

ORDINANCE NO. 2023-08

AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS AMENDING THE EXISTING ZONING ORDINANCE TO CREATE SECTION 3.18, ESTABLISHING AN HISTORIC DISTRICT OVERLAY; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; RESERVATION OF RIGHTS; A SAVINGS CLAUSE; SEVERABILITY; REPEALER; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, the Board of Aldermen (the "Board") of the Village of Salado, Texas (the "Village") seeks to provide for the orderly development of land and use of property within its corporate limits and its extraterritorial jurisdiction; and

WHEREAS, the Board seeks to amend the Village's Zoning Ordinance, as amended; and

WHEREAS, the Board seeks to protect the health, safety, and general welfare of the public by adopting and enforcing zoning regulations; and

WHEREAS, pursuant to Chapter 51 of the Texas Local Government Code, the Board has determined that this Ordinance is reasonable and necessary to protect the health, safety, and general welfare of the Village of Salado; and

WHEREAS, Chapter 211 of the Texas Local Government Code specifically authorizes zoning functions and procedures for municipalities; and

WHEREAS, Section 211.003(b) of the Texas Local Government Code provides that in the case of designated places and areas of historical, cultural, or architectural importance and significance, the governing body of a municipality may regulate the construction, reconstruction, alteration, or razing of buildings and other structures; and

WHEREAS, Section 211.005(a) of the Texas Local Government Code authorizes the governing body of a municipality to divide the municipality into districts, within which the governing body may regulate the erection, construction, reconstruction, alteration, repair, or use of buildings, other structures, or land and within which zoning regulation must be uniform for each class or kind of building in a district; however, zoning regulations may vary from district to district.

WHEREAS, the Board is of the opinion and finds that its Zoning Ordinance should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMAN OF THE VILLAGE OF SALADO, TEXAS, THAT:

This ordinance is hereby adopted as the Subdivision Ordinance, as amended, and shall read as follows:

SECTION I. ENACTMENT PROVISIONS

- A. Findings of Fact:** All of the above premises are hereby found to be true and correct legislative and factual findings of the Village of Salado and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.
- B. Popular Name:** This Ordinance shall be commonly referred to as "The Zoning Ordinance."
- C. Scope:** This Ordinance, and the rules and regulations adopted herein, shall apply within the Village limits and its extraterritorial jurisdiction. This Ordinance applies to conduct on public streets, public street rights-of-way, public sidewalks, and public parks.
- D. Effective Date:** This Ordinance shall take effect immediately upon passage and publication.

SECTION II. ADOPTION

Ordinance No. 2023-~~08~~ is hereby adopted as follows:

A. Rules of Interpretation

Words and phrases used in this Chapter shall have the meanings set forth in this section. Terms that are not defined below are given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes only.

B. Historic District Overlay

The Zoning Ordinance of the Village of Salado, Texas shall be amended to read as described in Exhibit A to this Ordinance.

SECTION III. RESERVATION OF RIGHTS

All rights and remedies of the Village of Salado, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting the streets and roadways of the Village which existed at the time of the effective date of this Ordinance; and as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, the same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION IV. SAVINGS CLAUSE

The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the Village under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION V. SEVERABILITY CLAUSE

If any provision, section, sentence, clause or phrase of this Ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this Ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Board of Alderman of the Village of Salado in adopting, and of the Mayor in approving this Ordinance, that no portion thereof or provision or regulation contained herein shall be come inoperative or fail by reason of any unconstitutionality or invalidity of any portion, provision or regulation.

SECTION VI. REPEALER CLAUSE

The provisions of this Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This Ordinance shall not be construed to require or allow any act which is prohibited by any other Ordinance.

SECTION VII. EFFECTIVE DATE

This Ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

SECTION VIII. NOTICE AND MEETING CLAUSE

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION IX. PUBLICATION

This Ordinance shall become effective immediately upon the date of its publication as required by § 52.011 of the Texas Local Government Code. The Village Secretary is hereby directed to cause the caption of this Ordinance to be published in the manner required by law.

PASSED AND APPROVED on **SECOND READING** this, the 5th day of May, 2023, by a vote of 3 (ayes) to 2 (nays) and 1 abstentions vote of the Board of Alderman of the

Village of Salado, Texas.



