



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION AGENDA
REGULAR CALLED MEETING
June 17, 2019, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

I. PRELIMINARY MATTERS

- Call to Order, Roll Call, Prayer and Pledge of Allegiance

II. REORGANIZATION OF COMMISSION

- A. Election of Chairman
- B. Election of Vice-Chairman
- C. Election of Secretary

III. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon a recommendation to the City Council regarding the Final Plat of the Hannah Addition, Lots 1 & 2.
- B. Consider, discuss and act upon minutes from May 20, 2019.

IV. WORKSHOP

- A. Discussion regarding proposed changes to industrial zoning districts requested by the FEDC (4A) and City Manager.

V. ADJOURNMENT

The Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney).

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972-782-6151 or Fax 972-782-6604 at least two (2) working days prior to the meeting so that appropriate arrangements can be made. Handicap Parking is available in the front and rear parking lot of the building.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in the regular posting place of the City Hall building for Farmersville, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted on June 14, 2019, by 6:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.

Dated this the 14th day of June, 2019.



Sandra Green, City Secretary



I. Preliminary Matters

II. Reorganization of Commission

III. Items for Possible Discussion

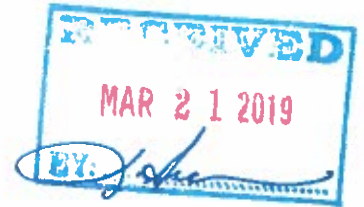
- A. Consider, discuss and act upon a recommendation to the City Council regarding the Final Plat of the Hannah Addition, Lots 1 & 2.

2019 1094



SUBDIVISION APPLICATION FORM

City of Farmersville, Texas



Please Type or Print Information

This form shall be completed by the Applicant and submitted to the City Secretary's Office along with 6 copies of the respective plat, fees, and all other required information.

In order for a completed package to be considered for a Planning and Zoning Board meeting all application materials will need to be turned into the City staff at least 3 weeks prior. The package will need to be technically complete 6 working days prior to the Planning and Zoning Board meeting.

The use of City of Farmersville administrative forms, checklists, and routing sheets shall not relieve the applicant from following the rules, standards, ordinances, and laws governing the City of Farmersville.

The submission of plans/drawings, calculations, etc., along with this application, makes such items public record and the Applicant understands that they may be viewed and/or reproduced by the general public.

For a list of fees associated see the City of Farmersville Master Fee Schedule. Fees shall be collected for the purpose of defraying the costs of administrative, clerical, engineering, legal, planning, inspection, and other services deemed necessary to properly review and investigate plats and subdivision construction.

Exemptions to the platting process are listed in section 1.5 of the Subdivision Ordinance.

Subdivision Ordinance variances/waivers may be granted by following the steps outlined in section 1.10 of the Subdivision Ordinance.

Public infrastructure requirements established by the respective code (example, International Fire Code) and interpreted by the code official may be appealed based on a claim of incorrect interpretation, code applicability, or equivalent methodology. Code requirements cannot be waived.

Place "X" or check mark in appropriate box. All answers must be "Yes" to submit application.

Pre-Application Requirements		
Yes	No	Requirement
		Attended Pre-Application Conference
X		Plat described by metes and bounds
X		Plat located with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part
X		Dimensions of plat and of each street, alley, square, park, or other part of the plat intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part
X		Plat is located in Collin County
		Plat is located in Hunt County
X		Plat is located within the City of Farmersville corporate limits or Extra-Territorial Jurisdiction (ETJ) limits

Subdivision Application Form

Place "X" or check mark in appropriate box. Use the N/A (not applicable) box if a line item is not applicable. Double asterisk items are required for all applications. Where separate documents are requested attach them to this submission.

Required Submission Materials			
Yes	No	N/A	Item Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Six copies of plat. Dimensions should be 24" X 36".
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	* * Original certified tax certificate
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Utility service provider letters
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Proof of land ownership document
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Electronic version of plat on CD (.PDF and .DWG)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** Fees with appropriate retainer as required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Governmental (TxDOT, Collin County, etc.) approval for major thoroughfare access such as driveway
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Farmersville Independent School District (FISD) accommodation letter (high impact residential or multi-family only)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Two copies of engineering plans
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	On-Site Sanitary Sewer Facility (OSSF) certification document
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Engineer's Summary Report
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development schedule
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Development agreement
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Copy of covenants, conditions, restrictions, and agreements
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Geotechnical report
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Traffic study
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application letter for proposed street names

Place "X" or check mark in appropriate box. Only one box may be indicated

Type of Plat Document Submittal	
<input type="checkbox"/>	Concept Plan
<input type="checkbox"/>	Preliminary Plat
<input checked="" type="checkbox"/>	Final Plat
<input type="checkbox"/>	Development Plat
<input type="checkbox"/>	Replat
<input type="checkbox"/>	Amending Plat
<input type="checkbox"/>	Minor Plat
<input type="checkbox"/>	Vacated Plat

Subdivision Application Form

Place information in all spaces that apply. Depending on the situation some spaces may be left empty.

