



PLANNING AND ZONING COMMISSION AGENDA

REGULAR MEETING | JANUARY 23, 2025 AT 6:00 PM
CITY COUNCIL CHAMBERS |

I. CALL TO ORDER

A. ROLL CALL

II. PUBLIC COMMENT

The Planning and Zoning Commission welcomes comments from the public. Those wishing to speak must sign in prior to the start of the meeting. Speakers may speak on any topic, whether on the agenda or not. The Planning and Zoning Commission cannot act upon, discuss issues raised or make any decisions at this time. Speakers under citizens' comments shall observe a three-minute time limit. Inquiries regarding matters not listed on this agenda may be referred to staff for research and/or possible future action by the board.

III. REGULAR SESSION

A. CONSENT AGENDA

These matters have appeared on previous agendas, require little or no deliberation, or are considered routine or ministerial tasks. If discussion is desired, items may be removed for separate consideration.

1. Approval of the minutes from the December 19, 2024 Regular Meeting.

B. ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

1. PZ Case 25-02 Consider approval for Preliminary Plat creating Lots 1-8, Block 1, Lots 1-8, Block 2 and Lots 1-19, 1X Block 3, Moderno Addition, being 6.008 acres of land situated within the Robert C. Richey Survey, Abstract No. 1327 and Abstract No. 1359, City of Kennedale, Tarrant County, Texas.
2. Update of the Universal Development Code Land Use Table

IV. ADJOURNMENT

TINA COX,
BOARD SECRETARY

CERTIFICATION: I DO HEREBY CERTIFY THAT THE JANUARY 23, 2025 PLANNING AND ZONING COMMISSION AGENDA WAS POSTED INSIDE THE MAIN ENTRANCE OF CITY HALL (405 MUNICIPAL DRIVE), IN A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES; AND THAT SAID AGENDA WAS POSTED AT LEAST SEVENTY-TWO (72) HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING, IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THE CITY OF KENNEDALE WILL PROVIDE FOR REASONABLE ACCOMMODATIONS FOR PERSONS ATTENDING MEETINGS. THIS FACILITY IS

WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR SIGN INTERPRETER SERVICES MUST BE MADE FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING BY CALLING 817-985-2104 OR (TTY) 1-800-735-2989.

A QUORUM OF THE KENNEDALE EDC, THE KENNEDALE PLANNING AND ZONING COMMISSION, BOARD OF ADJUSTMENT, KEEP KENNEDALE BEAUTIFUL COMMISSION, PARKS AND RECREATION BOARD, BUILDING BOARD OF APPEALS, TOWNCENTER DEVELOPMENT DISTRICT, OR TAX INCREMENT REINVESTMENT DISTRICT MAY BE PRESENT. NO ACTION WILL BE TAKEN BY THE ABOVE-LISTED BOARDS.

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: JANUARY 23, 2025

AGENDA ITEM NUMBER: CONSENT AGENDA ITEM III.A.

SUBJECT

CONSENT AGENDA

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



**STAFF REPORT
TO THE PLANNING AND ZONING COMMISSION**

MEETING DATE: JANUARY 23, 2025
AGENDA ITEM NUMBER: REGULAR SESSION ITEM III.A.1.

SUBJECT
Approval of the minutes from the December 19, 2024 Regular Meeting.

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS

1.	2024.12.19 - Meeting Minutes	2024.12.19 - Meeting Minutes.docx
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**PLANNING AND ZONING COMMISSION MINUTES
REGULAR MEETING | DECEMBER 19, 2024 AT 6:00 PM
CITY HALL COUNCIL CHAMBERS | 405 MUNICIPALS DRIVE, KENNEDALE, TX 76060**

I. CALL TO ORDER

Board Chair Michael Brown called the meeting to order at 6:03 p.m.

A. ROLL CALL

Board Chair Michael Brown, Vice Chair Andrew Malkowski, Place 4 Elfreda Jones were in attendance, thus constituting a quorum.

Place 3 Kevin Guo and Place 5 Socorro Martinez were absent.

The Community Development Director and Board Secretary were also present.

IV. PUBLIC COMMENT

No comments were made at this time.

V. REGULAR SESSION

A. CONSENT AGENDA

1. Approval of the minutes from the September 26, 2024 Regular Meeting.

Vice Chair Malkowski motioned to approve all consent agenda.

Place 4, Jones seconded the motion.

No oppositions, No abstentions

Vote: The motion carried unanimously: 3-0

B. ITEMS FOR INDIVIDUAL CONSIDERATION

2. Work Session – Discuss Updates to the Unified Development Code (UDC)

Director Nathan Gonzales opened the work session by welcoming Elfreda Jones, Planning and Zoning Commissioner, Place 4.

Mr. Gonzales continued by beginning the discussion regarding the upcoming changes by inviting the commissioners to give their input, Mr. Malkowski replied by stating that he would like to see the UDC “cleaned up”. Mr. Brown and Ms. Jones declined comment at the time.

