center).					P	P		
Data processing (service center, 25% office space).							P	
Department stores.	P	P			P	P	P	
Distribution and warehousing.				P	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	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	
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).							PC	
Food service (service center).					P	P		
Food service (service center, 25% office space).							P	
Furniture manufacturing.				PC				
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.	PC	PC			PC	PC	PC	
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	
Grocery store.	P			P	P	P	P	
Hardware stores.		P		P	P	P	P	
Head/smoke shops;				SUP				
Health club.	P				P	P	P	
Medical and dentist office.	P	P			P	P	P	
Medical research and development.				SUP				
Heating, plumbing and air conditioning, sales and repair.				PC				
Home good store	P	P			P	P	P	

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	Hookah bars/lounge;			SUP				
	Hospitals, clinics and nursing care centers -> Hospitals and clinics.	P	P		P	P	P	
	Hotels and motels.	P	P		P	P	P	
	Instrument and meter manufacturing.			PC				
	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, museums, and art galleries	P	P		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.				PC	PC	PC	
	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			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	P	
	Musical instrument shops and supply stores	P	P		P	P	P	
	Nonretail sales (distribution warehouse).						P	
	Nonretail sales (service center).				P	P		
	Nonretail sales (service center, 25% office space).						P	
	Nursing care centers.				SUP	SUP	SUP	
	Office (distribution warehouse).						P	
	Office (service center).				P	P		
	Office (service center, 25% office space).						P	
	Office supply store	P	P		P	P	P	
	Oil, gas, and minerals; extraction, production, drilling operations, etc.			PC				
	Optical goods manufacturing.			PC				
	Parking lots.	P	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	

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	Precious metal dealer			SUP				
	Machining.			PC				
	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.			PC			PC	
	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 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 and delicatessens.	P	P	Removed	P	P	P	
	Retail sales.	P	P	Removed	P	P	P	
	Scientific research and development.			P	P	P	P	
	Servicing (distribution warehouse).						P	
	Service station.			PC				
	Servicing (service center).				P	P		
	Servicing (service center, 25% office space).						P	
	Sheet metal processing.			PC				
	Sign and architectural graphic manufacturing.			PC	PC	PC	PC	
	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.	PC	PC		PC	PC	PC	
	Stores and shops for retail sales and personal service shops.	P	P		P	P	P	
	Supermarkets		P		P	P	P	
	Tattoo shop -> Tattoo parlors and body modification shops			SUP				
	Telecommunication towers.		SUP	P				
	Telephone switching facilities.	SUP	SUP				SUP	
	Temporary building which is incidental to the construction of buildings permitted in the district and which shall be removed when work is complete.			P				

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	Theaters.	P	P		P	P	P	
	Townhouses and patio homes.	P					P	
	Truck terminal			SUP				
	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.	PC		PC	PC	PC	PC	
	Veterinarian services.	SUP	SUP		SUP	SUP	SUP	
	Warehousing (distribution warehouse).						P	
	Wholesale or warehousing.			SUP				
	Wholesaling (distribution warehouse).						P	
	Wholesaling (service center).				P			
	Wholesaling (service center, 25% office space).						P	
	Wine tasting rooms/facilities.	P	P		P	P	P	
	Woodworking shop.			PC				

USE	District F	District G	District H	District J	District J-1	District K	MVSOD
Assembling.				PC	PC	PC	
Automobile repair shops.			PC				
Bars (within 200 feet of any single-family use).	SUP	SUP	SUP	SUP	SUP	SUP	
Bars (at least 200 feet from any single-family use).	P	P	P	P	P	P	
Book stores.	P	P		P	P	P	
Brew pubs.	P	P		P	P	P	
Broadcasting Studio.				P	P	P	
Cigar shop/lounge				SUP	SUP		
Cleaners (clothing), tailors, and retail laundries	P	P		P	P	P	
Clothing boutique.	P	P		P	P	P	
Computer and electronics stores.		P		P	P	P	
Dancing studio, exercise classes, and martial arts facilities	P	P		P	P	P	
Department stores.	P	P		P	P	P	
Distribution and warehousing.			P	P	P	P	
Drug stores and pharmacies.	P	P		P	P	P	
Florist and flower shops.	P	P		P	P	P	
Hardware stores.		P	P	P	P	P	
Medical and dentist office.	P	P		P	P	P	
Medical research and development.			SUP				
Home good store	P	P		P	P	P	
Libraries, museums, and art galleries	P	P		P	P	P	
Liquor stores (excluding drive-up or pick-up services)	SUP	SUP	SUP	SUP	SUP	SUP	
Manufacture of printed material.				PC	PC	PC	
Musical instrument shops and supply stores	P	P		P	P	P	
Nursing care centers.				SUP	SUP	SUP	
Office supply store	P	P		P	P	P	
Oil, gas, and minerals; extraction, production, drilling operations, etc.			PC				
Pet and pet supply stores	P	P		P	P	P	
Pool supply and service stores	P	P		P	P	P	
Machining.			PC				
Professional and technical services.	P	P	P	P	P	P	
Real estate, rental, and leasing offices.	P	P		P	P	P	
Scientific research and development.			P	P	P	P	
Sign and architectural graphic manufacturing.			PC	PC	PC	PC	
Specialty food stores	P	P		P	P	P	
Sporting goods sales.	PC	PC		PC	PC	PC	
Supermarkets		P		P	P	P	
Veterinarian services.	SUP	SUP		SUP	SUP	SUP	
Wine tasting rooms/facilities.	P	P		P	P	P	

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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	P	
Assembling (distribution warehouse).						P	
Assembling (service center).				P	P		
Assembling (service center, 25% office space).						P	
Cabinet making.			PC				
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	
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 (distribution warehouse).						PC	
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 storage lots;			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	
Nonretail sales (distribution warehouse).						P	

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Nonretail sales (service center).				P	P		
Nonretail sales (service center, 25% office space).						P	
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	
Service station.			PC				
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	
Temporary building which is incidental to the construction of buildings permitted in the district and which shall be removed when work is complete.			P				
Townhouses and patio homes.	P					P	
Warehousing (distribution warehouse).						P	
Wholesale or warehousing.			SUP				
Wholesaling (distribution warehouse).						P	
Wholesaling (service center).				P			
Wholesaling (service center, 25% office space).						P	

USE	District F	District G	District H	District J	District J-1	District K	MVSOD
Bakery -> Bakery (industrial)			PC				
Banks -> Banks, financial, and insurance service institutions	P	P		P	P	P	
Barber and beauty shops -> Barber, beauty store, or salon.	P	P		P	P	P	
Retail establishment selling or offering for sale any alcoholic beverage -> Beer and wine sales.	SUP	SUP	SUP	SUP	SUP	SUP	
Restaurants, cafes and cafeterias -> Cafes and cafeterias.	P	P		P	P	P	
City: water supply reservoirs, filter beds, towers, surface or below surface tanks, artesian wells, water pumping plants and water wells.	P	P		P	P	P	
Automobile and truck repair and rebuilding shop -> Commercial vehicle repair shops.			PC				
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	
Hospitals, clinics and nursing care centers -> Hospitals and clinics.	P	P		P	P	P	
Restaurant -> Restaurants and delicatessens.	P	P	Removed	P	P	P	
Tattoo shop -> Tattoo parlors and body modification shops			SUP				
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.	PC		PC	PC	PC	PC	

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## Definitions

*Apparel manufacturing.* A facility for the manufacture of garments.

*Assembling.* A facility where previously manufactured parts are put or fit together for final assembly.

*Auto body shops.* A facility or portion thereof used for the repair or straightening of a motor vehicle body or frame or painting of motor vehicles.

*Automobile repair shop.* A facility used for the repair or replacement of engines, transmissions, differentials, drivetrains, or any parts thereof, in addition to the replacement of parts, service, and incidental repairs to private passenger vehicles. A private passenger vehicle is defined as automobiles, motorcycles, station wagons, vans, SUVs, or pickup trucks reserved for personal use.

*Bail bond service.* An establishment that offers surety and pledges money or property as bail for the appearance of a defendant in court.

*Bakery (industrial).* An establishment in which there is permitted the production and/or wholesaling of baked goods, but where over-the-counter or other retail dispensing of baked goods shall be prohibited.

*Banks, financial, and insurance service institutions.* A building, with or without a drive-up window, for the custody, loan, or exchange of money; for the extension of credit; and for facilitating the transmission of funds.

*Barber, beauty store, or salon.* An establishment that offers goods and services related to barbering, cosmetology,

*Beer and wine sales.* An establishment that sells beer and wine not to exceed 17% alcohol by volume.

*Bookstore.* A retail establishment that, as its primary business, engages in the sale, rental, or other charge-for-use of books, magazines, newspapers, greeting cards, postcards, videotapes, computer software, or any other printed or electronically conveyed information or media, excluding any "adult bookstore," "adult theater," "theater," or "studio theater."

*Broadcasting studio.* Commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings.

*Building contractor and related activities.* A facility used for conducting business related to the construction of buildings, either residential or commercial, including but not limited to the storage and operation of machinery and materials, fabrication of building-related products, and the provision of services.

*Building materials, sales, and storage.* Any location used for the sale and storage of materials used for the construction of buildings.

*Brewpub.* An establishment that is authorized to brew, bottle, can, package, and label beer, and sell or offer without charge, on the premises to ultimate consumers for consumption on or off those premises, malt beverages produced by the holder, in or from a lawful container to the extent the sales or offers are allowed under the holder's other permits or licenses. Food may also be served at this establishment.

*Cannabidiol shop (CBD shop).* A business establishment for which more than 15 percent of sales are derived from the retail sale of products related to or derived from CBD oil (cannabidiol) or hemp. This includes, but is not limited to, oils, vitamins, supplements, food, personal care, and garments.

*Car wash facilities.* A facility for washing and cleaning of passenger vehicles, recreational vehicles, or other light-duty equipment.

*Cell phone and computer repair business.* A business that focuses on the repair and maintenance of cellular phones and computers.

*Child day-care operations (licensed child-care centers and school-age program centers).* A facility licensed, certified, or registered by the Department of Family and Protective Services to provide assessment, care, training, education, custody, treatment, or supervision for a child who is not related by blood, marriage, or adoption to the owner or operator of the facility for all or part of the 24-hour day, whether or not the facility is operated for profit or charges for the services it offers.

*Churches and other places of worship.* An establishment wherein persons regularly assemble for religious worship, and which is maintained and controlled by a religious body organized to sustain public worship, together with all accessory buildings and uses customarily associated with such primary purpose. Includes synagogue, temple, mosque, or other such places for worship and religious activities.

*Cigar shop/lounge.* A private smokers' lounge that excludes minors consisting of an enclosed area in or attached to a retail or wholesale tobacco shop.

*Cleaners (clothing), tailors, and retail laundries.* An establishment that washes and repairs personal clothing items.

*Clothing boutique.* A retail establishment focusing on the sale of upscale clothing.

*Cold storage plant.* A facility where, for compensation or reward received or promised, wildlife or fish or parts of them are processed and stored, either fresh or frozen, for later consumption.

*Commercial vehicle repair shop.* A facility used for the repair or replacement of engines, transmissions, differentials, drivetrains, or any parts thereof, in addition to the replacement of parts, service, and incidental repairs to commercial vehicles. A commercial vehicle is defined as any motor vehicle, trailer, or semi-trailer designed or used to carry freight, passengers for a fee, or merchandise in the furtherance of any commercial enterprise and having a gross weight of more than 10,000 pounds.

*Computer and electronics stores.* A retail establishment focused on the sale of computers and computer-related products, and electronic components and devices.

*Computer component assembly (distribution warehouse, manufacturing).* A facility in which computer components are manufactured, and in which computer components are fitted to make functional computers.

*Concrete products manufacture.* A facility in which concrete products are constructed for the purposes of decoration or artistic expression for sale off-premises.

*Credit access business.* A business that obtains credit for a consumer from an independent third-party lender in the form of a deferred presentment transaction or a motor vehicle title loan.

*Dancing studio, exercise classes, and martial arts facilities.* A facility in which students are instructed and educated on the particulars of a physical art form. This does not include adult uses such as adult cabaret.

*Department stores.* A retail establishment that conducts business under a single owner's name wherein a variety of unrelated merchandise and services are housed enclosed and are exhibited and sold directly to the customer for whom the goods and services are furnished.

*Distribution.* Any location where goods are received and/or stored for delivery to the ultimate customer at remote locations.

*Drug stores and pharmacies.* A retail establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related supplies.

*Dry cleaning and laundry plant (industrial).* A facility or intended to be used for cleaning fabrics, textiles, wearing apparel, or articles of any sort by immersion and agitation, or by immersions only, in volatile solvents including, but not by way of limitation, solvents of the petroleum distillate type, and/or the chlorinated hydrocarbon type, and the processes incidental thereto.

*Educational institutions, services, and learning centers.* Any public, parochial, private, charitable, or nonprofit school, junior college, or university, other than trade or business schools, including instructional and recreational uses, with or without living quarters, dining rooms, restaurants, heating plants, and other incidental facilities for students, teachers, and employees.

*Farm implement machinery sales and storage.* A facility that focuses on the sale and sales-related storage of farm implements and machinery together with the attachments, special service tools, or repair parts for such implements and machinery.

*Florist and flower shops.* A retail establishment whose principal activity is the selling of plants that are not grown on the site and conducting business within an enclosed building.

*Food processing and packaging, with the exception of slaughtering.* A facility that prepares, processes, or cans and packages food products.

*Furniture manufacturing.* A facility that manufactures or assembles articles such as tables, chairs, desks, or cabinets for use or ornament, indoor or outdoor.