Michael Coggin, Mayor

ATTEST:



Don Ferguson, Village Administrator

Approved to Form:



Josh Katz, Village Attorney

Zoning Ordinance of the Village of Salado, Texas

“Section 3.19: HDO, Historic District Overlay

Purpose and Description: The Historic District Overlay is intended to preserve, enhance, and perpetuate those aspects of the properties within the District having historical, cultural, architectural, and archaeological merit, while at the same time, allowing for a vibrant mix of active storefronts featuring specialty stores, restaurants, and entertainment along with residential uses. The standards for the Historic District Overlay are intended to ensure that new development within the District will complement and build on the existing historic architectural character and integrity within the District. The boundaries of the Historic District Overlay are as defined in the Historic District Overlay Map attached as **Exhibit A**. Additional parcels may be added to the Historic District Overlay as sites outside the original boundary are identified and rezoned. Also, attached as **Exhibit B** is a list of landmarks designated by the Texas Centennial Commission, Texas Historical Commission, National Register of Historic Places and/or by the Planning and Zoning Commission and Board of Aldermen. This listing may be amended from time to time by separate resolution of the Board of Aldermen.

In addition to the general conditions set forth above, development projects within the Historic District Overlay shall meet the following additional standards.

1. **Definitions:** The following definitions are generally specific to the HDO section of the Zoning Ordinance. Definitions of other terms may be found in Section 5.8 of the Zoning Ordinance.
 - a. **Alteration:** Any change to the exterior of a Historic Landmark, building, object, structure or site within the designated district. For buildings, objects, sites or structures, alteration shall include, but is not limited to, the changing of roofing or siding materials; changing, eliminating, or adding doors, door frames, windows, window frames, shutters, fences, railings, porches, balconies, signs, or other ornamentation, painting previously unpainted surfaces, removing paint, or the changing of paint color.
 - b. **Demolition:** The intentional destruction of any building, structure, object or site, designated as a Historic Landmark or located within the Historic District.
 - c. **Historic District Overlay:** The “Historic District Overlay (HDO)” as designated by the Village Board of Aldermen, poses a significant concentration, linkage, or continuity of buildings, structures, objects or sites united historically or aesthetically by plan or physical development. Existing within the “Historic

District” are examples of outstanding historical, cultural, architectural, or archaeological properties that are of significance in the state, nation, region and community.

- d. **Historic Landmark:** A “Historic Landmark”, as designated by the Village Board of Aldermen, is a building, structure, object or site that has outstanding historical, cultural, architectural, archaeological significance in the state, nation, region or community. The designation “Historic Landmark” recognizes that the accessory building(s), fences or other appurtenances at the site, are equally and vitally important to the preservation of the property.
 - e. **New Construction:** Any buildings, object, or structure which is relocated, assembled, produced or erected that alters the appearance of a parcel, including the replacement of a building or structure or a portion thereof that has been removed or destroyed.
 - f. **Object:** Any material thing that cannot otherwise be defined as a building or structure.
 - g. **Ordinary Repair and Maintenance:** Ordinary repair and maintenance is an in-kind replacement of materials located on the external portion of a building or structure that conform to the provisions of this ordinance. Ordinary repair and maintenance does not involve a change in design, material, or outward appearance. The replacement of a sign, building, objects or structure in its entirety does not constitute ordinary repair and maintenance.
 - h. **Rehabilitation:** The act or process of returning a building, object, or structure to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, cultural or architectural values. The historic society may help in the securing for financial help of money and supplies of materials if the structure is to be brought back to its original condition. This will keep from causing any undue financial burden on the property owner.
 - i. **Restoration:** The act or process of accurately recovering the form and details of a building, object or structure and its setting as it appeared at a particular period of time by the removal of later work or by the replacement of missing earlier work.
2. **General Criteria for External Alterations, New Development or Redevelopment:** The general design, arrangement, and character of external alterations, new development, or redevelopment shall be in harmony and consistent with and conform to the overall character of other development in the Historic District Overlay. The proposed development shall not adversely impact the overall historic, cultural, and architectural nature of designated landmark structures in the Historic District Overlay.