Director Gonzales spoke on the following points:

1. New Overlay Districts – Transit Oriented District and Entertainment District
Transit Oriented District would be added to Oakcrest Addition as well as the area

where in the Old Town District where Sonora Park is located. The Entertainment District overlay would be added to the Bowman Springs Addition in order to encourage more outdoor recreation. He concluded by stating that the overlays will not change the current zoning districts, but they will create additional uses.

Commissioners Brown and Jones gave positive feedback stating that by adding those overlays it would allow more projects to be built in those areas.

2. Density Concerns

Mr. Gonzales asked the board if they had any concerns with the current density requirements in strategic areas such as the new Transit Oriented Overlay District and what would they consider would be an appropriate level of density for the Overlay Districts.

Chairman Brown expressed that he would like to see more mixed use in those areas along the lines of development in Arlington, Roanoke and Clearfork in Fort Worth. Commissioner Malkowski voiced his approval of the vision that the City has for Kennedale and to make sure that there are design standards in place. He concluded that he would like to see the density levels in the Oakdale Overlay District increase from 8 units per acre to at least 16 units per acre. Commissioner Jones stated that she would like to see the current density level stay the same.

3. Commercial Districts – C-1 and C-2

Director Gonzales inquired of the commissioners what their thoughts would be on mixed uses in these districts with regards to buildings where the upper stories would be residences with the bottom stories being commercial.

Chairman Brown and Commissioners Malkowski and Jones all liked the idea of mixed uses especially in the Town Center area with walkability being the main focus and increasing the tax base along the Parkway.

4. Accessory Dwelling Units (ADU)

Community Development Director Nathan Gonzales gave a brief explanation regarding ADU's and the current requirements in residential zoned districts. He then asked the Commissioners what their thoughts would be on allowing ADU's to be built by right instead of requesting permission from the Board of Appeals.

Chairman Brown suggested that an ADU placement could be dependent on the use of the structure. Commissioner Jones made the comment that she felt that ADU's should be allowed by rights, but with certain stipulations. Commissioner Malkowski's thoughts included that the city's inability to control ADU's, the agreement that a citizen should not have to get permission from the Board of Appeals and he suggested that the number of buildings that can be placed on a property should be dependent on the lot size.

5. Sets of Pre-Approved Building Plans

Mr. Gonzales explained to the Commissioners that the city is no longer allowed to regulate the materials that are used in building, so he is proposing that if there are pre-approved building plans for residential developers to choose from, it will streamline the process and help with encouraging people to build with the same vision as the city in mind. He mentioned that the City of Kennedale would be the

first city in the DFW area to provide this service.

Commissioner Jones voiced her concerns regarding design choices. Chairman Brown gave positive feedback and suggested that the city partner with a design team to help cut through red tape. Commissioner Malkowski suggested that the city limit the plans to target audiences with infill lots and not necessarily developers.

6. A. Opportunities for Green Retail – Agro-Tourism, fruit stands, etc.
- B. Update Residential Designs in Old Town 3 and 4 to Match Old Town 1 and 2 Design Standards – No land use changes at this time.
- C. Define a 3-Family, 4-Family and Multi-Family Dwellings – In order to help land and homeowners as well as staff to understand what is required.
- D. Plat Review Approval – Would like the approval for all plats other than a Preliminary Plat to be approved Administratively.

The commissioners had questions regarding multi-family definitions and made suggestions that included standardization of definitions, tie multi-family density to lot size, and review the setback requirements for pools, etc.

VI. ADJOURNMENT

Chairman Brown made a motion to adjourn the meeting.
Place 2 Malkowski seconded the motion.

There being no further business, Chair Brown adjourned the meeting at 7:28 p.m.

APPROVED:

ATTEST:

PLANNING AND ZONING CHAIR

BOARD OR COMMISSION SECRETARY

STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: JANUARY 23, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.B.

SUBJECT

ITEMS FOR INDIVIDUAL CONSIDERATION, DISCUSSION AND/OR ACTION

ORIGINATED BY

SUMMARY

RECOMMENDATION

ATTACHMENTS



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: JANUARY 23, 2025

AGENDA ITEM NUMBER: INDIVIDUAL CONSIDERATION ITEM III.B.1.

SUBJECT

PZ Case 25-02 Consider approval for Preliminary Plat creating Lots 1-8, Block 1, Lots 1-8, Block 2 and Lots 1-19, 1X Block 3, Moderno Addition, being 6.008 acres of land situated within the Robert C. Richey Survey, Abstract No. 1327 and Abstract No. 1359, City of Kennedale, Tarrant County, Texas.

ORIGINATED BY NATHAN GONZALES

SUMMARY

The subject property was rezoned in 2023 to a Planned Development for single-family development. Lot sizes range from 60 feet with to 50 feet wide. The development also includes stubouts to the north and south to support future development. This plat meets the requirements of zoning but requires a few additional corrects to fix typos and labeling.