*Garages, public.* A garage, other than a private or storage garage, used for the short-term parking of vehicles.

*Gasoline filling stations, ( condition: provided that all storage tanks for gasoline shall be below the surface of the ground.).* An establishment or portion thereof used partly or entirely for storing or dispensing flammable liquids, combustible liquids, liquified flammable gas, or flammable gas into the fuel tanks of motor vehicles.

*General administration.* Any part of an establishment that provides various support services such as office administrators, administrative assistants, and receptionists.

*Golf courses, country clubs, and driving ranges.* A tract of land laid out with a least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, restrooms, a driving range, and shelters as accessory uses.

*Grocery store.* A retail establishment where most of the floor area is devoted to the sale of food products for home preparation and consumption, which typically also offer other home care and personal care products, and which are substantially larger and carry a broader range of merchandise than convenience stores.

*Hardware stores.* A retail establishment where items such as plumbing, heating, and electrical supplies, sporting goods, and paints are sold.

*Head/smoke shops.* A retail establishment specializing in paraphernalia used for consumption of cannabis and tobacco and items related to cannabis culture.

*Health club.* Also includes the terms athletic club, gym, fitness studio, and fitness center means a place of business that provides a place for a variety of physical exercises including facilities or studios for personal training, physical fitness training, weight, and aerobic training, free weights, spinning/cycling, circuit training, yoga, Pilates, racquetball/squash courts, group fitness classes, boxing, wrestling, martial arts training, basketball courts, swimming pools, and swimming lessons.

*Heating, plumbing and air conditioning, sales and repair.* A facility that offers parts, maintenance, and repair services for heating, ventilation, air conditioners, and related plumbing.

*Home good store.* A retail establishment that offers the sale of furniture, linens, cooking products, art, and other home accessories.

*Hookah bars/lounge.* 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.

*Hospitals and clinics.* A hospital is an institution, licensed by the state department of health, providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions, and including as an integral part of the institution, related facilities such as laboratories, outpatient facilities, or training facilities. A clinic is a building, other than a hospital as herein defined, used by two or more licensed physicians for the purpose of receiving and treating patients.

*Hotels and motels.* A building in which members of the public obtain sleeping accommodations for consideration. The term includes a hotel, motel, tourist home, tourist house, tourist court, lodging house, inn, rooming house, or bed and breakfast.

*Instrument and meter manufacturing.* A facility for the manufacturing of electronic instruments and meters for measuring the amount of electricity consumed by a residence, a business, or an electrically powered device.

*Jewelry and watch manufacturing.* A facility for the manufacturing or assembling of jewelry or watches.

*Junk or salvage yard.* 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.

*Libraries, museums, and art galleries.* Any location that engages in the sale, loan, or display of books, paintings, sculptures, or other works of art.

*Liquor stores (excluding drive-up or pick-up services).* A retail establishment permitted by the Texas Alcoholic Beverage Commission (TABC) to sell liquor, malt, and vinous liquors on-premises to consumers for off-premise consumption.

*Machining.* A manufacturing process that creates the desired shape by removing unwanted material from a larger piece of material.

*Manufacture of printed material.* A facility involved in the manufacturing and publishing of periodicals, books, or other printed materials.

*Massage establishment.* Any place of business that advertises or offers massage therapy or other massage services. (from TDLR)

*Medical and dental offices.* An establishment used exclusively by physicians, dentists, chiropractors, acupuncturists, physical therapists, and other health-related offices. No overnight patients occupy the premises.

*Medical research facilities.* A facility that conducts biology, chemistry, pharmacology, and toxicology research, development, and controlled production of medicines, medical procedures, or improving the application of those already available.

*Miniature golf courses.* An establishment providing a novelty golf game played with a putter on a miniature course usually having tunnels, bridges, sharp corners, and obstacles.

*Mini-storage facilities.* Any structure designed or built with compartments to be used for individual storage of household items or business inventory by two or more clients on a lease or rental basis. In no case may storage spaces be used in a retail, wholesale, business, or service function, nor shall the storage spaces be used for workshops, hobby shops, manufacturing, or similar uses or functions.

*Mixing plants for concrete or paving materials.* A facility for the manufacture or mixing of concrete, cement, and concrete and cement products, including any apparatus and uses incident to such manufacturing and mixing.

*Motor vehicle sales.* An establishment used for the sale or rental of automobiles, trucks, motorcycles, motor homes, recreational vehicles, or boats, including incidental storage, maintenance, and servicing. This use includes new and used car dealerships, motorcycle dealerships, and boat, trailer, and recreational vehicle dealerships.

*Multifamily housing for senior citizens.* A multi-family development intended for the sole occupancy of senior citizens.

*Municipal and governmental buildings, police stations and fire stations.* Government offices include accounting, auditing and bookkeeping services; engineering and planning; attorneys; court services; technology services; public safety services; public works; utilities; administrative office facilities; management, public relations services; and related government uses.

*Musical instrument shops and supply stores.* A retail establishment focused on the sale of musical instruments, equipment, and related components.



*Nursing care facilities.* Facilities that provide nursing services and custodial care on a 24-hour basis for three or more unrelated individuals who for reasons of illness, physical infirmity, or advanced age, require such services.

*Office supply store.* A retail establishment focusing on the sale of machines, equipment, stationery, and other items found in personal and business offices.

*Oil, gas, and minerals; extraction, production, drilling operations, etc.* Includes and shall mean any hole or bore, to any sand, formation, strata or depth, which is drilled, bored, sunk, dug, or put down for the purpose of either exploring for or ascertaining the existence of oil, gas, liquid hydrocarbon, or any of them, or for the purpose of producing and recovering any oil, gas, liquid hydrocarbon, or wellbores for disposal of saltwater or other oil and gas waste. All technical or oil and gas industry words or phrases used in this article and not specifically defined herein or in the Texas Railroad Commission Rules for Oil, Gas and Geothermal Operations or Pipeline Safety Rules shall have the meaning customarily attributable thereto by prudent operators in the oil and gas industry.

*Optical goods manufacturing.* A facility that manufactures eyeglasses, contact lenses, or any related items (i.e. contact solution, cases, etc.).

*Parking lots.* Any location that is used for the short-term outdoor storage of passenger motor vehicles.

*Pawnshops.* An establishment where one lends money in exchange for personal property that can be sold if the loan is not repaid by a certain time.

*Pet and pet supply stores.* A retail establishment that sells animals and pet care resources to the public.

*Pool supply stores.* A retail establishment that sells equipment and chemical treatments for pools and hot tubs.

*Precious metal dealer.* Any natural person, partnership, or corporation, either as principal or agent engaging in the business of buying secondhand items containing precious metal, including, but not limited to jewelry, watches, eating utensils, candlesticks, and religious and decorative objects.

*Produce market.* A location that provides products intended for direct human or animal consumption such as vegetables, fruits, dairy products, eggs, grains, meat, poultry, fish, honey, hay, bedding plants, and wool.

*Professional offices and business offices.* Professional and Business offices including accounting, auditing and bookkeeping services; advertising agencies; architectural, engineering, planning, and surveying services; attorneys; counseling services; court reporting services; data processing and computer services; detective agencies and similar services; employment, stenographic, secretarial, and word processing services; administrative office facilities; photography and commercial art studios; writers and artists offices outside the home. Does not include medical offices . . . or offices that are incidental and accessory to another business or sales activity that is the principal use. Incidental offices that are customarily accessories to another use are allowed as part of an approved principal use.

*Professional and technical services.* An establishment that specializes in performing professional and technical activities for others. Activities performed include legal advice and representation; accounting, bookkeeping, and payroll services; architectural, engineering, and specialized design services; computer

services; consulting services; advertising services; photographic services; translation and interpretation services; and other professional and technical services.

*Public parks and playgrounds, public recreational facilities and community buildings.* Any public location managed by the city for use by the residents.

*Railroad and related facilities.* A public or private right-of-way on which tracks for trains are constructed. Railroad yards and stations shall be classified as cargo or passenger terminals and are a permitted incidental use.

*Real estate, rental, and leasing offices.* An establishment that arranges the sale, renting, or management of homes, land, and buildings for their owners.

*Restaurants (full and limited service) and delicatessens.* An establishment that serves food as well as any alcoholic beverage (beer, wine, ale, and distilled spirits), or part of an alcoholic beverage, that a permittee sells or serves to be consumed on the permittee's premises.

*Cafes and cafeterias.* An establishment in which Food is selected by a customer while going through a serving line or to a designated ordering spot and taken to a table for consumption.

*Retail sales.* An establishment that sells goods, wares, or merchandise directly to the ultimate consumer or persons without a resale license.

*Scientific research facilities.* A facility in which scientific research, investigation, testing, or experimentation is conducted, but not including the manufacturing or sales of products, except as incidental to the main purpose of the laboratory.

*Sheet metal processing.* A facility where comprehensive cold-working takes place processing sheet metal (usually below 6mm), including shearing, blanking, bending, welding, riveting, molding, and surface treatment.

*Sign and architectural graphic manufacturing.* A facility where signs and graphics are manufactured for the purpose of advertising, delivering messages, or decoration.

*Specialty food stores.* An establishment that offers premium food products including baked goods, candy and chocolate, snacks, dairy products, coffee, tea, soft drinks, and gourmet foods.

*Sporting goods sales.* A retail establishment that offers for sale primarily sporting goods, equipment, athletic apparel, and other merchandise that reflects a sports theme.

*Supermarkets.* A retail establishment that offers a variety of food, beverages, and household products, organized into sections, that has an abundance of floor area with the intent of offering a wide array of products and brands.

*Tattoo parlors and body modification shops.* An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of placing designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin, along with piercings and other alterations to the body. This use does not include permanent make-up associated with an accessory use in an established salon.

*Telecommunication towers.* A facility that transmits and/or receives electromagnetic signals. It includes antennas, microwave dishes, horns, and other types of equipment for the transmission or receipt of such signals, telecommunication towers, or similar structures supporting said equipment, equipment buildings, parking areas, and other accessory development.

*Telephone switching facilities.* A facility housing a telecommunications system used in the public switched telephone network (PSTN) or in large enterprises

*Theaters.* An establishment for showing live performances, movies, and motion pictures. This does not include adult entertainment.

*Truck terminal.* A building, structure, or place where, for the purposes of a common carrier, trucks or transports are rented, leased, kept for hire, stored, or parked for remuneration or from which trucks or transports are dispatched.

*Utility substations and power lines.* 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.

*Veterinarian services.* A facility maintained by or for the use of a licensed veterinarian in the diagnosis, treatment, or prevention of animal diseases wherein the animals are limited to dogs, cats, or other comparable household pets and wherein the overnight care of said animals is prohibited except when necessary in the medical treatment of the animal.

*Water supply reservoirs, filter beds, towers, surface or below surface tanks, artesian wells, water pumping plants, and water wells.* Any water system provided and maintained by the city of Jersey Village or a utility company that the city agency has specifically approved as acceptable.

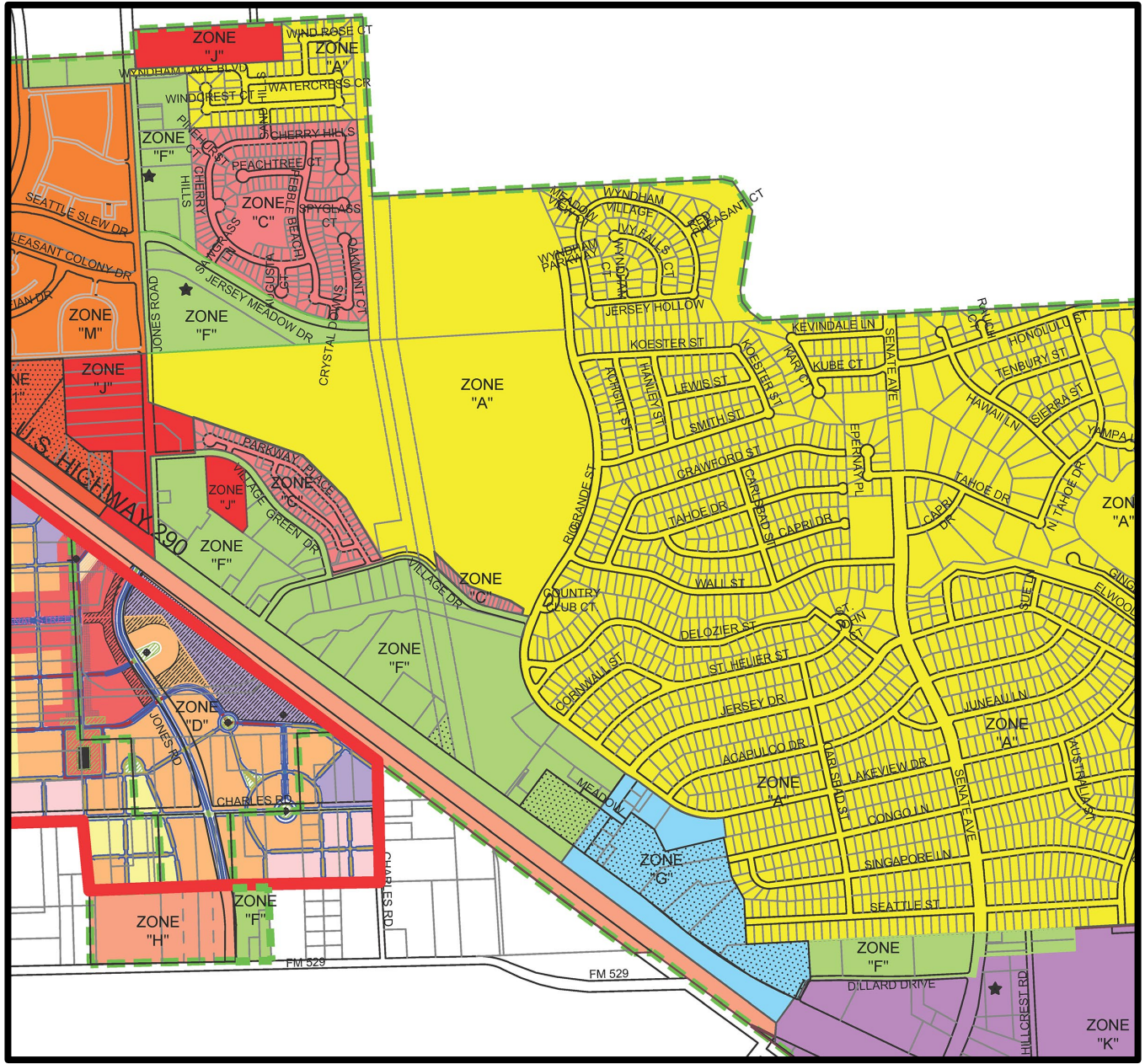
*Wine tasting room.* An establishment that sells or gives free samples of wine to customers for consumption on premises.