3. **Maximum Building Size:** 6,000 square feet (Heated/Cooled Space).
4. **Maximum Lot Coverage:** Seventy percent (70%) total, including main buildings and accessory buildings.
5. **Area Regulations:**
 - a. **Minimum Lot Size:** Five thousand (5,000) square feet
 - b. **Minimum Lot Width:** Fifty feet (50')
 - c. **Minimum Lot Depth:** One hundred feet (100')
6. **Height Regulations:**
 - a. **Main Building(s):** Maximum two (2) stories or forty feet (40') for the main building(s).
 - b. **Accessory Building (s):** One (1) story for accessory buildings.
 - c. **Other:** Refer to Section V of the Zoning Ordinance, Development Standards & Use Regulations for other regulations.
7. **Setback Regulations:**
 - a. **Minimum Front Yard Setback:** Five feet (5'); all yards adjacent to a street shall be considered a front yard. See Section 5.1 through Section 5.5 for any additional setback requirements.
 - b. **Minimum Side Yard Setbacks:** Ten feet (10'); fifteen feet (15') adjacent to a public street or residential lot
 - c. **Minimum Rear Yard:** Fifteen feet (15')
8. **Pedestrian Access:** Pedestrian access shall be provided from parking areas to the main building(s). In addition, pedestrian access within the site (from building to building, from a building to an open space area, etc.) and pedestrian access to adjacent sites shall also be provided. Pedestrian-oriented site amenities such as street furniture and public spaces (gazebos, fountain areas, etc.) are encouraged.
9. **Land Uses:** The Land Use Chart is amended as described in Exhibit C to this Ordinance. See Amended Land Use Chart, attached as **Exhibit C**.
10. **Parking:** On-street parking shall be permitted. As for on-site parking, a typical ratio of parking spaces to square footage is encouraged but not mandatory. The required number of parking spaces may be reduced if parking can be shared with an adjacent development(s) or use(s). Such a reduction shall be approved as part of the site plan. In no case shall the required parking be reduced in excess of fifty percent (50%) of the required spaces. In addition to concrete and asphalt surfaces, gravel, decomposed granite, or pavers are

permitted for small parking area surfaces for parking areas with no more than twenty-five (25) parking spaces.

11. **Landscaping Requirements:** Refer to Section 5.2 of the Zoning Ordinance.
12. **Sign Requirements:** Refer to Ordinance 2012-01 (Sign Regulations).
13. **Lighting Requirements:** Refer to Comprehensive Plan (Amended 2019) & Ordinance 2013-08 Zoning Ordinance.
14. **Recreational Vehicles, Travel Trailers, etc.:** For properties with frontage on Main Street, a recreational vehicle, manufactured home, travel trailer, or motor home may be stored on the property provided it is not visible from the public right of way on Main Street. Such vehicles may not be used for on-site dwelling or non-residential purposes.

Recreational vehicles, manufactured homes, travel trailers, or motor homes may be stored on the properties on Main Street and visible from the public right of way for community events authorized by the Village of Salado. In such cases, the subject vehicle may be used for on-site dwelling and non-residential purposes for a period not to exceed three (3) consecutive days.