RECOMMENDATION

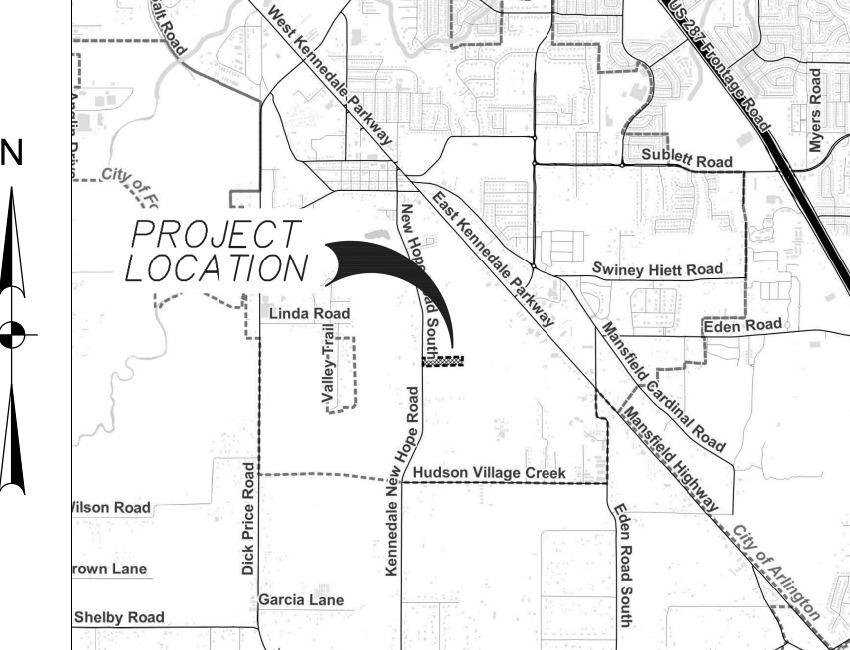
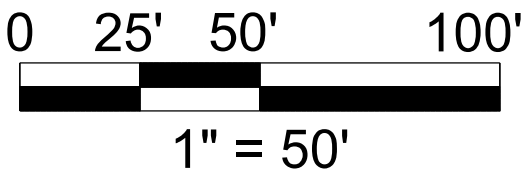
Staff recommends approval with the condition that all edits in green be revised before submitting for Final Plat.

ATTACHMENTS

1.	Moderno Preliminary Plat	Moderno Plat.pdf
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SURVEYOR'S NOTES:

1. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202).
2. In the preparation of this survey, the surveyor has relied upon that commitment for title insurance as prepared by Fidelity National Title Insurance Company, GF Number FT-44122-900122300115-LE, having an effective date of April 19, 2024 and an issued date of April 25, 2024. All plottable exceptions are shown unless otherwise noted.
3. According to Flood Insurance Rate Map No. 48439c0340K, Effective date of 09/25/2009, prepared by the Federal Emergency Management Agency, this Property is within Zone "X"- area of minimal hazard.
4. All Open Space Lot(s) shall be owned and maintained by the HOA/Developer.



VICINITY MAP
(NOT TO SCALE)



BEING A 6.008 ACRE (261,703 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ROBERT C. RICHEY SURVEYS, ABSTRACT NOS. 1327 AND 1359, CITY OF KENNEDALE, TARRANT COUNTY, TEXAS, AND BEING ALL OF TRACTS 1 AND 2 DESCRIBED IN DEED TO TERRY R. SCOTT AND EVA J. SCOTT AS RECORDED IN VOLUME 6444, PAGE 344 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, SAID 6.008 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE COMMON NORTHWEST CORNER SAID 6.008 ACRE TRACT, THE NORTHWEST CORNER OF SAID TRACT 1 AND THE SOUTHWEST CORNER OF A CALLED 2.46 ACRE TRACT DESCRIBED IN DEED TO GLEN RAY HINKEL AND BETTY ANN HINKEL AS RECORDED IN VOLUME 5914, PAGE 323 OF SAID DEED RECORDS AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SOUTH NEW HOPE ROAD (ALSO KNOWN AS KENNEDALE-NEW HOPE ROAD AND COUNTY ROAD 2025, A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 87 DEG. 36 MIN. 04 SEC. EAST, WITH THE COMMON NORTH BOUNDARY LINE OF SAID TRACT 1 AND THE SOUTH BOUNDARY LINE OF SAID 2.46 ACRE TRACT, GENERALLY ALONG A FENCE, AT 554.27 FEET PASSING A POINT FOR THE COMMON SOUTHEAST CORNER OF SAID CALLED 2.46 ACRE TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GLEN R. HINKEL AND BETTY HINKEL AS RECORDED IN VOLUME 6456, PAGE 762 OF SAID DEED RECORDS, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 02 DEG. 24 MIN. EAST, A DISTANCE OF 1.19 FEET CONTINUING FOR A TOTAL DISTANCE OF 1,136.85 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND STAMPED "MMA" FOUND FOR THE COMMON NORTHEAST CORNER OF SAID 6.008 ACRE TRACT AND THE NORTHEAST CORNER OF SAID TRACT 1;