*Woodworking shop.* A facility that manipulates wood to produce articles for sale of artistic quality or effect or handmade workmanship.

# Setback Regulations for District F (1<sup>st</sup> 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.



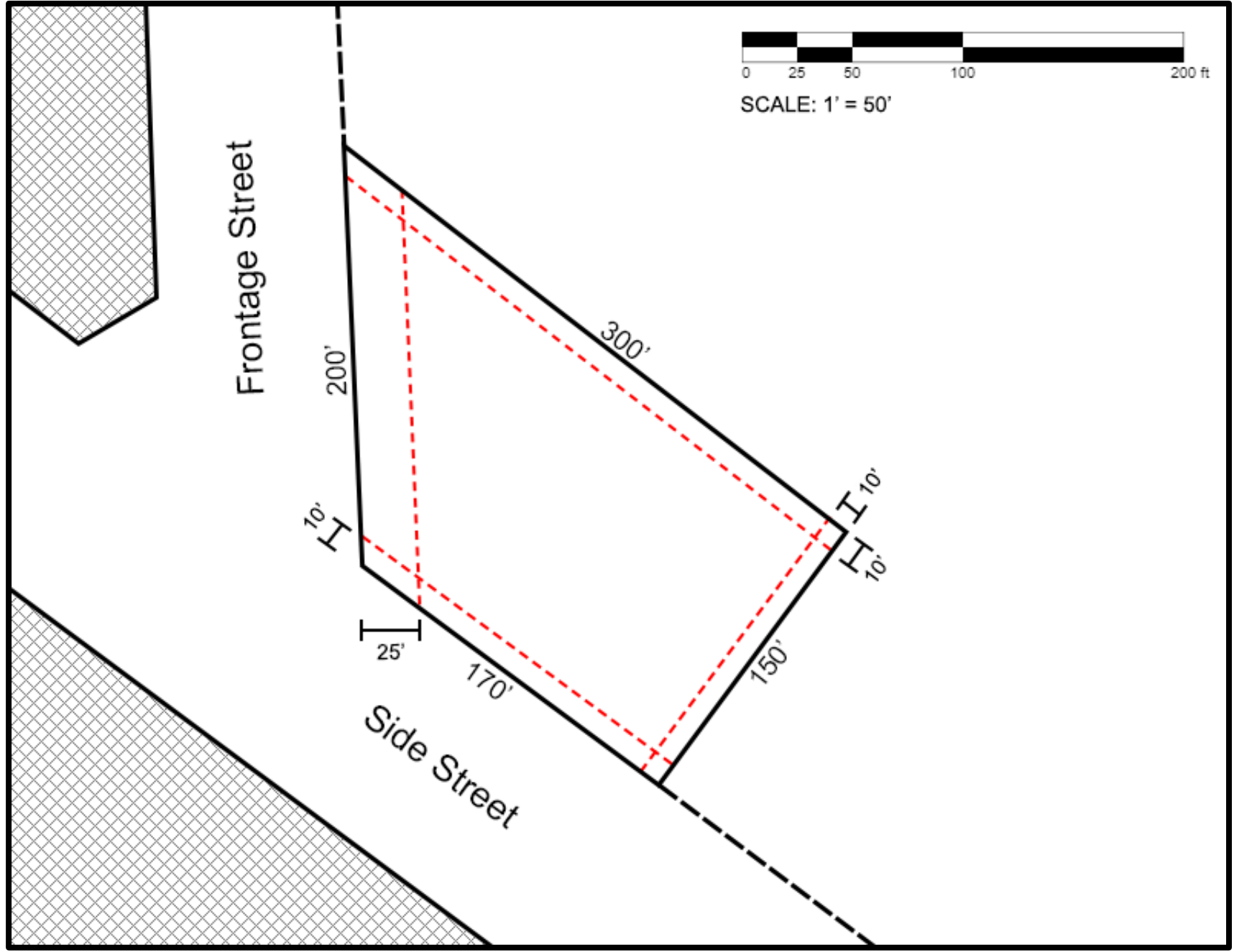
# Setback Regulations for District F (1<sup>st</sup> Business District)

Setbacks (feet) for District F (first business district) - <b>Current</b>	
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) - <b>Proposed</b>	
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



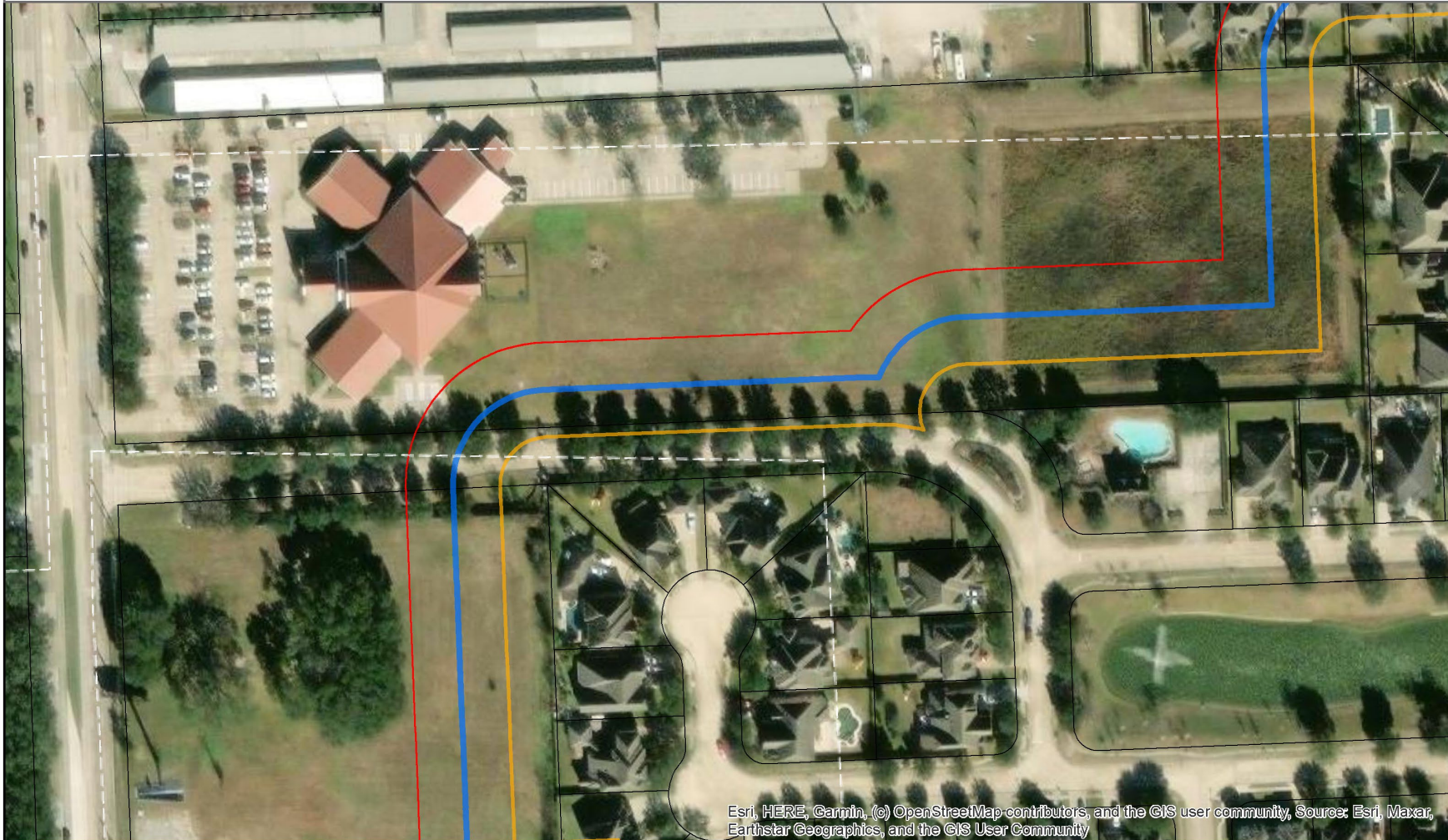


0 70 140 280 Feet

# Jersey Village Commercial District F Height Buffer Zones

## Legend

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



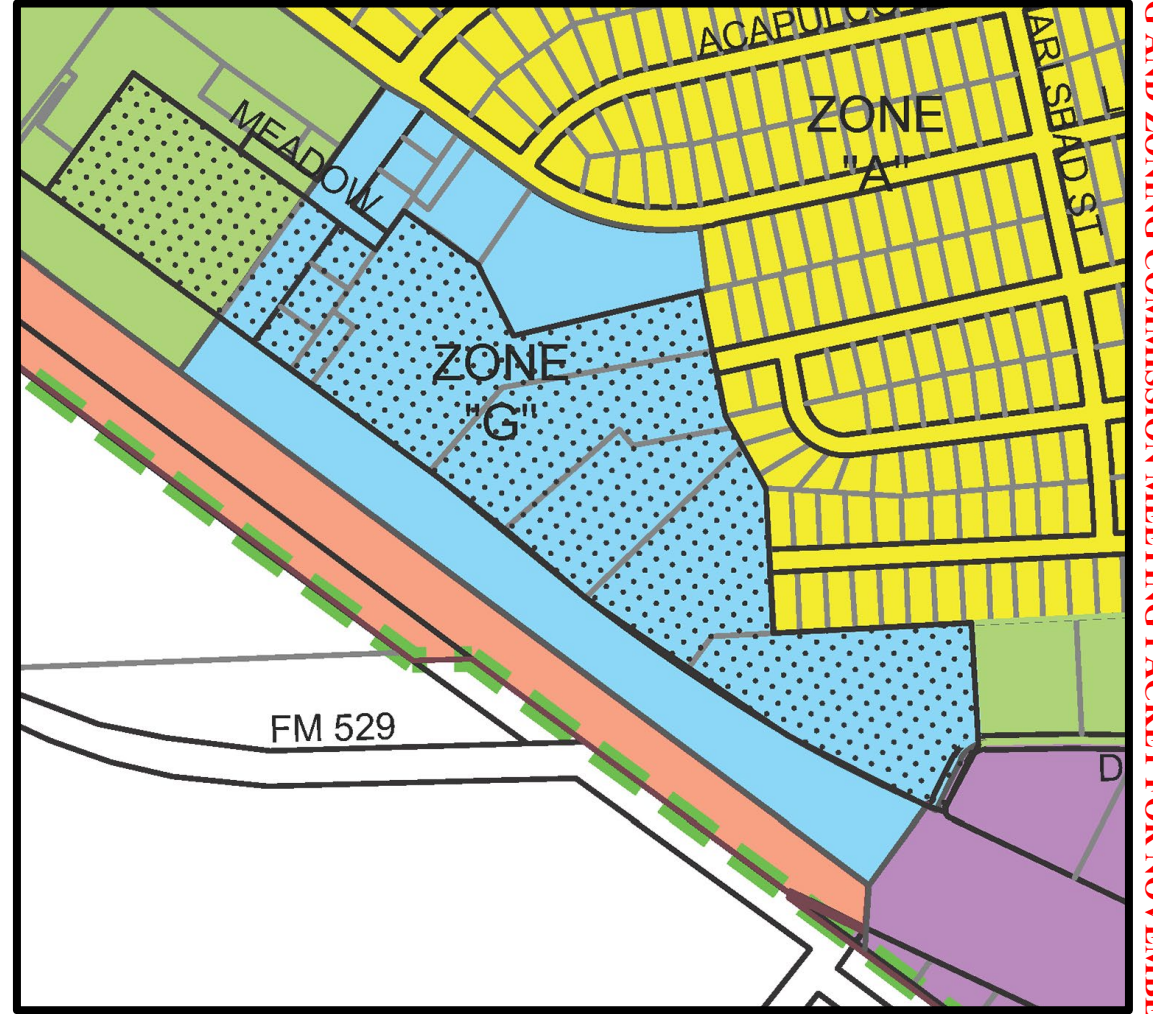
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



# Setback Regulations for District G (2<sup>nd</sup> 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 (2<sup>nd</sup> Business District)

Setbacks (feet) for District G (second business district) - <b>Current</b>	
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) - <b>Proposed</b>	
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	<b>10' to the side lot line</b>
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.	