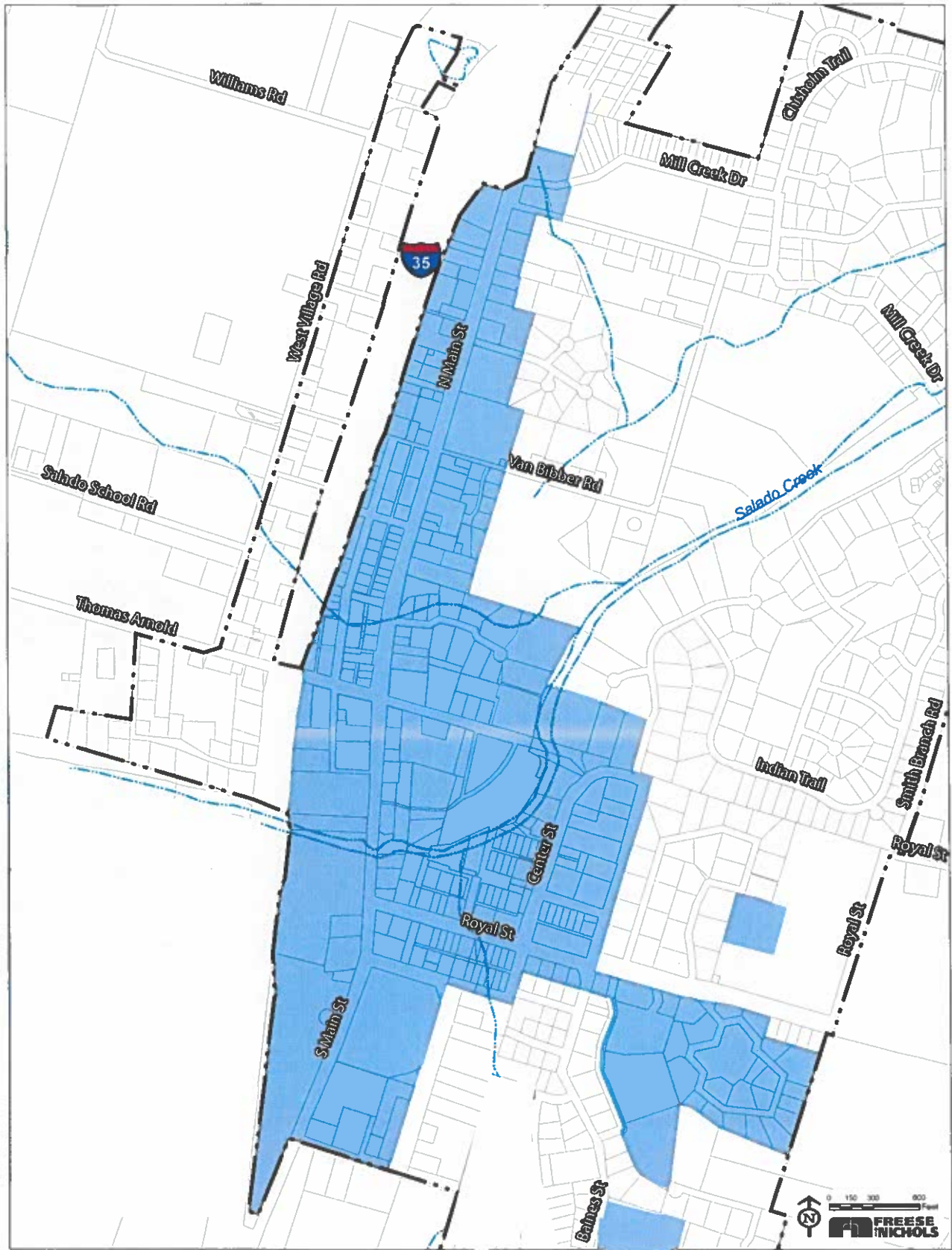
For properties not fronting Main Street that are located within the District, a recreational vehicle, manufactured home, travel trailer, or motor home may be stored on the property and be visible from the public right of way which fronts the property. In such cases, the subject vehicle may not be used for on-site dwelling or non-residential purposes.

15. **Temporary Facilities:** There shall be no permanent use of temporary facilities or buildings.
16. **Food Trucks:** Food trucks are permitted and regulated by Ordinance 2018-08.
17. **Open Storage:** Open storage shall be regulated by the requirements relating to open storage set forth in the underlying zoning district for a property.
18. **Outside Display for Retail Uses:** Outside display of merchandise and seasonal items, such as Christmas trees and pumpkins, that is associated with a primary retail use is permitted on the same lot as that retail use in the front yard area. Outside display shall be limited to the following:
 - a. Outside display areas shall not be placed or located more than thirty feet (30') from the main building.
 - b. Outside display areas shall not occupy any of the parking spaces that are required by this Ordinance for the primary use(s) of the property, except on a temporary basis only, which is a maximum of thirty (30) days per display and a maximum of two (2) displays per calendar year.

- c. Outside display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
- d. Outside display areas shall not extend into public right-of-way or onto adjacent property.
- e. Outside display items shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.

19. **Consultation Required:** Individuals seeking building permits for external alterations, new development or redevelopment on a property located within the District shall contact the Salado Historical Society to seek input and non-binding recommendations prior to submitting a building permit application.