THENCE, SOUTH 01 DEG. 10 MIN. 43 SEC. EAST, WITH THE EAST BOUNDARY LINE OF SAID TRACT 1, PASSING A POINT FOR THE COMMON SOUTHEAST CORNER OF SAID TRACT 1 AND THE NORTHEASTERLY CORNER OF THE AFORESAID TRACT 2, CONTINUING WITH THE EAST BOUNDARY LINE OF SAID TRACT 2, IN ALL A DISTANCE OF 229.88 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "MMA" FOUND FOR THE COMMON SOUTHEAST CORNER OF SAID 6.008 ACRE TRACT, THE SOUTHEAST CORNER OF SAID TRACT 2 AND THE NORTHEAST CORNER OF A TRACT DESCRIBED IN DEED TO KAMEL SOLIMAN, ET AL AS RECORDED IN VOLUME 8384, PAGE 1782 OF SAID DEED RECORDS, SAID IRON ROD BEING, BY SAID SOLIMAN DEED CALL, SOUTH, 346.32 FEET AND NORTH 87 DEG. 45 MIN. EAST, A DISTANCE OF 360.8 FEET FROM THE SOUTHWEST CORNER OF THE EC CANNON SURVEY, ABSTRACT NO. 378;

THENCE, SOUTH 87 DEG. 33 MIN. 48 SEC. WEST, ALONG THE COMMON SOUTH BOUNDARY LINE OF SAID TRACT 2 AND THE NORTH BOUNDARY LINE OF SAID SOLIMAN TRACT, A DISTANCE OF 1,136.85 FEET TO THE COMMON SOUTHWEST CORNER OF SAID 6.008 ACRE TRACT, THE SOUTHWEST CORNER OF SAID TRACT 2 AND THE NORTHWEST CORNER OF SAID SOLIMAN TRACT AND BEING IN THE AFORESAID EAST RIGHT-OF-WAY LINE;

THENCE, NORTH 01 DEG. 10 MIN. 57 SEC. WEST, ALONG THE COMMON WEST BOUNDARY LINE OF SAID TRACT 2 AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 230.63 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 6.008 ACRES (261,703 SQUARE FEET) OF LAND.

CERTIFICATE OF APPROVAL

THE PLANNING AND ZONING COMMISSION OF THE CITY OF KENNEDALE, TEXAS VOTED AFFIRMATIVELY ON THIS DAY OF _____, 20____, TO RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOEL C. HOWARD, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND.

JOEL C. HOWARD
REGISTERED PROFESSIONAL SURVEYOR
TEXAS REGISTRATION NO. 6267

SINGLE FAMILY RESIDENTIAL

ZONING
R2

OWNER: KAMEL SOLIMAN, ET AL
VOLUME 8384, PAGE 1782
D.R.T.C.T.

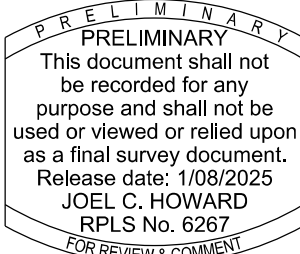
SINGLE FAMILY RESIDENTIAL

ZONING
R2

OWNER: GLEN R. HINKEL
& BETTY HINKEL
VOLUME 6456, PAGE 762
D.R.T.C.T.

OWNER/DEVELOPER

TERRY R. SCOTT AND EVA J. SCOTT
2504 W PARK ROW DR., SUITE B-5
ARLINGTON, TX 76013
CONTACT: JULIE CRIMMINS
EMAIL: JULIE@C2-CONSTRUCTION.COM



GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD STE 110, CARROLLTON, TEXAS 75006
SCALE 1"=40' (972) 243-2409 PROJECT NUMBER: 3010
TBPLS FIRM NO. 10194205

DATE: AUGUST 28, 2024 DRAWN BY: MHJR

REVISED: DECEMBER 16, 2024
REVISED: JANUARY 08, 2025

**FINAL PLAT
MODERNO ADDITION
LOTS 1-8, BLOCK 1
LOTS 1-8, BLOCK 2
AND LOTS 1-19, BLOCK 3
6.008 ACRES OF LAND**

LOCATED IN THE ROBERT C. RICHEY SURVEY,
ABSTRACT NO. 1327 AND ABSTRACT NO. 1359
CITY OF KENNEDALE
TARRANT COUNTY, TEXAS

LEGEND

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
SIR SET 1/2-INCH IRON ROD WITH CAP STAMPED "GEONAV"
FIR(C) FOUND IRON ROD (WITH CAP STAMPED...)
SQ.FT. SQUARE FEET

W. H. HUDSON SURVEY
ABSTRACT NO. 716
TARRANT COUNTY, TEXAS

Per the City of
Kennedale's planning
and zoning process a
preliminary plat is
required before the
approval of final plat

This should be an 1X
lot (10X)



STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

MEETING DATE: JANUARY 23, 2025
AGENDA ITEM NUMBER: WORK SESSION ITEM III.B.2.

SUBJECT
Update of the Unified Development Code Land Use Table

ORIGINATED BY NATHAN GONZALES

SUMMARY

As previously discussed last month, staff has been working to update the Unified Development Code (UDC) and consolidate the land use table for easier review. The working draft included in your packet notes the updates we discussed last month. Keywords noted in red are currently having their definitions revised. This land use table is simply a draft of the ideas discussed thus far and staff welcomes any feedback from P&Z.