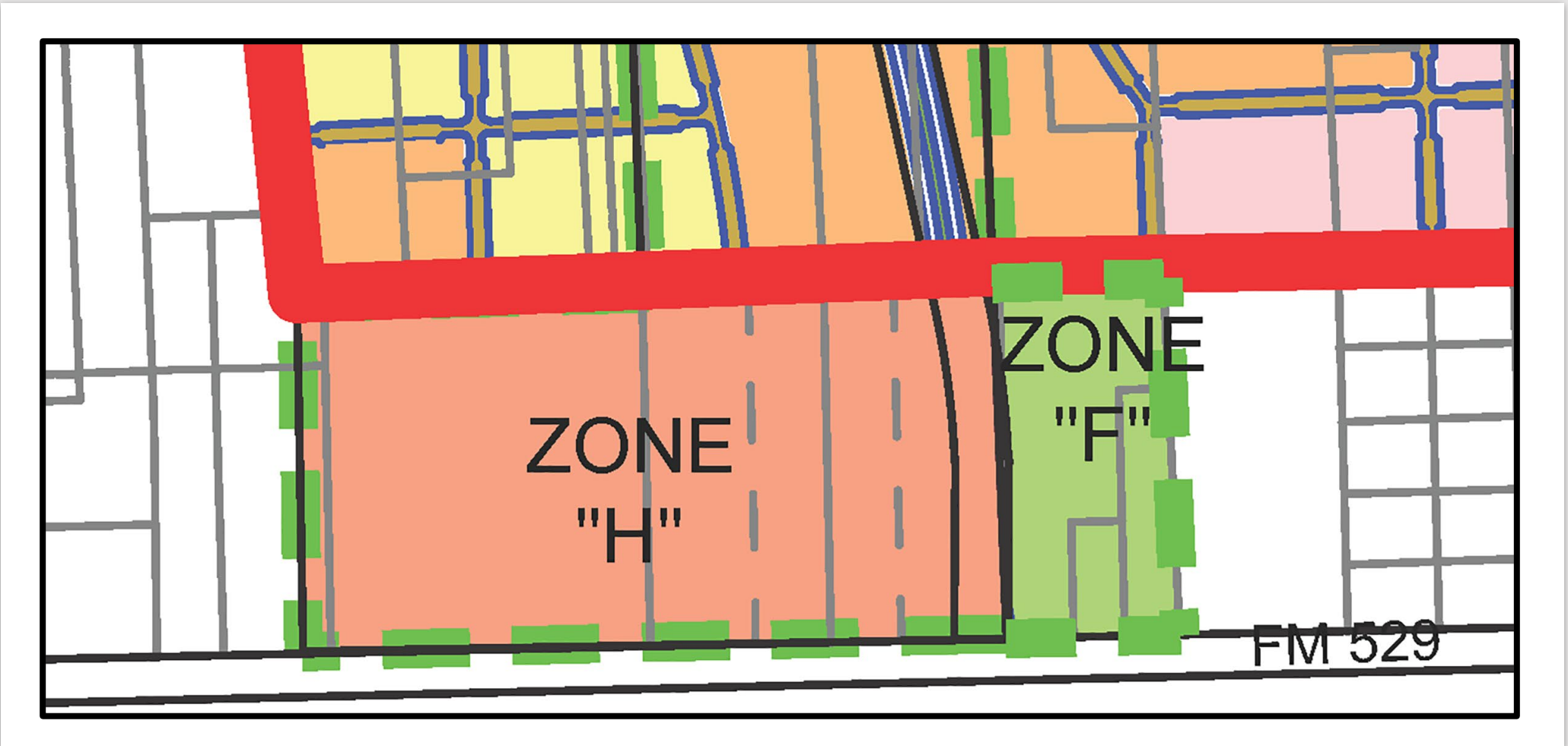
## Summary of Edits:

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) - <b>Current</b>	
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) - <b>Proposed</b>	
Buildings or structures	
Front	25' to the front property line
Rear	25' to the rear property line
Side street (1)	<b>25' to the side street line</b>
Side	<b>25' to the side lot line</b>
Notes	
<p>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.</p>	

**Summary of Edits:**

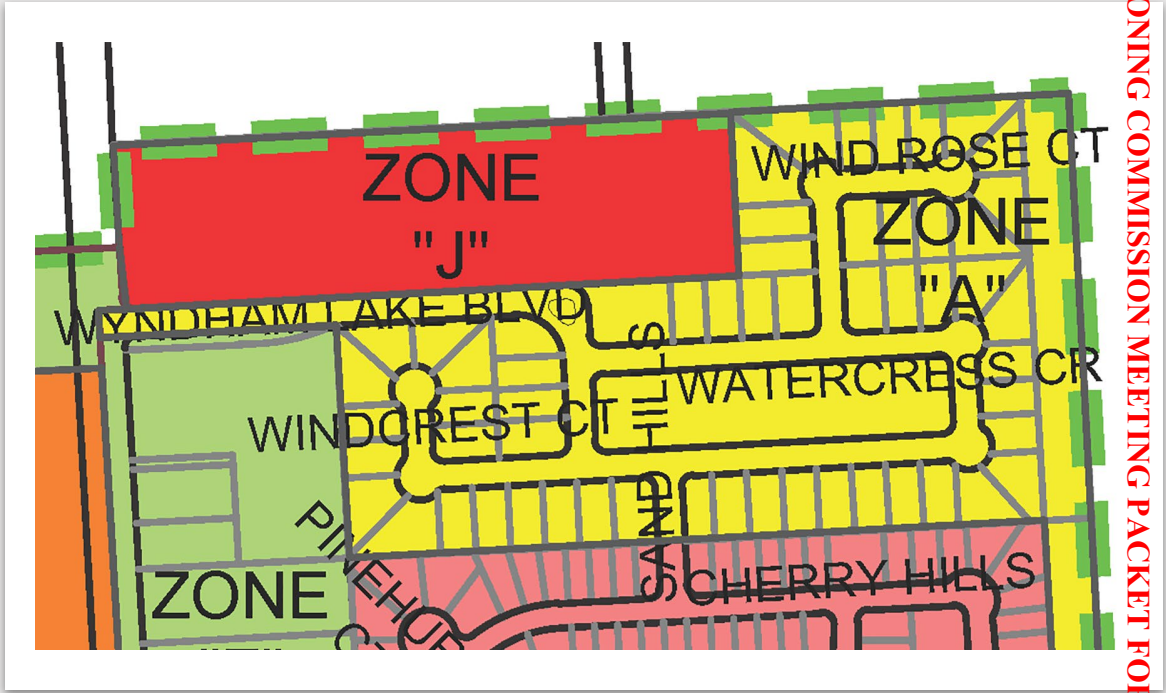
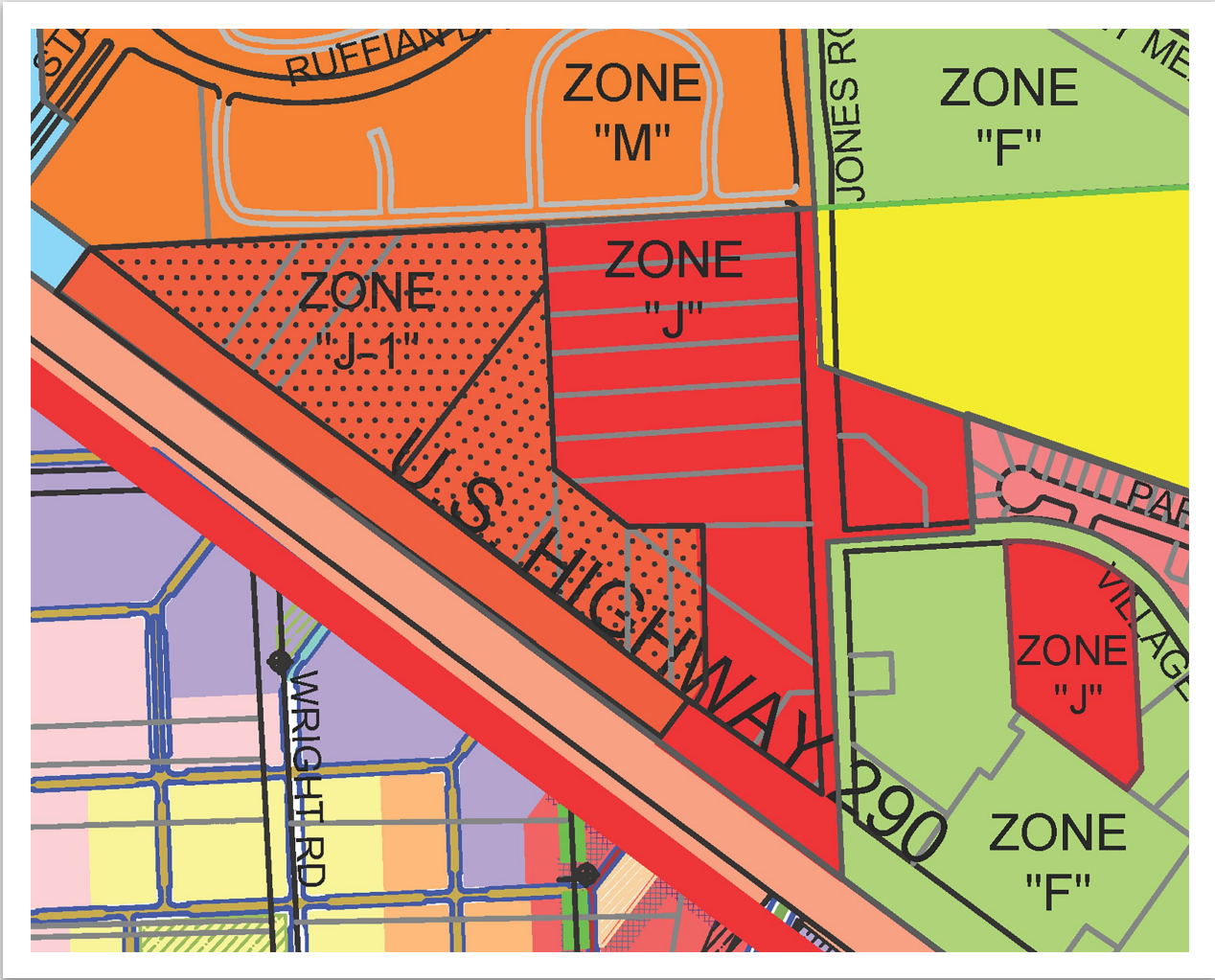
1. Increased side-street yard setback requirement from 10' to 25'
2. Increased side yard setback requirement from 7.5' to 25'
  - Additional protection for adjacent zoning districts against intensive industrial uses permitted in District H.
3. Added district A buffer zone note.

# Setback Regulations for District J (3<sup>rd</sup> 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 (3<sup>rd</sup> Business District)

Setbacks (feet) for District J (third business district) - <b>Current</b>	
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>	

**Summary of Edits:**

1. Decreased 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.
2. Added district A buffer zone note.

Setbacks (feet) for District J (third business district) – <b>Proposed</b>	
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	<b>10' to the side lot line</b>
Notes	
<p><b>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.</b></p>	
<p>Note 2: 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>	

# Setback Regulations for District J-1 (4<sup>th</sup> 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 (4<sup>th</sup> Business District)

Setbacks (feet) for District J-1 (fourth business district) - <b>Current</b>	
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) – <b>Proposed</b>	
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	<b>10' to the side lot line</b>
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>	

**Summary of Edits:**

- Decreased 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 (5<sup>th</sup> 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.



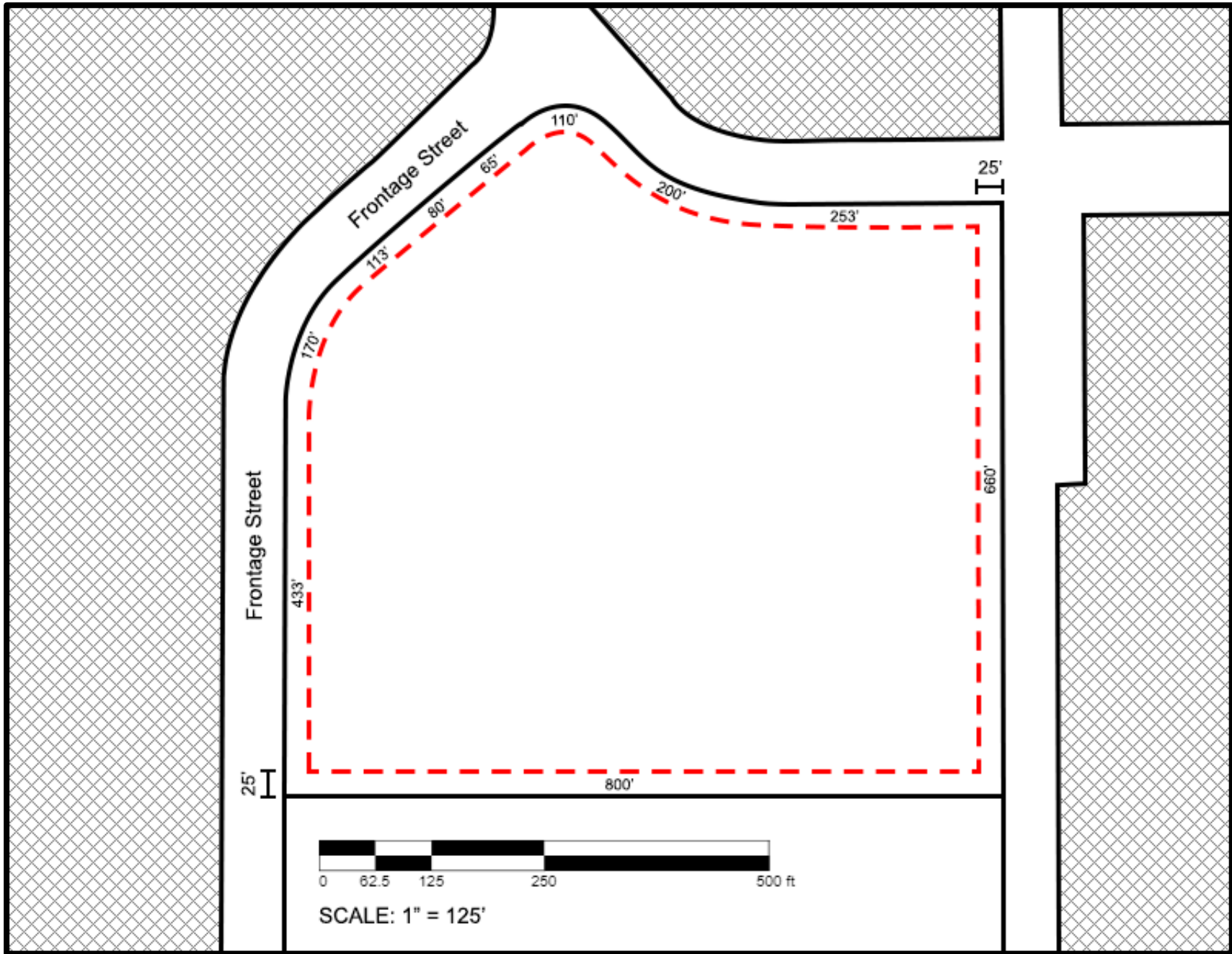
# Setback Regulations for District K (5<sup>th</sup> Business District)

Setbacks (feet) for District K (fifth business district) - <b>Current</b>	
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) - <b>Proposed</b>	
Nonresidential buildings (see Note 1)	
Front	25' to the front property line
Rear	<b>25' to the rear property line</b>
Side street	<b>25' to the side street line</b>
Side	25' 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 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.
5. Added district A buffer zone note.