20. **Commission Briefing Required:** The Planning and Zoning Commission shall be briefed by the Village Administrator or his/her representative on building permit requests for new development within the Historic District Overlay, excluding remodel and repair work, prior to the issuance of the requested building permits by the Village staff.



Proposed
Historic District
Village Of Salado

SALADO HISTORIC BUILDINGS WITH
REGISTERED TEXAS HISTORIC LANDMARKs [RTHL] or
TEXAS HISTORICAL COMMISSION [THC] MARKERS and/or
On the NATIONAL REGISTRY OF HISTORIC PLACES [NRHP]

#	BUILDING	DATES	RTHL/THC	NRHP
1.	Anderson House & Store	1965/1983	✓	✓
2.	Armstrong-Adams House	1985/1983	✓	✓
3.	George W. Baines House	1981/1983	✓	✓
4.	Barbee-Berry Mercantile Building	1983		✓
5.	Berry-Vickrey House	1962	✓	
6.	Barton House	1983		✓
7.	J.M.G. Davis House	1983		✓
8.	M. H. Denman Cabin	1968	✓	
9.	Fowler House	1968/1983	✓	✓
10.	Capt. Robert Bonner Halley House	1962/1983	✓	✓
11.	Hendrickson-Caskey House	1995		✓
12.	Norton-Orgain House ¹	1991/1992	✓	✓
13.	Col. E.S.C. Robertson Home ²	1967/1983	✓	✓
14.	Major A.J. Rose House	1978/1983	✓	✓
15.	Salado United Methodist Church	1969/1983	✓	✓
16.	Stagecoach Inn + Boundary Increase	1962/1983/2017	✓	✓✓
17.	Stinnett's Mill ³	1962	✓	
18.	Levi Tenney House	1983		✓
19.	Twelve Oaks	1962/1983	✓	✓
20.	Tyler House	1936/1983		✓
21.	Vickrey House	1983		✓
22.	White-Aiken House ⁴	1983		✓

Note: 19 buildings are located within the Salado Village limits.

¹ SHS Landmark award in 1992.

² Outside of Salado Village limits. In 1936, Robertson Plantation was included in the Historic American Buildings Survey and received a Texas Centennial marker.

³ Outside of Salado Village limits.

⁴ Outside of Salado Village limits.

**SALADO HISTORIC SITES WITH
TEXAS HISTORICAL COMMISSION [THC] MARKERS or on
NATIONAL REGISTRY OF HISTORIC PLACES [NRHP]**

#	HISTORIC SITE	DATE	THC	NRHP
1.	Alexander's Medicinal Distillery	1964	✓	
2.	Davis Mill Site ⁵	1936/1983	✓	✓
3.	Dodd's Creek Bridge	2000	✓	
4.	First Baptist Church of Salado	2000	✓	
5.	Hamblen-Aiken Cemetery ⁶	2020	✓	
6.	Thomas Jones Mill ⁷	1983		✓
7.	Main Street Bridges	1986	✓	
8.	Old Salado Graveyard ⁸	2000	✓	
9.	Robertson Family Cemetery ⁹	2018	✓	
10.	Salado	2009	✓	
11.	Salado Cemetery	1969	✓	
12.	Salado Church of Christ ¹⁰	1988	✓	
13.	Salado College/Thomas Arnold HS ¹¹	1983/1975		✓ ✓
14.	Salado Creek	1967	✓	
15.	West Salado Cemetery ¹²	1990	✓	

Note: 13 are located within the Salado Village limits.

⁵ NRHP Archeological site #41BL242. Texas Centennial marker.

⁶ Designated by THC as a Historic Texas Cemetery (HTC). SHS Landmark award in 1986.

⁷ NRHP Archeological site #41BL243. SHS Landmark award in 1986.

⁸ Designated by THC as a Historic Texas Cemetery (HTC).

⁹ Outside of Salado Village limits. Designated by THC as a Historic Texas Cemetery (HTC).

¹⁰ Salado Church of Christ is also a 2000 SHS Landmark awardee.

¹¹ Salado College is NRHP Archeological site #41BL241. Thomas Arnold has a THC marker.