ATTACHMENTS

1.	Copy of Kennedale Consolidated Permitted Use Table WORKING DRAFT 01-2025	Copy of Kennedale Consolidated Permitted Use Table WORKING DRAFT 01-2025.xlsx
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	AG	R-1	R-2	R-3	R-4
Residential Uses					
Accessory Dwelling (Attached & Detached)	P	P	P	P	P
Adult Group Home	P	P	P	P	P
Day care, child day care home	P	P	P	P	P
Day care, group home day care home	S	S	S	S	S
Dwelling - Multiple Family (Apartments)					
Dwelling- Upper Floor (Mixed-Use Apartment/Lofts)					
Dwelling- Four Family					
Dwelling- Three Family					
Dwelling - Two Family (Duplex)					
Dwelling Single Family Attached (Townhouse)					
Dwelling Single Family Detached	P	P	P	P	P
Group Housing (Boarding, Convalescent / Nursing home, Fraternity / Sorority home)					
Halfway Group Home	S	S	S	S	S
Independent & Assisted Living (Including Managed Care)					
Live/Work Units	S				
Manufactured Home or Trailer as Fixed Dwelling					
Manufactured House					
Manufactured Housing Subdivision					
Modular Home					
Recreational Vehicle Park	S				
Institutional and Public Uses					
Airport or Landing Field					
Athletic Stadium or Field (Public) or Vehicle Racing Facility					
Cemetery or Mausoleum	S	S	S	S	S
Child Care Center, Nursery, or Kindergarten	S	S	S	S	S
Church, Rectory or Place of Worship	P	P	P	P	P
Civic Club/Fraternal Organization Lodge					
Community / Culture Building	P	P	P	P	P
Crematory / Crematorium					
Electrical Generating Plant					
Electrical Substation					
Energy Storage Systems					
Fire Station or Similar Public Safety Building	P	P	P	P	P
Gathering and Compression Station (Gas)	S	S	S	S	S
Government Facility	P				
Library					
Police, Public Safety Building	S	S	S	S	S
Prison or Penitentiary, Public Safety					
Public Building or Meeting Facility					
Public Park, Playground, or Outdoor Recreation	P	P	P	P	P
Sanitary Landfill					
Sewage Pumping Station					
Sewage Treatment Plant					
Telephone Exchange, Switching Relay, Server Farm or Station					
Utility Distribution Lines					
Utility Shops or Storage Yards or Buildings					
Water Standpipe or Elevated Water Storage					
Water Treatment Plant					
Wind Energy Turbine					
Educational Uses					
College or University	S	S	S	S	S
Schools, Business or Trade					
Schools, Public or Private	P	P	P	P	P
Automotive and Transportation					
Auto Parts and Accessory Sales					

Automobile and Motorcycle Sales / Rentals (New)					
Automobile and Motorcycle Sales / Rentals (Used)					
Automobile Repair, Major					
Automobile Repair, Minor					
Automobile Wrecking Yard					
Bus Station or Terminal					
Car Wash					
Garage, Public					
Heliport	S				
Railroad or Motor Freight Terminal					
Railroad Passenger Station					
Recreational Vehicle Sales (Trailers and Manufactured Housing)					
Tire Dealer					
Wrecker Service					
Office and Professional					
Bank (with or without drive through)					
Office, Alternative Financial Services					
Office, General or Professional					
Research Facilities					
Telemarketing Office					
Retail, Service and Commercial					
Agribusiness Retail Feed Store (without animals)	P				
Agriculture, Residential					
Animal Clinic (Outside Pens)					
Animal Clinic/Hospital					
Animal Kennel or Shelter / Rescue (Public/Private)	S				
Antique Shop					
Art Gallery or Museum					
Arts and Crafts Store					
Bakery (Under 2,000 SF)					
Bakery (Wholesale) (2,000 SF or more)					
Barber or Beauty Shop					
Bed and Breakfast	S	S	S	S	S
Billboard					
Bookstore (not Adult)					
Catering Service (assoc. with a Restaurant)					
Contractor's Shop (with outdoor storage)					
Convenience Store w/Fuel Sales					
Convenience Store w/o Fuel Sales					
Day Spa or Salon					
Department Store					
Discount Store					
Drug Store					
Farmer's Market or Roadside Produce Stand	S				
Flea Market					
Florist Shop					
Furniture, Carpet or Appliance Store					
General Retail (over 50,000 SF)					
General Retail (with alcohol sales)					
General Retail Sales (Indoor or Outdoor)					
Greenhouse or Plant Nursery	S				
Grocery/Supermarket					
Home Improvement Center					
Hotel / Motel					
Hotel Extended Stay					
Laundry (Self Serve)					
Laundry or Cleaners					
Micro-brewery or winery (with or without vineyard)					