# Off-Street Parking Standards (New)

- **Off-Street Parking Standards.**
  - Amend off-street parking table to reference NAICS codes (more descriptive than SIC codes)
  - Amend specified land uses (see next slides) to increase or reduce parking standards as required for optimum parking.



# Off-Street Parking Standards (Current)

## Potential reductions to off-street parking standards:

### Manufacturing:

- Current: 1/1,000 SF of GLA
- Proposed: 1/max # of workers on any one shift

### Motor freight terminals/warehousing:

- Current: 1/1,000 SF of GLA
- Proposed: 1/max # of workers on any one shift

### General merchandise:

- Current: 5/1,000 SF of GLA
- Proposed: 4/1000 SF of GLA

### Personal Services:

- Current: 5/1,000 SF of GLA
- Proposed 4/1000 SF of GLA

### Eating/drinking places:

- Current: 1/2 seats
- Proposed: 1/4 seats

## Potential increases to off-street parking standards:

### Automotive stores:

- Current: 1/800 SF of FA + SA
- Proposed: 1/500 SF of FA + SA

SIC Group	Land Use Category	Off-Street Parking Standards	Special Provisions
20-39	MANUFACTURING:	1 parking space per 1,000 square feet of gross leasable area	
40-49	TRANSPORTATION/COMMUNICATIONS/UTILITIES:		
41	Bus terminals/airports	To be determined by the planning commission	
42	Motor freight terminals/warehousing	1 parking space per 1,000 square feet of gross leasable area	
50-51	WHOLESALE TRADE:	3.3 parking spaces per 1,000 square feet of gross leasable area	Minimum spaces: 2
52-59	RETAIL TRADE:		
53	General merchandise	5 parking spaces per 1,000 square feet of gross leasable area	
55	Automotive stores	1 parking space per 800 square feet of floor area plus site area	
58	Eating/drinking places	1 parking space per 2 seats	
60-67	GENERAL OFFICE (FINANCE/INSURANCE/REAL ESTATE, ETC.):	5 parking spaces per 1,000 square feet of gross leasable area	Minimum spaces: 3
70-89	SERVICES:		
70	Hotel, motel	1 parking space per bedroom	
72	Personal services	5 parking spaces per 1,000 square feet of gross leasable area	
726	Funeral homes	1 parking space per 4 seats	Minimum spaces: 3
73	Business services	3.3 parking spaces per 1,000 square feet of gross leasable area	Minimum spaces: 3
75	Automotive repair services	1 parking space per 800 square feet of floor area plus site area.	Minimum spaces: 4
78-89	Amusement and recreation	1 parking space per 4 seats	
80	Health services	4 parking spaces per 1,000 square feet of gross floor area	
805	Personal care facility	1 parking space per 6 beds	
806	Hospital	1 parking space per 2 beds	
81	Legal	5 parking spaces per 1,000 square feet of gross leasable area	Minimum spaces: 3
82	Elementary school	2 parking spaces per classroom	
82	Secondary school	10 parking spaces per classroom	
83	Child care services	1 parking space per 7 children	Minimum spaces: 5
84	Museums, cultural centers	3.3 parking spaces per 1,000 square feet of gross leasable area	Minimum spaces: 10
86	Religious organizations	1 parking space per 4 seats	
N/C	RESIDENTIAL:		
	1 and 2 family dwellings	2 parking spaces per dwelling unit	
	Multifamily:		
	1 bedroom	1.5 parking spaces per dwelling unit	(1)
	2 bedrooms	2.5 parking spaces per dwelling unit	(1)
	3 or more bedrooms	3.5 parking spaces per dwelling unit	(1)
	Roominghouse/boardinghouse	1 parking space per 2 beds	
	Congregate housing	1 parking space per 2 beds	

# Off-Street Parking Standards (New)

## Potential reductions to off-street parking standards:

### Manufacturing:

- Current: 1/1,000 SF of GLA
- Proposed: 1/max # of workers on any one shift

### Motor freight terminals/warehousing:

- Current: 1/1,000 SF of GLA
- Proposed: 1/max # of workers on any one shift

### General merchandise:

- Current: 5/1,000 SF of GLA
- Proposed: 4/1000 SF of GLA

### Personal Services:

- Current: 5/1,000 SF of GLA
- Proposed 4/1000 SF of GLA

### Eating/drinking places:

- Current: 1/2 seats
- Proposed: 1/4 seats

## Potential increases to off-street parking standards:

### Automotive stores:

- Current: 1/800 SF of FA + SA
- Proposed: 1/500 SF of FA + SA

NAICS Codes	Land Use Category	Off-Street Parking Standards	Special Provisions
31-33	MANUFACTURING:	1 parking space per max # of workers on any one shift	
48/51/22	TRANSPORTATION/COMMUNICATIONS/UTILITIES:		
48	Bus terminals/airports	To be determined by the planning commission	
48	Motor freight terminals/warehousing	1 parking space per max # of workers on any one shift	
42	WHOLESALE TRADE:	3.3 parking spaces per 1,000 square feet of gross leasable area	Minimum spaces: 2
44-45	RETAIL TRADE:		
45	General merchandise	4 parking spaces per 1,000 square feet of gross leasable area	
44	Automotive stores	1 parking space per 500 square feet of floor area plus site area	
72	Eating/drinking places	1 parking space per 4 seats	
52/52/53	GENERAL OFFICE (FINANCE/INSURANCE/REAL ESTATE, ETC.):	5 parking spaces per 1,000 square feet of gross leasable area	Minimum spaces: 3
54, 56, 61, 72, 81	SERVICES:		
72	Hotel, motel	1 parking space per bedroom	
56, 81	Personal services	4 parking spaces per 1,000 square feet of gross leasable area	
81	Funeral homes	1 parking space per 4 seats	Minimum spaces: 3
54	Business services	3.3 parking spaces per 1,000 square feet of gross leasable area	Minimum spaces: 3
81	Automotive repair services	1 parking space per 500 square feet of floor area plus site area.	Minimum spaces: 4
71	Amusement and recreation	1 parking space per 4 seats	
62	Health services	4 parking spaces per 1,000 square feet of gross floor area	
62	Personal care facility	1 parking space per 6 beds	
62	Hospital	1 parking space per 2 beds	
54	Legal	5 parking spaces per 1,000 square feet of gross leasable area	Minimum spaces: 3
61	Elementary school	2 parking spaces per classroom	
61	Secondary school	10 parking spaces per classroom	
62	Child care services	1 parking space per 7 children	Minimum spaces: 5
71	Museums, cultural centers	3.3 parking spaces per 1,000 square feet of gross leasable area	Minimum spaces: 10
81	Religious organizations	1 parking space per 4 seats	
2361	RESIDENTIAL:		
2361	1 and 2 family dwellings	2 parking spaces per dwelling unit	
2361	Multifamily:		
2361	1 bedroom	1.5 parking spaces per dwelling unit	(1)
2361	2 bedrooms	2.5 parking spaces per dwelling unit	(1)
2361	3 or more bedrooms	3.5 parking spaces per dwelling unit	(1)
2361	Roominghouse/boardinghouse	1 parking space per 2 beds	
2361	Congregate housing	1 parking space per 2 beds	

# Incorporating Sec. 14-88. – Regulations that apply to all districts.

## Sec. 14-88. – Regulations that apply to all districts (to be relocated to commercial district sections where applicable).

### a) General regulations.

- 9) Vehicles held for sales, lease or rental in any business or industrial district shall not be parked or stored on unpaved surfaces.
- 12) No oil, gas or other mineral exploration, production or drilling operations for minerals of any kind shall be conducted on any lot or parcel of land within the city except in zoning district H (industrial district).
- 18) Buffering. Bufferyards will be required on the perimeter, or parts thereof, of a nonresidential development adjoining or surrounding residential developments in conjunction with the screening requirements provided below. Bufferyards shall be provided to protect the adjacent residential properties from environmental impact of the nonresidential facility such as visual blight, parking or roadway illumination, headlights, noise, blowing paper and dust and service areas. Bufferyards shall be provided according to the standards provided in Example 14-7. See also sections 14-310 and 14-311 for landscaping standards. These regulations shall not apply in District D.
- 19) Screening.
  - a. For development of nonresidential lots directly abutting and adjacent to residential zoning districts, an obscuring wall shall be required. The required wall shall be located inside the nonresidential lot lines abutting and adjacent to the residential zoning districts; provided, however, where a masonry wall has been constructed in a residential subdivision abutting nonresidential lots prior to development of the nonresidential lots, the masonry wall in the residential lots shall serve as the required screen and shall meet all requirements required of screens on nonresidential lots. Where a masonry wall of at least six feet in height exists in the residential lots abutting a nonresidential development, the nonresidential developer shall provide a buffer yard one and one-half times the width required elsewhere in this Code with two times the landscaping requirements in lieu of a second masonry wall.
  - b. All walls shall be constructed of a solid unpierced masonry material with the surface facing the residential lots constructed of a common or face brick, decorative block or similar material that is compatible with the principle buildings in the adjacent residential areas. Similar material shall not include smooth face concrete masonry blocks or units. Masonry walls shall be erected on a concrete foundation of adequate strength and shall be not less than four inches wider than the wall to be erected.
  - c. No opening shall be permitted for access through the wall unless a solid gate equally the height of the wall is provided. Such gate shall remain closed at all times except when in actual use.
  - d. The quality and type of materials used structurally for the walls shall conform with those specified in the building code which apply to foundation footing and supporting materials used in residential construction within the city.
  - e. Any person causing an excavation to be made on property adjacent to an existing wall shall protect the excavation in such a manner so that the soil of the adjacent property will not cave in or settle causing damage to the existing wall.
  - f. Walls shall be maintained to remain harmonious with the surrounding property by being repaired, rebuilt or replaced at intervals necessary to preserve the health, safety and welfare of the public. Notification of necessary maintenance will be by certified mail from the development officer to the current property owner who is responsible for the maintenance of the walls constructed.
  - g. If such freestanding walls are not repaired, rebuilt or replaced within 60 days after receipt of such notification by certified mail that certain maintenance is deemed necessary for the health, safety and welfare of the public, such penalties for violation shall be enforced as established in this article and other legal recourse.
  - h. The use of barbed wire, razor wire or any other similar material is not allowed.

These regulations shall not apply in District D.

## **Sec. 14-88. – Regulations that apply to all districts (to be relocated to commercial district sections where applicable).**

### *a) General regulations.*

- 22) Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
- 23) Garbage and refuse containers in commercial and industrial zoning districts shall be screened from public view, from adjacent buildings and from adjacent property, public or private. Screens shall be permanent and opaque and of wood, metal or masonry material, shall be at least as high as the screened object and shall not be less than six feet high. These regulations shall not apply in District D.
- 25) Fencing standards. Where chain link fencing is constructed within the city, the fencing material should be a minimum of four feet in height and a maximum of six feet in height. All fencing four feet in height shall be a minimum of 11 gauge galvanized material and all fencing higher than four feet shall be a minimum of nine gauge galvanized material. The use of barbed wired, razor wire or similar material shall not be allowed in residential zoning districts. Barbed wire and razor wire may be used in commercial and industrial districts in combination with the above approved fencing material and shall be installed on top of the fence with the total height above ground not to exceed seven feet. These regulations shall not apply in District D.

# Incorporating Sec. 14-88. – Regulations that apply to all districts.

## Sec. 14-88. – Regulations that apply to all districts (to be relocated to commercial district sections where applicable).

a) *General regulations.*

9) Vehicles held for sales, lease or rental in any business or industrial district shall not be parked or stored on unpaved surfaces.

USE	District F	District G	District H	District J	District J-1	District K	MVSOD
Motor vehicle sales							PC

- “PC” means permitted use with additional conditions

	Use	Applicable Zoning District	Conditions
1	Motor vehicle sales	MVSOD	Vehicles held for sales, lease or rental in any business or industrial district shall not be parked or stored on unpaved surfaces.