Property Owner Information	
Name	Jesús Tapia, Alejandro Tapia
Address	313 Hannah Dr
City	Farmersville
State	Tx
Zip	75447
Work Phone Number	214 995-4302
Facsimile Number	
Mobile Phone Number	972-342-2091
Email Address	
Applicant/Responsible Party Information	
Name	
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Engineer Information	
Name	
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
Surveyor Information	
Name	Owens Land Surveying
Address	2111 Stonewall St, PO Box 1025
City	Greenville
State	Tx
Zip	75402
Work Phone Number	903-450-9837
Facsimile Number	903-450-9875
Mobile Phone Number	
Email Address	frank@owenslandsurveying.com

Subdivision Application Form

General Application Information	
Proposed Name of Subdivision	Hannah Addition
Total Acreage of Development	2.224 Acres
Physical Location of Property	313 Hannah Drive
Legal Description of Property	W.B. Williams Survey A-952
Number of Lots	2

Place "X" or check mark in appropriate box indicating the form provided for proof of land ownership. Attach document to this submission.

Type of Plat Document Submittal	
<input type="checkbox"/>	General Warranty Deed
<input type="checkbox"/>	Special Warranty Deed
<input type="checkbox"/>	Title Policy
<input type="checkbox"/>	Other (approved by City Manager):

Place "X" or check mark in appropriate box indicating the current zoning districts comprising the land. Depending on the situation more than one box may be indicated.

Current Zoning	
<input type="checkbox"/>	A Agricultural District
<input type="checkbox"/>	SF-1 One-Family Dwelling District
<input type="checkbox"/>	SF-2 One-Family Dwelling District
<input type="checkbox"/>	SF-3 One-Family Dwelling District
<input type="checkbox"/>	2F Two-Family Dwelling District
<input type="checkbox"/>	MF-1 Multiple-Family Dwelling District-1
<input type="checkbox"/>	MF-2 Multiple-Family Dwelling District-2
<input type="checkbox"/>	P Parking District
<input type="checkbox"/>	O Office District
<input type="checkbox"/>	NS Neighborhood Service District
<input type="checkbox"/>	GR General Retail District
<input checked="" type="checkbox"/>	C Commercial District
<input type="checkbox"/>	HC Highway Commercial
<input type="checkbox"/>	CA Central Area District
<input type="checkbox"/>	I-1 Light Industrial District
<input type="checkbox"/>	I-2 Heavy Industrial District
<input type="checkbox"/>	PD Planned Development District
<input type="checkbox"/>	Extra-Territorial Jurisdiction

Subdivision Application Form

Place "X" or check mark in appropriate box indicating the proposed zoning districts comprising the land. Depending on the situation more than one box may be indicated. If zoning remains unaffected mark the same as above in the "Current Zoning Districts" table.

Proposed Zoning	
<input type="checkbox"/>	A Agricultural District
<input type="checkbox"/>	SF-1 One-Family Dwelling District
<input type="checkbox"/>	SF-2 One-Family Dwelling District
<input type="checkbox"/>	SF-3 One-Family Dwelling District
<input type="checkbox"/>	2F Two-Family Dwelling District
<input type="checkbox"/>	MF-1 Multiple-Family Dwelling District-1
<input type="checkbox"/>	MF-2 Multiple-Family Dwelling District-2
<input type="checkbox"/>	P Parking District
<input type="checkbox"/>	O Office District
<input type="checkbox"/>	NS Neighborhood Service District
<input type="checkbox"/>	GR General Retail District
<input type="checkbox"/>	C Commercial District
<input type="checkbox"/>	HC Highway Commercial
<input type="checkbox"/>	CA Central Area District
<input type="checkbox"/>	I-1 Light Industrial District
<input type="checkbox"/>	I-2 Heavy Industrial District
<input type="checkbox"/>	PD Planned Development District
<input type="checkbox"/>	Extra-Territorial Jurisdiction

Place "X" or check mark in appropriate box indicating the proposed use of the land. Depending on the situation more than one box may be indicated.

Use of Land and Buildings	
Housing Uses	
<input type="checkbox"/>	One Family Detached Dwelling
<input type="checkbox"/>	One Family Attached Dwelling
<input type="checkbox"/>	Zero Lot Line Dwelling
<input type="checkbox"/>	Town Home
<input type="checkbox"/>	Two Family Dwelling
<input type="checkbox"/>	Multiple Family Dwelling
<input type="checkbox"/>	Boarding or Rooming House
<input type="checkbox"/>	Bed and Breakfast Inn
<input type="checkbox"/>	Hotel or Motel
<input type="checkbox"/>	HUD Code Manufactured Home
<input type="checkbox"/>	Industrialized Housing
<input type="checkbox"/>	Mobil Home