Mortuary or Funeral Home					
Pawn Shop					
Pest Control					
Photographer					
Printer					
Repair and Service Shop					
Restaurant (with Drive Through)					
Restaurant (without Drive Through)					
Retail Pet Store Including Food and Supplies (with animals)	S				
Retail Sales, Apparel, Gift and Accessory					
Sexually Oriented Businesses					
Tattoo / Piercing Shop					
Tobacco and/or Vapor Store					
Winery with Vineyard	P				
Winery without Vineyard					
Amusement and Entertainment Uses					
Bowling Alley					
Commercial Amusements, Indoor					
Commercial Amusements, Outdoor					
Dance Hall, Night Club, Private Club					
Driving Range	P				
Equestrian Facilities Private	P	S			
Equestrian Facilities Public	P				
Exercise Facility/Fitness Club					
Golf Course	P	S	S	S	S
Movie Theater/Theater					
Recreational Facility (Indoor), Paintball / Survival Games, Pool or Billiards Hall					
Shooting Range (Indoor)					
Swimming Pool (Commercial)					
Tavern or Bar					
Wedding Chapel					
Medical Uses					
Hospital					
Medical Appliance Sales					
Medical Laboratory					
Medical Services Office/Clinic					
Optical Dispensary					
Industrial and Manufacturing					
Cabinet, Furniture, Upholstery					
Distribution Center					
Fabrication					
Heavy Machinery Sales					
Janitorial Service					
Light Assembly Processes					
Manufacturing					
Radio or Television Transmitting					
Radio, Television, Cell or Microwave Tower					
Self-Storage					
Septic Tank Service					
Tool and Light Vehicle Rental and Sales					
Truck Refueling Facility					
Truck Stop					
Warehousing					
Welding or Machine Shop		S		S	

Wholesaling					
Temporary and Accessory Uses					
Farm Accessory Structure	P				
Field, Construction or Real Estate Office Temporary Building					
Food Truck – Health Permit Required	P	P	P	P	P
Garage Sale	P	P	P	P	P
Holiday Tree and Firewood Sales	S				
Home Occupation	P	P	P	P	P
Open Air Vending					
Residential Sales	P	P	P	P	P
Sales Office - Temporary	S	S	S	S	S
Solar Energy Equipment	P	P	P	P	P
Special Function - Temporary	S	S	S	S	

D	MF	MH	TH	OT-1	OT-2	OT-3	OT-4	C-0	C-1
P	P	P	P	P	P				
P	P			P	P				
P	P	P	P	P	P				
S	S	S	S						
	P		P						
						P	P	P	P
	P		P	P	P	P	P		
	P		P	P	P	P	P		
P	P		P	P	P	P	P		
	P		P	P	P	P	P		
P	P	P	P	P	P				
	P			S	S	S	P		
S		S							
	P								
					P	P	P	P	P
		P							
S	S	S	S	S	S	S	S	S	S
S	S	S	S		P	P	P		P
P	P	P	P	P	P	P	P	P	P
P	P	P	P	S	S	P	S	P	P
				S	S	P	P	P	P
P	P	P	P	S	S	P	P	P	P
S	S	S	S	S	S	S	S	S	S
				S	S	P	P	P	P
				S	S	P	P	P	P
S	S	S	S	S	P	P	P	P	P
						P	P		P
P	P	P	P	P	P	P	P	P	P
				S	S	S	S	S	S
				S	S	S	S	S	S
				S	S	S	S	S	S
				S	S	S	S	S	S
								S	S
S	S	S	S	S	S	P	S	P	P
				S	S	P	P	S	S
P	P	P	P	P	P	P	P	P	P
					P		P		S