# Incorporating Sec. 14-88. – Regulations that apply to all districts.

## Sec. 14-88. – Regulations that apply to all districts (to be relocated to commercial district sections where applicable).

### a) General regulations.

- 12) No oil, gas or other mineral exploration, production or drilling operations for minerals of any kind shall be conducted on any lot or parcel of land within the city except in zoning district H (industrial district).

USE	District F	District G	District H	District J	District J-1	District K	MVSOD
Oil, gas, and minerals; extraction, production, drilling operations, etc.			PC				

	Use	Applicable Zoning District	Conditions
11	Manufacture of printed material.	J, J-1, K	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
12	Motor vehicle sales	MVSOD	Vehicles held for sales, lease or rental in any business or industrial district shall not be parked or stored on unpaved surfaces.
13	Oil, gas, and minerals; extraction, production, drilling operations, etc.	H	No oil, gas or other mineral exploration, production or drilling operations for minerals of any kind shall be conducted on any lot or parcel of land within the city except in zoning district H

# Incorporating Sec. 14-88. – Regulations that apply to all districts.

## Sec. 14-88. – Regulations that apply to all districts (to be relocated to commercial district sections where applicable).

### a) General regulations.

- 18) Buffering. Bufferyards will be required on the perimeter, or parts thereof, of a nonresidential development adjoining or surrounding residential developments in conjunction with the screening requirements provided below. Bufferyards shall be provided to protect the adjacent residential properties from environmental impact of the nonresidential facility such as visual blight, parking or roadway illumination, headlights, noise, blowing paper and dust and service areas. Bufferyards shall be provided according to the standards provided in Example 14-7. See also sections 14-310 and 14-311 for landscaping standards. These regulations shall not apply in District D.
- 19) Screening.
  - a. For development of nonresidential lots directly abutting and adjacent to residential zoning districts, an obscuring wall shall be required. The required wall shall be located inside the nonresidential lot lines abutting and adjacent to the residential zoning districts; provided, however, where a masonry wall has been constructed in a residential subdivision abutting nonresidential lots prior to development of the nonresidential lots, the masonry wall in the residential lots shall serve as the required screen and shall meet all requirements required of screens on nonresidential lots. Where a masonry wall of at least six feet in height exists in the residential lots abutting a nonresidential development, the nonresidential developer shall provide a buffer yard one and one-half times the width required elsewhere in this Code with two times the landscaping requirements in lieu of a second masonry wall.
  - b. All walls shall be constructed of a solid unpierced masonry material with the surface facing the residential lots constructed of a common or face brick, decorative block or similar material that is compatible with the principle buildings in the adjacent residential areas. Similar material shall not include smooth face concrete masonry blocks or units. Masonry walls shall be erected on a concrete foundation of adequate strength and shall be not less than four inches wider than the wall to be erected.
  - c. No opening shall be permitted for access through the wall unless a solid gate equally the height of the wall is provided. Such gate shall remain closed at all times except when in actual use.
  - d. The quality and type of materials used structurally for the walls shall conform with those specified in the building code which apply to foundation footing and supporting materials used in residential construction within the city.
  - e. Any person causing an excavation to be made on property adjacent to an existing wall shall protect the excavation in such a manner so that the soil of the adjacent property will not cave in or settle causing damage to the existing wall.
  - f. Walls shall be maintained to remain harmonious with the surrounding property by being repaired, rebuilt or replaced at intervals necessary to preserve the health, safety and welfare of the public. Notification of necessary maintenance will be by certified mail from the development officer to the current property owner who is responsible for the maintenance of the walls constructed.
  - g. If such freestanding walls are not repaired, rebuilt or replaced within 60 days after receipt of such notification by certified mail that certain maintenance is deemed necessary for the health, safety and welfare of the public, such penalties for violation shall be enforced as established in this article and other legal recourse.
  - h. The use of barbed wire, razor wire or any other similar material is not allowed.

These regulations shall not apply in District D.

# Sec. 14-105. – Regulations for District F

## Sec. 14-105. – Regulations for district F (first business district).

### d) *Buffering.*

- a. Bufferyards will be required on the perimeter, or parts thereof, of a nonresidential development adjoining or surrounding residential developments in conjunction with the screening requirements provided below.
- b. Bufferyards shall be provided to protect the adjacent residential properties from environmental impact of the nonresidential facility such as visual blight, parking or roadway illumination, headlights, noise, blowing paper and dust and service areas.
- c. Bufferyards shall be provided according to the standards provided in Example 14-7.
- d. See also sections 14-310 and 14-311 for landscaping standards.

### e) *Screening.*

- a. For development of nonresidential lots directly abutting and adjacent to residential zoning districts, an obscuring wall shall be required. The required wall shall be located inside the nonresidential lot lines abutting and adjacent to the residential zoning districts; provided, however, where a masonry wall has been constructed in a residential subdivision abutting nonresidential lots prior to development of the nonresidential lots, the masonry wall in the residential lots shall serve as the required screen and shall meet all requirements required of screens on nonresidential lots. Where a masonry wall of at least six feet in height exists in the residential lots abutting a nonresidential development, the nonresidential developer shall provide a buffer yard one and one-half times the width required elsewhere in this Code with two times the landscaping requirements in lieu of a second masonry wall.
- b. All walls shall be constructed of a solid unpierced masonry material with the surface facing the residential lots constructed of a common or face brick, decorative block or similar material that is compatible with the principle buildings in the adjacent residential areas. Similar material shall not include smooth face concrete masonry blocks or units. Masonry walls shall be erected on a concrete foundation of adequate strength and shall be not less than four inches wider than the wall to be erected.
- c. No opening shall be permitted for access through the wall unless a solid gate equally the height of the wall is provided. Such gate shall remain closed at all times except when in actual use.
- d. The quality and type of materials used structurally for the walls shall conform with those specified in the building code which apply to foundation footing and supporting materials used in residential construction within the city.
- e. Any person causing an excavation to be made on property adjacent to an existing wall shall protect the excavation in such a manner so that the soil of the adjacent property will not cave in or settle causing damage to the existing wall.
- f. Walls shall be maintained to remain harmonious with the surrounding property by being repaired, rebuilt or replaced at intervals necessary to preserve the health, safety and welfare of the public. Notification of necessary maintenance will be by certified mail from the development officer to the current property owner who is responsible for the maintenance of the walls constructed.
- g. If such freestanding walls are not repaired, rebuilt or replaced within 60 days after receipt of such notification by certified mail that certain maintenance is deemed necessary for the health, safety and welfare of the public, such penalties for violation shall be enforced as established in this article and other legal recourse.
- h. The use of barbed wire, razor wire or any other similar material is not allowed.



# Sec. 14-105. – Regulations for District G

## Sec. 14-106. – Regulations for district G (second business district).

- d) *Buffering.*
- a. Bufferyards will be required on the perimeter, or parts thereof, of a nonresidential development adjoining or surrounding residential developments in conjunction with the screening requirements provided below.
  - b. Bufferyards shall be provided to protect the adjacent residential properties from environmental impact of the nonresidential facility such as visual blight, parking or roadway illumination, headlights, noise, blowing paper and dust and service areas.
  - c. Bufferyards shall be provided according to the standards provided in Example 14-7.
  - d. See also sections 14-310 and 14-311 for landscaping standards.
- e) *Screening.*
- a. For development of nonresidential lots directly abutting and adjacent to residential zoning districts, an obscuring wall shall be required. The required wall shall be located inside the nonresidential lot lines abutting and adjacent to the residential zoning districts; provided, however, where a masonry wall has been constructed in a residential subdivision abutting nonresidential lots prior to development of the nonresidential lots, the masonry wall in the residential lots shall serve as the required screen and shall meet all requirements required of screens on nonresidential lots. Where a masonry wall of at least six feet in height exists in the residential lots abutting a nonresidential development, the nonresidential developer shall provide a buffer yard one and one-half times the width required elsewhere in this Code with two times the landscaping requirements in lieu of a second masonry wall.
  - b. All walls shall be constructed of a solid unpierced masonry material with the surface facing the residential lots constructed of a common or face brick, decorative block or similar material that is compatible with the principle buildings in the adjacent residential areas. Similar material shall not include smooth face concrete masonry blocks or units. Masonry walls shall be erected on a concrete foundation of adequate strength and shall be not less than four inches wider than the wall to be erected.
  - c. No opening shall be permitted for access through the wall unless a solid gate equally the height of the wall is provided. Such gate shall remain closed at all times except when in actual use.
  - d. The quality and type of materials used structurally for the walls shall conform with those specified in the building code which apply to foundation footing and supporting materials used in residential construction within the city.
  - e. Any person causing an excavation to be made on property adjacent to an existing wall shall protect the excavation in such a manner so that the soil of the adjacent property will not cave in or settle causing damage to the existing wall.
  - f. Walls shall be maintained to remain harmonious with the surrounding property by being repaired, rebuilt or replaced at intervals necessary to preserve the health, safety and welfare of the public. Notification of necessary maintenance will be by certified mail from the development officer to the current property owner who is responsible for the maintenance of the walls constructed.
  - g. If such freestanding walls are not repaired, rebuilt or replaced within 60 days after receipt of such notification by certified mail that certain maintenance is deemed necessary for the health, safety and welfare of the public, such penalties for violation shall be enforced as established in this article and other legal recourse.
  - h. The use of barbed wire, razor wire or any other similar material is not allowed.

# Sec. 14-105. – Regulations for District H

## Sec. 14-107. – Regulations for district H (industrial district).

- e) *Buffering.*
- a. Bufferyards will be required on the perimeter, or parts thereof, of a nonresidential development adjoining or surrounding residential developments in conjunction with the screening requirements provided below.
  - b. Bufferyards shall be provided to protect the adjacent residential properties from environmental impact of the nonresidential facility such as visual blight, parking or roadway illumination, headlights, noise, blowing paper and dust and service areas.
  - c. Bufferyards shall be provided according to the standards provided in Example 14-7.
  - d. See also sections 14-310 and 14-311 for landscaping standards.
- f) *Screening.*
- a. For development of nonresidential lots directly abutting and adjacent to residential zoning districts, an obscuring wall shall be required. The required wall shall be located inside the nonresidential lot lines abutting and adjacent to the residential zoning districts; provided, however, where a masonry wall has been constructed in a residential subdivision abutting nonresidential lots prior to development of the nonresidential lots, the masonry wall in the residential lots shall serve as the required screen and shall meet all requirements required of screens on nonresidential lots. Where a masonry wall of at least six feet in height exists in the residential lots abutting a nonresidential development, the nonresidential developer shall provide a buffer yard one and one-half times the width required elsewhere in this Code with two times the landscaping requirements in lieu of a second masonry wall.
  - b. All walls shall be constructed of a solid unpierced masonry material with the surface facing the residential lots constructed of a common or face brick, decorative block or similar material that is compatible with the principle buildings in the adjacent residential areas. Similar material shall not include smooth face concrete masonry blocks or units. Masonry walls shall be erected on a concrete foundation of adequate strength and shall be not less than four inches wider than the wall to be erected.
  - c. No opening shall be permitted for access through the wall unless a solid gate equally the height of the wall is provided. Such gate shall remain closed at all times except when in actual use.
  - d. The quality and type of materials used structurally for the walls shall conform with those specified in the building code which apply to foundation footing and supporting materials used in residential construction within the city.
  - e. Any person causing an excavation to be made on property adjacent to an existing wall shall protect the excavation in such a manner so that the soil of the adjacent property will not cave in or settle causing damage to the existing wall.
  - f. Walls shall be maintained to remain harmonious with the surrounding property by being repaired, rebuilt or replaced at intervals necessary to preserve the health, safety and welfare of the public. Notification of necessary maintenance will be by certified mail from the development officer to the current property owner who is responsible for the maintenance of the walls constructed.
  - g. If such freestanding walls are not repaired, rebuilt or replaced within 60 days after receipt of such notification by certified mail that certain maintenance is deemed necessary for the health, safety and welfare of the public, such penalties for violation shall be enforced as established in this article and other legal recourse.
  - h. The use of barbed wire, razor wire or any other similar material is not allowed.

# Sec. 14-105. – Regulations for District J

## Sec. 14-109. – Regulations for district J (third business district).

- f) *Buffering.*
- a. Bufferyards will be required on the perimeter, or parts thereof, of a nonresidential development adjoining or surrounding residential developments in conjunction with the screening requirements provided below.
  - b. Bufferyards shall be provided to protect the adjacent residential properties from environmental impact of the nonresidential facility such as visual blight, parking or roadway illumination, headlights, noise, blowing paper and dust and service areas.
  - c. Bufferyards shall be provided according to the standards provided in Example 14-7.
  - d. See also sections 14-310 and 14-311 for landscaping standards.
- g) *Screening.*
- a. For development of nonresidential lots directly abutting and adjacent to residential zoning districts, an obscuring wall shall be required. The required wall shall be located inside the nonresidential lot lines abutting and adjacent to the residential zoning districts; provided, however, where a masonry wall has been constructed in a residential subdivision abutting nonresidential lots prior to development of the nonresidential lots, the masonry wall in the residential lots shall serve as the required screen and shall meet all requirements required of screens on nonresidential lots. Where a masonry wall of at least six feet in height exists in the residential lots abutting a nonresidential development, the nonresidential developer shall provide a buffer yard one and one-half times the width required elsewhere in this Code with two times the landscaping requirements in lieu of a second masonry wall.
  - b. All walls shall be constructed of a solid unpierced masonry material with the surface facing the residential lots constructed of a common or face brick, decorative block or similar material that is compatible with the principle buildings in the adjacent residential areas. Similar material shall not include smooth face concrete masonry blocks or units. Masonry walls shall be erected on a concrete foundation of adequate strength and shall be not less than four inches wider than the wall to be erected.
  - c. No opening shall be permitted for access through the wall unless a solid gate equally the height of the wall is provided. Such gate shall remain closed at all times except when in actual use.
  - d. The quality and type of materials used structurally for the walls shall conform with those specified in the building code which apply to foundation footing and supporting materials used in residential construction within the city.
  - e. Any person causing an excavation to be made on property adjacent to an existing wall shall protect the excavation in such a manner so that the soil of the adjacent property will not cave in or settle causing damage to the existing wall.
  - f. Walls shall be maintained to remain harmonious with the surrounding property by being repaired, rebuilt or replaced at intervals necessary to preserve the health, safety and welfare of the public. Notification of necessary maintenance will be by certified mail from the development officer to the current property owner who is responsible for the maintenance of the walls constructed.
  - g. If such freestanding walls are not repaired, rebuilt or replaced within 60 days after receipt of such notification by certified mail that certain maintenance is deemed necessary for the health, safety and welfare of the public, such penalties for violation shall be enforced as established in this article and other legal recourse.
  - h. The use of barbed wire, razor wire or any other similar material is not allowed.