¹² Outside of Salado Village limits. Designated by THC as a Historic Texas Cemetery (HTC).

Uses	(P) Permitted Use, (C) Conditional Use, () Not Permitted											
AGRICULTURE												
Bulk Grain and/or Feed Storage Farms, General (Crops) <input type="checkbox"/>												
Farms, General (Livestock/Ranch) <input type="checkbox"/>												
Greenhouse (Non-Retail/Hobby)	P											
Livestock Sales												
Orchard/Crop Propagation	C											
Plant Nursery (Grown for Commercial Purposes)	P											
Stable, Commercial <input type="checkbox"/>												
Stables (Private, Accessory Use) <input type="checkbox"/>												
Stables (Private, Principal Use) <input type="checkbox"/>												
RESIDENTIAL												
Accessory Building/Structure (Residential) <input type="checkbox"/>	P											
Accessory Building/Structure (Non-Residential)	P											
Accessory Dwelling	P											
Caretaker's/Guard's Residence <input type="checkbox"/>	C											
Community Home <input type="checkbox"/>												
Duplex / Two-Family <input type="checkbox"/> (Defined under Two-Family Dwelling)	C											
Family Home (Adult Care in Place of Residence)	P											
Family Home (Child Care in Place of Residence)	P											
Four Family (Quadraplex)	C											
Garage Conversion <input type="checkbox"/>	C											
Home Occupation <input type="checkbox"/>	C											
Living Quarters On-Site With A Business <input type="checkbox"/>	P											
Multiple-Family Dwelling <input type="checkbox"/>												
Private Street Subdivision												
Residential Loft <input type="checkbox"/>	P											
Rooming/Boarding House <input type="checkbox"/> (Defined Under Boarding or Rooming House)	C											
Single Family Dwelling, Detached <input type="checkbox"/>	P											
HUD-Code Manufactured Home <input type="checkbox"/> (Defined Under Manufactured Housing)												
Single Family Industrialized Housing 1.1 (Defined Under Manufactured Housing)												
Single Family Dwelling, Attached (Townhouse) <input type="checkbox"/>	C											
Patio Homes (Zero Lot Line Dwelling) <input type="checkbox"/>	P											
Swimming Pool (Private) <input type="checkbox"/>	P											
Three Family (Triplex)	C											

Uses																				
OFFICE																				
Armed Services Recruiting Center	P																			
Check Cashing Service	P																			
Credit Agency	P																			
Insurance Agency Offices	P																			
Offices (Brokerage Services)	P																			
Offices (Health Services)	P																			
Offices (Legal Services)	P																			
Offices (Medical Office)	P																			
Offices, Professional and General Business (U)	P																			
Offices (Parole-Protection)																				
Real Estate Offices	P																			
Telemarketing Center (U)	P																			
Bank	P																			
Savings and Loan	P																			
Security Monitoring Company (No Outside Storage)	P																			
Uses																				
PERSONAL & BUSINESS SERVICES																				
Appliance Repair	C																			
Artist Studio (U)	P																			
Ambulance Service (Private) (U)																				
Automobile Driving School																				
Automatic Teller Machines (ATM's)	P																			
Barber Shop (Non-College)	P																			
Beauty Shop (Non-College)	P																			
Bed & Breakfast Inn or Facility(s) (U)	P																			
Communication Equipment (Installation and or Repair No outdoor sales or storage)																				
Computer Sales	P																			
Cooking School	P																			
Credit Unions	P																			
Dance/Drama/Music Schools (Performing Arts)	P																			
Extended Stay Hotels Motels (Residence Hotels) (U)	P																			
Exterminator Service (No outdoor sales or storage)																				
Financial Services (Advice-Invest)	P																			