						P			
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S	P					P	S	P	
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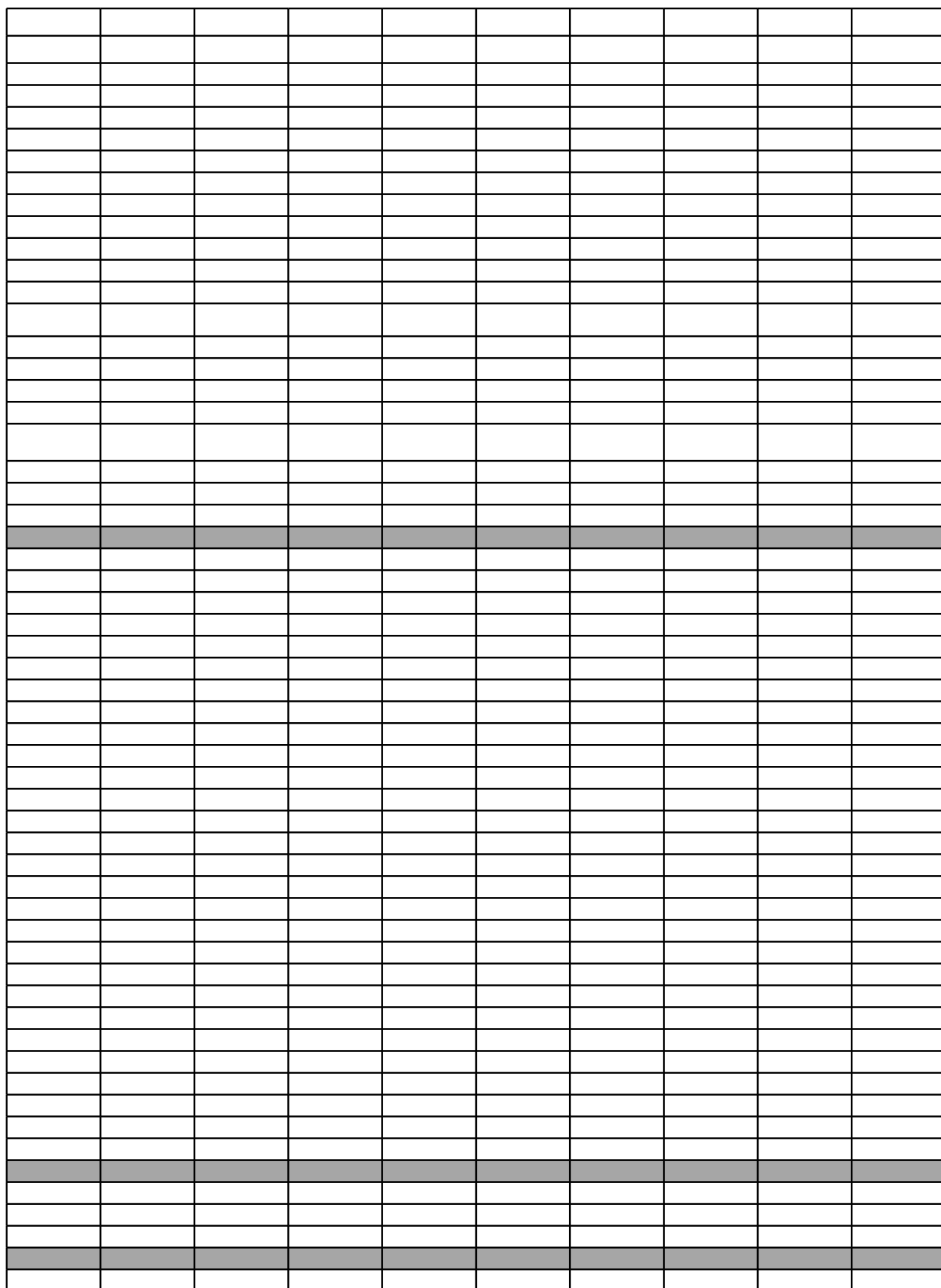
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