# Sec. 14-105. – Regulations for District J-1

## Sec. 14-109.1. – Regulations for district J-1 (fourth business district).

- c) *Buffering.*
- a. Bufferyards will be required on the perimeter, or parts thereof, of a nonresidential development adjoining or surrounding residential developments in conjunction with the screening requirements provided below.
  - b. Bufferyards shall be provided to protect the adjacent residential properties from environmental impact of the nonresidential facility such as visual blight, parking or roadway illumination, headlights, noise, blowing paper and dust and service areas.
  - c. Bufferyards shall be provided according to the standards provided in Example 14-7.
  - d. See also sections 14-310 and 14-311 for landscaping standards.
- d) *Screening.*
- a. For development of nonresidential lots directly abutting and adjacent to residential zoning districts, an obscuring wall shall be required. The required wall shall be located inside the nonresidential lot lines abutting and adjacent to the residential zoning districts; provided, however, where a masonry wall has been constructed in a residential subdivision abutting nonresidential lots prior to development of the nonresidential lots, the masonry wall in the residential lots shall serve as the required screen and shall meet all requirements required of screens on nonresidential lots. Where a masonry wall of at least six feet in height exists in the residential lots abutting a nonresidential development, the nonresidential developer shall provide a buffer yard one and one-half times the width required elsewhere in this Code with two times the landscaping requirements in lieu of a second masonry wall.
  - b. All walls shall be constructed of a solid unpierced masonry material with the surface facing the residential lots constructed of a common or face brick, decorative block or similar material that is compatible with the principle buildings in the adjacent residential areas. Similar material shall not include smooth face concrete masonry blocks or units. Masonry walls shall be erected on a concrete foundation of adequate strength and shall be not less than four inches wider than the wall to be erected.
  - c. No opening shall be permitted for access through the wall unless a solid gate equally the height of the wall is provided. Such gate shall remain closed at all times except when in actual use.
  - d. The quality and type of materials used structurally for the walls shall conform with those specified in the building code which apply to foundation footing and supporting materials used in residential construction within the city.
  - e. Any person causing an excavation to be made on property adjacent to an existing wall shall protect the excavation in such a manner so that the soil of the adjacent property will not cave in or settle causing damage to the existing wall.
  - f. Walls shall be maintained to remain harmonious with the surrounding property by being repaired, rebuilt or replaced at intervals necessary to preserve the health, safety and welfare of the public. Notification of necessary maintenance will be by certified mail from the development officer to the current property owner who is responsible for the maintenance of the walls constructed.
  - g. If such freestanding walls are not repaired, rebuilt or replaced within 60 days after receipt of such notification by certified mail that certain maintenance is deemed necessary for the health, safety and welfare of the public, such penalties for violation shall be enforced as established in this article and other legal recourse.
  - h. The use of barbed wire, razor wire or any other similar material is not allowed.

# Sec. 14-105. – Regulations for District K

## Sec. 14-110. – Regulations for district K (fifth business district).

- e) *Buffering.*
- a. Bufferyards will be required on the perimeter, or parts thereof, of a nonresidential development adjoining or surrounding residential developments in conjunction with the screening requirements provided below.
  - b. Bufferyards shall be provided to protect the adjacent residential properties from environmental impact of the nonresidential facility such as visual blight, parking or roadway illumination, headlights, noise, blowing paper and dust and service areas.
  - c. Bufferyards shall be provided according to the standards provided in Example 14-7.
  - d. See also sections 14-310 and 14-311 for landscaping standards.
- f) *Screening.*
- a. For development of nonresidential lots directly abutting and adjacent to residential zoning districts, an obscuring wall shall be required. The required wall shall be located inside the nonresidential lot lines abutting and adjacent to the residential zoning districts; provided, however, where a masonry wall has been constructed in a residential subdivision abutting nonresidential lots prior to development of the nonresidential lots, the masonry wall in the residential lots shall serve as the required screen and shall meet all requirements required of screens on nonresidential lots. Where a masonry wall of at least six feet in height exists in the residential lots abutting a nonresidential development, the nonresidential developer shall provide a buffer yard one and one-half times the width required elsewhere in this Code with two times the landscaping requirements in lieu of a second masonry wall.
  - b. All walls shall be constructed of a solid unpierced masonry material with the surface facing the residential lots constructed of a common or face brick, decorative block or similar material that is compatible with the principle buildings in the adjacent residential areas. Similar material shall not include smooth face concrete masonry blocks or units. Masonry walls shall be erected on a concrete foundation of adequate strength and shall be not less than four inches wider than the wall to be erected.
  - c. No opening shall be permitted for access through the wall unless a solid gate equally the height of the wall is provided. Such gate shall remain closed at all times except when in actual use.
  - d. The quality and type of materials used structurally for the walls shall conform with those specified in the building code which apply to foundation footing and supporting materials used in residential construction within the city.
  - e. Any person causing an excavation to be made on property adjacent to an existing wall shall protect the excavation in such a manner so that the soil of the adjacent property will not cave in or settle causing damage to the existing wall.
  - f. Walls shall be maintained to remain harmonious with the surrounding property by being repaired, rebuilt or replaced at intervals necessary to preserve the health, safety and welfare of the public. Notification of necessary maintenance will be by certified mail from the development officer to the current property owner who is responsible for the maintenance of the walls constructed.
  - g. If such freestanding walls are not repaired, rebuilt or replaced within 60 days after receipt of such notification by certified mail that certain maintenance is deemed necessary for the health, safety and welfare of the public, such penalties for violation shall be enforced as established in this article and other legal recourse.
  - h. The use of barbed wire, razor wire or any other similar material is not allowed.

# Incorporating Sec. 14-88. – Regulations that apply to all districts.

## Sec. 14-88. – Regulations that apply to all districts (to be relocated to commercial district sections where applicable).

a) *General regulations.*

- 22) Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.

USE	District F	District G	District H	District J	District J-1	District K	MVSOD
Apparel manufacturing.			PC				
Assembling.				PC	PC	PC	
Auto body shops.		SUP					
Cabinet making.			PC				
Food processing and packaging, with the exception of slaughtering;			SUP				
Food service (distribution warehouse).						PC	
Furniture manufacturing.			PC				
Heating, plumbing and air conditioning, sales and repair.			PC				
Instrument and meter manufacturing.			PC				
Jewelry and watch manufacturing			SUP				
Manufacture of printed material.				PC	PC	PC	
Optical goods manufacturing.			PC				
Precision instrument machining.				PC	PC	PC	
Printing and publishing.			PC			P	
Service station.			PC				
Sheet metal processing.			PC				
Sign and architectural graphic manufacturing.			PC	PC	PC	PC	
Truck repair and rebuilding shop.			PC				
Truck terminal			SUP				
Warehousing.						PC	
Woodworking shop.			PC				

# Incorporating Sec. 14-88. – Regulations that apply to all districts.

	Use	Applicable Zoning District	Conditions
1	Apparel manufacturing.	H	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
2	Assembling.	J, J-1, K	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
3	Auto body shops.	G	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
4	Cabinet making.	H	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
5	Food processing and packaging, with the exception of slaughtering;	H	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
6	Food service (distribution warehouse).	K	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
7	Furniture manufacturing.	H	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
8	Heating, plumbing and air conditioning, sales and repair.	H	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
9	Instrument and meter manufacturing.	H	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
10	Jewelry and watch manufacturing	H	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
11	Manufacture of printed material.	J, J-1, K	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
12	Motor vehicle sales	MVSOD	Vehicles held for sales, lease or rental in any business or industrial district shall not be parked or stored on unpaved surfaces.
13	Optical goods manufacturing.	H	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
14	Precision instrument machining.	J, J-1, K	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
15	Printing and publishing.	H, K	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
16	Service station.	H	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
17	Sheet metal processing.	H	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
18	Sign and architectural graphic manufacturing.	H, J, J-1, K	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
19	Truck repair and rebuilding shop.	H	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
20	Truck terminal	H	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
21	Warehousing.	K	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
22	Woodworking shop.	H	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.

# Incorporating Sec. 14-88. – Regulations that apply to all districts.

## **Sec. 14-105. – Regulations for district F (first business district).**

- f) Commercial waste enclosures.
  - a. Garbage and refuse containers in district F shall be screened from public view, from adjacent buildings and from adjacent property, public or private. Screens shall be permanent and opaque and of wood, metal or masonry material, shall be at least as high as the screened object and shall not be less than six feet high.

## **Sec. 14-106. – Regulations for district G (second business district).**

- f) Commercial waste enclosures.
  - a. Garbage and refuse containers in district G shall be screened from public view, from adjacent buildings and from adjacent property, public or private. Screens shall be permanent and opaque and of wood, metal or masonry material, shall be at least as high as the screened object and shall not be less than six feet high.

## **Sec. 14-107. – Regulations for district H (industrial district).**

- g) Commercial waste enclosures.
  - a. Garbage and refuse containers in district H shall be screened from public view, from adjacent buildings and from adjacent property, public or private. Screens shall be permanent and opaque and of wood, metal or masonry material, shall be at least as high as the screened object and shall not be less than six feet high.

## **Sec. 14-109. – Regulations for district J (third business district).**

- h) Commercial waste enclosures.
  - a. Garbage and refuse containers in district J shall be screened from public view, from adjacent buildings and from adjacent property, public or private. Screens shall be permanent and opaque and of wood, metal or masonry material, shall be at least as high as the screened object and shall not be less than six feet high.

## **Sec. 14-109.1. – Regulations for district J-1 (fourth business district).**

- e) Commercial waste enclosures.
  - a. Garbage and refuse containers in district J-1 shall be screened from public view, from adjacent buildings and from adjacent property, public or private. Screens shall be permanent and opaque and of wood, metal or masonry material, shall be at least as high as the screened object and shall not be less than six feet high.

## **Sec. 14-110. – Regulations for district K (fifth business district).**

- g) Commercial waste enclosures.
  - a. Garbage and refuse containers in district K shall be screened from public view, from adjacent buildings and from adjacent property, public or private. Screens shall be permanent and opaque and of wood, metal or masonry material, shall be at least as high as the screened object and shall not be less than six feet high.



# Incorporating Sec. 14-88. – Regulations that apply to all districts.

## **Sec. 14-105. – Regulations for district F (first business district).**

- g) Fencing standards.
  - a. Where chain link fencing is constructed within district F, the fencing material should be a minimum of four feet in height and a maximum of six feet in height. All fencing four feet in height shall be a minimum of 11-gauge galvanized material and all fencing higher than four feet shall be a minimum of nine-gauge galvanized material. Barbed wire and razor wire may be used in commercial and industrial districts in combination with the above approved fencing material and shall be installed on top of the fence with the total height above ground not to exceed seven feet.

## **Sec. 14-106. – Regulations for district G (second business district).**

- g) Fencing standards.
  - a. Where chain link fencing is constructed within district G, the fencing material should be a minimum of four feet in height and a maximum of six feet in height. All fencing four feet in height shall be a minimum of 11-gauge galvanized material and all fencing higher than four feet shall be a minimum of nine-gauge galvanized material. Barbed wire and razor wire may be used in commercial and industrial districts in combination with the above approved fencing material and shall be installed on top of the fence with the total height above ground not to exceed seven feet.

## **Sec. 14-107. – Regulations for district H (industrial district).**

- h) Fencing standards.
  - a. Where chain link fencing is constructed within district H, the fencing material should be a minimum of four feet in height and a maximum of six feet in height. All fencing four feet in height shall be a minimum of 11-gauge galvanized material and all fencing higher than four feet shall be a minimum of nine-gauge galvanized material. Barbed wire and razor wire may be used in commercial and industrial districts in combination with the above approved fencing material and shall be installed on top of the fence with the total height above ground not to exceed seven feet.

## **Sec. 14-109. – Regulations for district J (third business district).**

- i) Fencing standards.
  - a. Where chain link fencing is constructed within district J, the fencing material should be a minimum of four feet in height and a maximum of six feet in height. All fencing four feet in height shall be a minimum of 11-gauge galvanized material and all fencing higher than four feet shall be a minimum of nine-gauge galvanized material. Barbed wire and razor wire may be used in commercial and industrial districts in combination with the above approved fencing material and shall be installed on top of the fence with the total height above ground not to exceed seven feet.