Uses																						
PERSONAL & BUSINESS SERVICES																						
Funeral Home or Mortuary (M)	P																					
Motel or Hotel (M)	P																					
Martial Arts School	P																					
Kiosk (Providing A Service) (M)	C																					
Laundry Dry Cleaning (Drop Off/Pick Up) (M)	C																					
Locksmith	P																					
Mini-Warehouse/Self Storage (M)																						
Photo Studio	P																					
Photocopying/Duplicating	P																					
Security Quarters as Associated with a Business (Live-In)	C																					
Sexually Oriented Business (Refer to Ordinance #2003 09)																						
Skin Care Clinics	P																					
Shoe Repair	P																					
Studio for Radio or Television (Without Tower) (L)	P																					
Tailor Shop	P																					
Tool and Machinery Rental (Indoor Storage) (L)																						
Tool and Machinery Rental (Outdoor Storage)																						
Travel Agency	P																					
Uses																						
RETAIL																						
All Terrain Vehicle Dealer / Sales Only																						
Antique Shop (M)	P																					
Art Dealer/Gallery (M)	P																					
Auction Business (Indoor only) (M)																						
Auto Sales (New and Used) (M)																						
Auto Supply Store for New & Rebuilt Parts (M)																						
Bakery or Confectionary (Retail) (M)	P																					
Beer and Wine and Package Stores and Mixed Beverage Sales	C																					
Bike Sales and/or Repair	P																					
Book Store	P																					
Building Material Sales (L)																						
Cabinet Shop (Manufacturing)																						
Cafeteria	C																					
Consignment Shop	P																					

Uses																				
RETAIL																				
Convenience Store (With Gas Sales) <input type="checkbox"/>																				
Convenience Store (Without Gas Sales) <input type="checkbox"/>	C																			
Department Store	P																			
Drapery, Blind, Furniture Upholstery Shop <input type="checkbox"/>	P																			
Firearms Only (in-store and special order)																				
Florist Shop <input type="checkbox"/>	P																			
Food or Grocery Store <input type="checkbox"/>	P																			
Furniture Store, New and Used (Indoor) <input type="checkbox"/>	P																			
Garden Shop (Inside Storage) <input type="checkbox"/>	C																			
Gravestone/Tombstone Sales																				
Artisans Shop <input type="checkbox"/>	P																			
Hardware Store	P																			
Home Improvement Center	P																			
Lawnmower Sales and/or Repair	P																			
Major Appliance Sales (Indoor)	P																			
Market (Public)	P																			
Motorcycle Dealer (New and/or Repair)																				
Personal Watercraft Sales (New and/or Repair)																				
Needlework Shop	P																			
Pet Shop/Supplies	P																			
Package Store (Off Premises Alcohol Sales)																				
Pharmacy	P																			
Plant Nursery (Retail Sales Outdoors)	C																			
Recycling Kiosk <input type="checkbox"/>	C																			
Restaurant (With No Drive-Through Service) <input type="checkbox"/>	P																			
Restaurant (With Drive-In Service) <input type="checkbox"/>	C																			
Restaurant (With Drive-Through Service) <input type="checkbox"/>	C																			
Restaurant (Mobil Food Unit/Vendor) <input type="checkbox"/>	P																			
Restaurant (With Music and/or Dancing)	P																			
General Retail Store <input type="checkbox"/>	P																			
Security Systems Installation Company	P																			
Sporting Goods Store	P																			
Studio, Tattoo or Body Piercing <input type="checkbox"/>																				
Temporary Outdoor Retail Sales Commercial Promotion	C																			
Upholstery Shop (Non-Auto)	P																			
Used Merchandise: Furniture	P																			
Vacuum Cleaner Sales and Repair	P																			
Veterinarian Clinic (Without Kennels) <input type="checkbox"/>	P																			

Uses																				
TRANSPORTATION & AUTO SERVICES																				
Antique Vehicle Restoration	C																			
Auto Body Repair																				
Auto Financing & Leasing (Indoor) (A)	P																			
Automobile Accessory Installation (Minor) (A)																				
Auto Interior Shop Upholstery																				
Auto Muffler Shop																				
Auto Paint Shop																				
Automobile Repair, Major (A)																				
Automobile Repair, Minor (A)																				
Auto Tire Repair Sales (Indoor)																				
Auto Wrecker Service																				
Auto Laundry or Car Wash, Unattended (A)																				
Auto Laundry or Car Wash, Attended (A)																				
Limousine Taxi Service																				
Parking Lot Structure, Commercial (Auto) (A)	P																			
Quick Lube Oil Change Minor Inspection																				
Tire Dealer, With or Without Open Storage (A)																				
Uses																				
AMUSEMENT & RECREATION SERVICES																				
Amusement Devices/Arcade (Four or More Devices) (A)																				
Amusement Services (Indoors) (A)																				
Amusement Services (Outdoors) (A)																				
Billiard Pool Facility (Three or More Tables)																				
Bingo Facility																				
Bowling Center																				
Broadcast Station (with Tower)																				
Country Club (Private) (A)	C																			
Music Dancing Facility	P																			
Day Camp for Children (A)	C																			
Dinner Theatre	C																			
Driving Range																				
Earth Satellite Dish (Private, less than 3' in diameter)	P																			