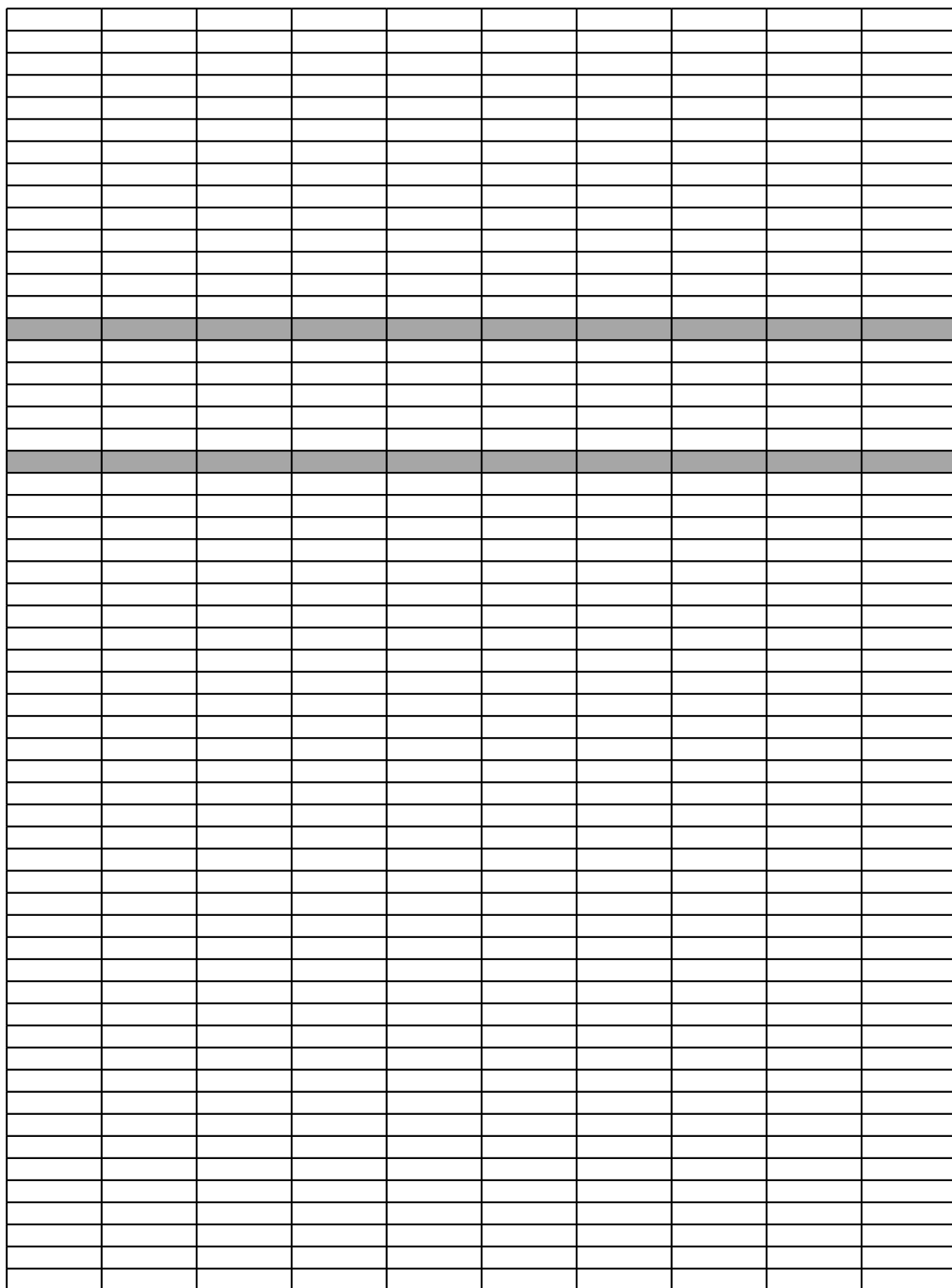
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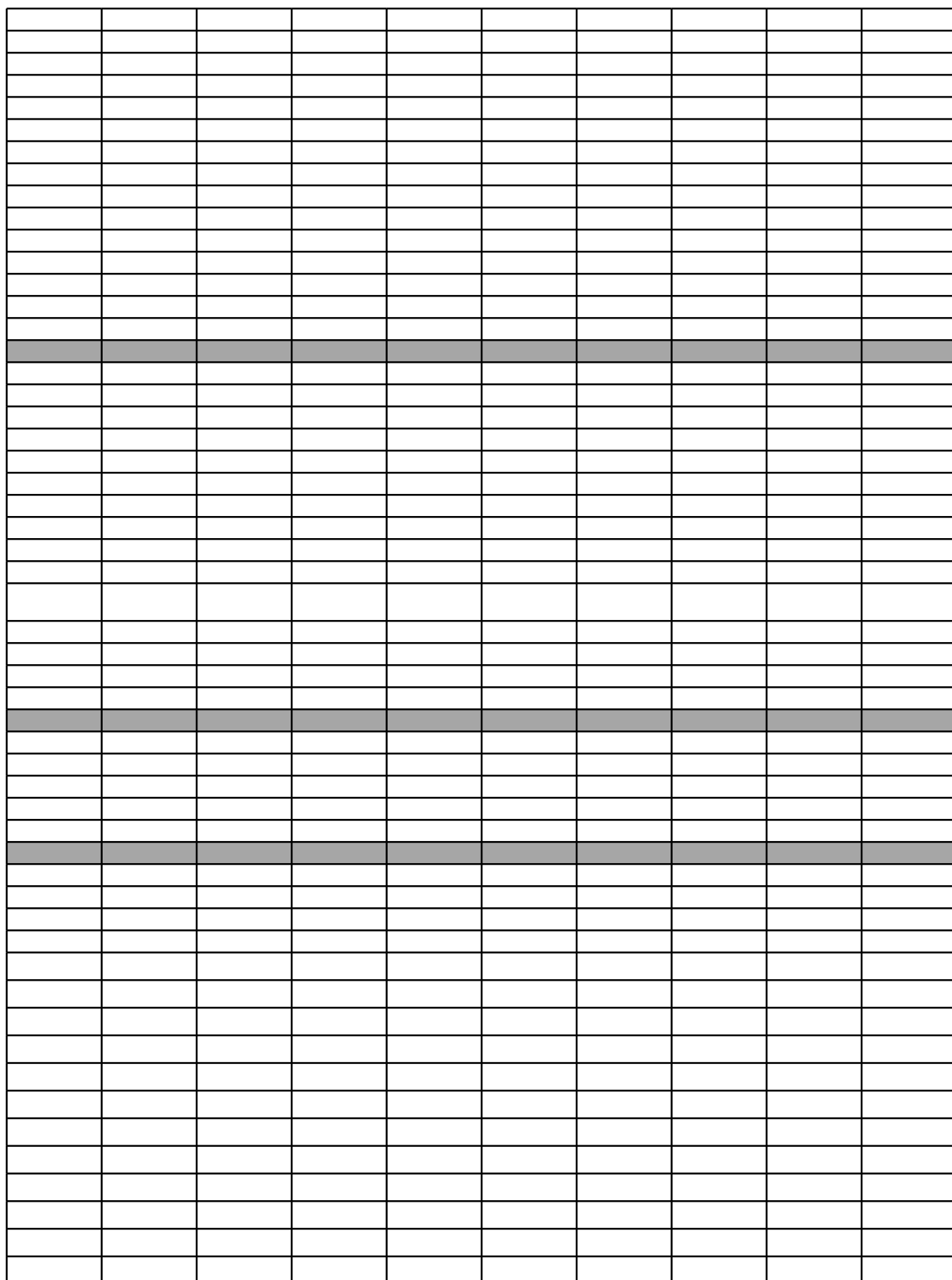
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