## **Sec. 14-109.1. – Regulations for district J-1 (fourth business district).**

- f) Fencing standards.
  - a. Where chain link fencing is constructed within district J-1, the fencing material should be a minimum of four feet in height and a maximum of six feet in height. All fencing four feet in height shall be a minimum of 11-gauge galvanized material and all fencing higher than four feet shall be a minimum of nine-gauge galvanized material. Barbed wire and razor wire may be used in commercial and industrial districts in combination with the above approved fencing material and shall be installed on top of the fence with the total height above ground not to exceed seven feet.

## **Sec. 14-110. – Regulations for district K (fifth business district).**

- h) Fencing standards.
  - a. Where chain link fencing is constructed within district K, the fencing material should be a minimum of four feet in height and a maximum of six feet in height. All fencing four feet in height shall be a minimum of 11-gauge galvanized material and all fencing higher than four feet shall be a minimum of nine-gauge galvanized material. Barbed wire and razor wire may be used in commercial and industrial districts in combination with the above approved fencing material and shall be installed on top of the fence with the total height above ground not to exceed seven feet.

# Height Regulations for District F

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

- 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:
- 1) *Height.* Buildings shall not exceed 56 feet in height except gasoline filling stations shall not exceed one story in height. For townhouse and patio homes, the height and area regulations provided in subsection [14-103\(b\)](#) shall apply.

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

- 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:
- 1) *Height.* Buildings shall not exceed 56 feet in height except gasoline filling stations shall not exceed one story in height.
    - A. Maximum height shall be calculated from the height of the finished floor.
    - B. The maximum height of a finished floor for a commercial building or accessory structure is determined by the following locations:
      - i. **Floodway:** A maximum finished floor of three feet (36 inches) above the 100-year floodplain
      - ii. **AE (100-year floodplain):** A maximum finished floor of two feet above the 100-year floodplain
      - iii. **X-Shaded (500-year floodplain):** A maximum finished floor of two feet above the 500-year floodplain elevation.
      - iv. **X-Unshaded:** A maximum finished floor of two feet above the crown of the street or sidewalk, whichever is greater

# Height Regulations for District G

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

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:

1) *Height.* Buildings shall not exceed 56 feet in height except gasoline filling stations shall not exceed one story in height.

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

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:

1) *Height.* Buildings shall not exceed 56 feet in height except gasoline filling stations shall not exceed one story in height.

A. Maximum height shall be calculated from the height of the finished floor.

B. The maximum height of a finished floor for a commercial building or accessory structure is determined by the following locations:

i. **Floodway:** A maximum finished floor of three feet (36 inches) above the 100-year floodplain

ii. **AE (100-year floodplain):** A maximum finished floor of two feet above the 100-year floodplain

iii. **X-Shaded (500-year floodplain):** A maximum finished floor of two feet above the 500-year floodplain elevation.

iv. **X-Unshaded:** A maximum finished floor of two feet above the crown of the street or sidewalk, whichever is greater

# Height Regulations for District H

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

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:

1) *Height.* No limitation.

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

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:

1) *Height.*

A. Maximum height shall be calculated from the height of the finished floor.

B. The maximum height of a finished floor for a commercial building or accessory structure is determined by the following locations:

i. **Floodway:** A maximum finished floor of three feet (36 inches) above the 100-year floodplain

ii. **AE (100-year floodplain):** A maximum finished floor of two feet above the 100-year floodplain

iii. **X-Shaded (500-year floodplain):** A maximum finished floor of two feet above the 500-year floodplain elevation.

iv. **X-Unshaded:** A maximum finished floor of two feet above the crown of the street or sidewalk, whichever is greater

# Height Regulations for District J

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

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

#### 1) *Height.*

- a. Office buildings shall not exceed four stories with a maximum height of 56 feet, except gasoline filling stations shall not exceed one story in height.
- b. For service centers, the height of the buildings shall not exceed 16 feet and shall not exceed one story.
- c. For service centers height shall be measured from the ground finished floor to the highest point of the roof deck
- d. Office buildings, education buildings, retail stores, parking garages, hospitals and hotels which exceed four stories in height shall be permitted north of U.S. 290, and west of Jones Road.

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

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

#### 1) *Height.*

- A. Office buildings shall not exceed four stories with a maximum height of 56 feet, except gasoline filling stations shall not exceed one story in height.
- B. For service centers, the height of the buildings shall not exceed 16 feet and shall not exceed one story.
- C. For service centers height shall be measured from the ground finished floor to the highest point of the roof deck
- D. Office buildings, education buildings, retail stores, parking garages, hospitals and hotels which exceed four stories in height shall be permitted north of U.S. 290, and west of Jones Road.
- E. Maximum height shall be calculated from the height of the finished floor.
- F. The maximum height of a finished floor for a commercial building or accessory structure is determined by the following locations:
  - i. **Floodway:** A maximum finished floor of three feet (36 inches) above the 100-year floodplain
  - ii. **AE (100-year floodplain):** A maximum finished floor of two feet above the 100-year floodplain
  - iii. **X-Shaded (500-year floodplain):** A maximum finished floor of two feet above the 500-year floodplain elevation.
  - iv. **X-Unshaded:** A maximum finished floor of two feet above the crown of the street or sidewalk, whichever is greater

# Height Regulations for District J-1

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

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

#### 1) *Height.*

- a. Office buildings shall not exceed four stories with a maximum height of 56 feet, except gasoline filling stations shall not exceed one story in height.
- b. For service centers, the height of the buildings shall not exceed 16 feet and shall not exceed one story.
- c. For service centers height shall be measured from the ground finished floor to the highest point of the roof deck
- d. Office buildings, education buildings, retail stores, parking garages, hospitals and hotels which exceed four stories in height shall be permitted north of U.S. 290, and west of Jones Road.

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

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

#### 1) *Height.*

- A. Office buildings shall not exceed four stories with a maximum height of 56 feet, except gasoline filling stations shall not exceed one story in height.
- B. For service centers, the height of the buildings shall not exceed 16 feet and shall not exceed one story.
- C. For service centers height shall be measured from the ground finished floor to the highest point of the roof deck
- D. Office buildings, education buildings, retail stores, parking garages, hospitals and hotels which exceed four stories in height shall be permitted north of U.S. 290, and west of Jones Road.
- E. Maximum height shall be calculated from the height of the finished floor.
- F. The maximum height of a finished floor for a commercial building or accessory structure is determined by the following locations:
  - i. **Floodway:** A maximum finished floor of three feet (36 inches) above the 100-year floodplain
  - ii. **AE (100-year floodplain):** A maximum finished floor of two feet above the 100-year floodplain
  - iii. **X-Shaded (500-year floodplain):** A maximum finished floor of two feet above the 500-year floodplain elevation.
  - iv. **X-Unshaded:** A maximum finished floor of two feet above the crown of the street or sidewalk, whichever is greater

# Height Regulations for District K

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

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

#### 1) *Height.*

- a. Gasoline filling stations shall not exceed one story in height.
- b. The height of service center buildings shall not exceed 16 feet and shall not exceed one story. Height shall be measured from the ground finished floor to the highest point of the roof deck.
- c. Office buildings, education buildings, retail stores, parking garages, hospitals and hotels which exceed four stories in height shall be permitted if located not less than 425 feet from the southern boundary of district A.
- d. The height of distribution warehouse buildings shall not exceed 40 feet and shall not exceed two stories. Building height shall be measured from the finished floor, regardless of whether the floor is at dock height or ground level, to the height of the roof deck. No second story windows may face district A unless located at least 225 feet from district A.

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

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

#### 1) *Height.*

- a. Gasoline filling stations shall not exceed one story in height.
  - b. The height of service center buildings shall not exceed 16 feet and shall not exceed one story.
  - c. Office buildings, education buildings, retail stores, parking garages, hospitals and hotels which exceed four stories in height shall be permitted if located not less than 425 feet from the southern boundary of district A.
  - d. The height of distribution warehouse buildings shall not exceed 40 feet and shall not exceed two stories. No second story windows may face district A unless located at least 225 feet from district A.
- A. Maximum height shall be calculated from the height of the finished floor.
- B. The maximum height of a finished floor for a commercial building or accessory structure is determined by the following locations:
- i. **Floodway:** A maximum finished floor of three feet (36 inches) above the 100-year floodplain
  - ii. **AE (100-year floodplain):** A maximum finished floor of two feet above the 100-year floodplain
  - iii. **X-Shaded (500-year floodplain):** A maximum finished floor of two feet above the 500-year floodplain elevation.
  - iv. **X-Unshaded:** A maximum finished floor of two feet above the crown of the street or sidewalk, whichever is greater

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

**AGENDA DATE:** November 21, 2022

**AGENDA ITEM:** D

**AGENDA SUBJECT:** Conduct a Joint Public Hearing with the City Council for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend 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.

**Department/Prepared By:** Lorri Coody, City Secretary **Date Submitted:** October 25, 2022

**EXHIBITS:** EX A - Public Hearing Notice  
EX B - P&Z Preliminary Report  
EX C – PH Script

**BACKGROUND INFORMATION:**

The Planning and Zoning Commission met on October 24, 2022, and recommended 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.

The preliminary report was submitted to the Council at its October 27, 2022, meeting, and a Joint Public Hearing was ordered for November 21, 2022.

A joint public hearing must be conducted by the City Council and the Planning and Zoning Commission in accordance with the requirements of the Code of Ordinances of the City of Jersey Village - Section 14-84.

The purpose of this hearing is to receive oral comments from any interested person(s) concerning the proposal to amend 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.

**RECOMMENDED ACTION:**

Conduct a Joint Public Hearing with the City Council for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend 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.



## NOTICE OF JOINT PUBLIC HEARING

NOTICE is hereby given that the City of Jersey Village City Council and the Planning and Zoning Commission of the City of Jersey Village, Texas will conduct a joint public hearing at 7:00 p.m., Monday, November 21, 2022, at the Civic Center Auditorium, 16327 Lakeview, Jersey Village, Texas, for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend 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.

A copy of the Planning and Zoning Commission’s Preliminary Report concerning the proposed ordinance changes, which are the subject of this public hearing, may be examined online at [https://www.jerseyvillagetx.com/page/pz.ags\\_mins\\_current\\_year](https://www.jerseyvillagetx.com/page/pz.ags_mins_current_year).

The City of Jersey Village public facilities are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact ADA Coordinator at (713) 466-2102 or FAX (713) 466-2177 for further information.

Lorri Coody, City Secretary  
City of Jersey Village



**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 21, 2022

# Exhibit A

## Proposed Ordinance

**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



**MAYOR OR MAYOR PRO tem**

**Script for Joint Public Hearing on November 21, 2022**

**Announce the Item on the Council Agenda - then:**

**ACKNOWLEDGE P&Z CHAIRMAN / VICE CHAIRMAN  
CONFIRM QUORUM OF P&Z**

**CONFIRM THAT ALL POSTING REQUIREMENTS HAVE BEEN  
MET then say:**

I now call to order this joint public hearing with the Planning and Zoning Commission at \_\_\_\_ p.m. Everyone desiring to speak should complete a public hearing comment card and present the card to the City Secretary. Each speaker will be given 5 minutes to present information concerning the proposal to amend 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.

**(Call the first person signing up to speak).**

**(After everyone has spoken . . . or if no one desires to speak, finish the meeting with the following)**

There being no one (else) desiring to speak, I now close this joint public hearing on the proposal to amend 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 at \_\_\_\_ p.m.

PLANNING AND ZONING COMMISSION MEETING PACKET FOR NOVEMBER 21, 2022

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

**AGENDA DATE:** November 21, 2022

**AGENDA ITEM:** E

**AGENDA SUBJECT:** Discuss and take appropriate action regarding the preparation and presentation of the Final Report to City Council concerning the proposal to amend 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.

**Dept./Prepared By:** Lorri Coody, City Secretary **Date Submitted:** October 25, 2022

**EXHIBITS:** Final Report – Amend Sec. 14-5 – Draft  
EX A – Proposed Ordinance – Amend Sec. 14-5

**BACKGROUND INFORMATION:**

A Joint public hearing will be conducted at the November 21, 2022 City Council and P&Z Meetings for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend 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.

Once the joint public hearing is conducted, consideration must be given to: (1) the directives of Council; (2) the discussions had concerning these issues at prior P&Z meetings; and (3) the comments made by the public during the public hearing.

After due consideration, prepare and vote on your Final Report concerning this amendment.

*A draft final report of the expected findings of the Commission is included for review.*

**RECOMMENDED ACTION:**

Discuss and take appropriate action regarding the preparation and presentation of the Final Report to City Council concerning the proposal to amend 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.



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
FINAL REPORT  
CHAPTER 14, SECTION 14-5 DEFINITIONS**

The Planning and Zoning Commission has met on October 24, 2022, and in its preliminary report recommended that City Council amend 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.

The preliminary report was submitted to the Jersey Village City Council at its October 27, 2022, meeting. The report was received, and the City Council ordered a Joint Public Hearing for November 21, 2022.

On November 21, 2022, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, which gave the public an opportunity to make comments concerning the proposed amendment.

The Planning and Zoning Commission after duly considering all the information before it including that gathered at the Joint Public Hearing with City Council on November 21, 2022, recommends that City Council amend 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.

The necessary amendments to the City’s zoning ordinance to effect this recommendation are more specifically detailed in the attached proposed ordinance marked as Exhibit “A.”

Respectfully submitted, this 21st day of November 2022.

\_\_\_\_\_  
Rick Faircloth, Chairman

**ATTEST:**

\_\_\_\_\_  
Lorri Coody, City Secretary

PLANNING AND ZONING COMMISSION MEETING PACKET FOR NOVEMBER 21, 2022



**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