Uses																				
AMUSEMENT & RECREATION SERVICES																				
Civic/Conference Center <input type="checkbox"/>	C																			
Fairgrounds/Exhibition Area <input type="checkbox"/>																				
Golf Course (Miniature)	C																			
Golf Course (Private) <input type="checkbox"/>																				
Golf Course (Public) <input type="checkbox"/>																				
Health Club (Physical Fitness) <input type="checkbox"/> (Defined under Studio, Health, Reducing or Fitness)	C																			
Membership Sports	C																			
Motion Picture Theater (Indoors)	C																			
Motion Picture Studio, Commercial Film																				
Museum	P																			
Park and/or Playground (Private) <input type="checkbox"/>	P																			
Park and/or Playground Public <input type="checkbox"/>	P																			
Psychic Reading Services																				
Palm Reading Services																				
Rodeo Grounds																				
Skating Rink																				
Swimming Pool (Commercial) <input type="checkbox"/>	P																			
Tennis Court (Lighted)	C																			
Tennis Court (Private/Not Lighted) <input type="checkbox"/>	P																			
Theater (Non-Motion Picture)	P																			
Travel Trailers / R.V.'s (Short-Term Stays)																				
Travel Trailers / R.V.'s (Storage)																				
Video Rental Sales																				
Uses																				
INSTITUTIONAL/ GOVERNMENTAL																				
Antenna (Non-Commercial) <input type="checkbox"/> (Defined within Section 4.1.H)	P																			
Antenna (Commercial) <input type="checkbox"/> (Defined within Section 4.1.H)	C																			
Assisted Living Facility <input type="checkbox"/>																				
Broadcast Towers (Commercial)																				
Wireless Communications Tower <input type="checkbox"/> (Defined within Section 4.1.H)																				
Cemetery and/or Mausoleum <input type="checkbox"/>	C																			
Child Day Care (Business) <input type="checkbox"/>	C																			
Church/Place of Worship <input type="checkbox"/>	P																			
Civic Club	P																			
Medical Clinic or Office <input type="checkbox"/> (Defined under Medical Facilities)	P																			
Community Center (Municipal) <input type="checkbox"/>	P																			
Electrical Generating Plant																				

Uses																				
COMMERCIAL & WHOLESALE TRADE																				
Book Binding	C																			
Feed & Grain Store																				
Furniture Manufacture																				
Heating & Air-Conditioning Sales/Services																				
Package Store (Off Premise Alcoholic Beverage Sales)																				
Pawn Shop <input type="checkbox"/>																				
Propane Sales (Retail) <input type="checkbox"/>																				
Taxidermist																				
Transfer Station (Refuse/Pick-up)																				
Veterinarian (Outdoor Kennels or Pens)																				
Warehouse/Office																				
Welding Shop																				
Uses																				
MANUFACTURING, INDUSTRIAL & CONSTRUCTION																				
Contractor's Office/Sales, No Outside Storage including Vehicles																				
Contractor's Temporary On-Site Construction Office	C																			
Electronic Assembly																				
Engine Repair Motor Manufacturing Re-Manufacturing and or Repair																				
Laboratory Equipment Manufacturing <input type="checkbox"/>																				
Machine Shop																				
Maintenance & Repair service for Buildings																				
Open Storage/Outside Storage <input type="checkbox"/>																				
Plumbing Shop																				
Research Lab (Non-Hazardous)																				
Sand Gravel Stone Sales (Storage) <input type="checkbox"/>																				
Sign Manufacturing																				
Stone/Clay/Glass Manufacturing																				