Subdivision Application Form

Use of Land and Buildings	
Accessory And Incidental Uses	
	Accessory Building
	Farm Accessory Building
	Home Occupation
	Off Street Parking Incidental to Main Use
	Stable
	Swimming Pool
	Temporary Field Office or Construction Office
Utility And Services Uses Electrical Substation	
	Electrical Energy Generating Plant
	Electrical Transmission Use
	Fire Station
	Gas Lines and Regulating Station
	Public Building Shop or Yard of Local State or General Agency
	Radio, Television, or Microwave Tower
	Radio or Television Transmitting Station
	Sewage Pumping Station
	Sewage Treatment Plant
	Telephone Business Office
	Telephone Exchange, Switching Relay or Transmitting Station
	Utility Line, Local
	Utility Shops or Storage Yards or Buildings
	Water Standpipe or Elevated Water Storage
	Water Reservoir, Well or Pumping Station
	Water Treatment Plant
Recreational And Entertainment Uses	
	Amusement, Commercial
	Amusement, Commercial
	Country Club with Golf Course
	Dance Hall or Night Club
	Day Camp for Children
	Drag Strip or Commercial Racing
	Go Cart Track
	Gun Range
	Park or Playground
	Play Field or Stadium
	Rodeo Grounds
	Swim or Tennis Club
	Theater
	Trailer Park - Recreational Vehicle Park

Subdivision Application Form

Use of Land and Buildings	
Educational And Institutional Uses	
	Art Gallery or Museum
	Cemetery or Mausoleum
	Church or Rectory
	College, University or Private School
	Community Center
	Convent or Monastery
	Fairgrounds or Exhibition Area
	Fraternity, Sorority, Lodge or Civic Club
	Home for Alcoholic, Narcotic or Psychiatric Patients
	Hospital Acute Care
	Hospital Chronic Care
	Historical, Religious, Charitable or Philanthropic Nature
	Kindergarten or Nursery
	Library
	Nursing Home or Residence for Aged
	School, Business or Trade and
	School, Public or Parochial
Transportation Related Uses	
	Airport, Landing Field or Heliport
	Bus Station or Terminal and
	Motor Freight Terminal
	Parking Lot Truck
	Parking Lot Structure Commercial
	Railroad Freight Terminal
	Railroad Passenger Station
	Railroad Track or Right-of-Way
	Railroad Team Tracks
Automobile Service Uses	
	Auto Glass, Muffler or Seat Cover Shop
	Auto Laundry
	Auto Parts and Accessory Sales
	Auto Parts and Accessory Sales
	Auto Painting or Body Rebuilding Shop
	Automobile Repair Garage
	Gasoline or Fuel Service Station
	New or Used Auto Sales in Structure
	New or Used Auto Sales Outdoor Lot
	Motorcycle or Scooter Sales and Repair
	Steam Cleaning or Vehicles or Machinery
	Tire Retreading or Capping
	Trailer, Cargo Sales or Rental
	Wrecking or Auto Salvage Yard

Subdivision Application Form

Use of Land and Buildings	
Retail And Related Service Uses	
	Antique Shop
	Art Supply Store
	Bakery or Confectionery Shop
	Bank or Saving And Loan Office
	Barber or Beauty Shop
	Book or Stationery Shop
	Camera Shop
	Cleaning Shop or Laundry
	Cleaning Laundromat
	Clinic, Medical or Dental
	Custom Personal Service Shop
	Department Store or Discount Store
	Drug Store or Pharmacy
	Farmers Market
	Florist Shop
	Food Store
	Furniture or Appliance Store
	Garden Shop and Plant Sales
	Handcraft and Art Objects Sales
	Hardware Store or Hobby Shop Key Shop
	Laboratory, Medical or Dental
	Medical Appliances, Fitting, Sales or Rental
	Mortuary
	Offices, General Business or Professional
	Office Showroom/Warehouse or Sales Facilities
	Optical Shop or Laboratory
	Pawn Shop
	Pet Shop, Small Animals, Birds, and Fish
	Private Club
	Repair of Appliances, T.V., Radio and Similar Equipment
	Restaurant or Cafeteria
	Restaurant or Eating Establishment
	Retail Shop, Apparel, Gift Accessory and Similarities
	Sexually Oriented Establishment
	Studio Decorator and Display of Art Objects
	Studio Health Reducing or Similar Service
	Studio, Photographer, Artist, Music, Drama, or Dance
	Tool Rental
	Trailer or RV Sales or Display
	Variety Store or Other Retail Outlet Store
	Veterinarian Office Only

Subdivision Application Form

Use of Land and Buildings	
Agricultural Types Uses	
	Farm or Ranch
	Animal Pound
	Animal Clinic or Hospital
	Animal Clinic, Hospital or Kennel
	Greenhouse or Plant Nursery
Commercial Type Uses	
	Bakery Wholesale
	Building Material Sale
	Cabinet and Upholstery Shop
	Cleaning, Drying or Laundry Plant
	Clothing or Similar Light Assembly Process
	Contractors Storage or Equipment Yard
	Heavy Machinery Sales, Storage or Repair
	Lithographic or Print Shop
	Maintenance and Repair Service for Buildings
	Milk Depot, Dairy or Ice Cream Plant
	Manufactured House or Industrialized Homes Sales and Display
	Open Storage of Furniture, Appliances or Machinery, Etc.
	Paint Shop
	Petroleum Products, Storage and Wholesale
	Plumbing Shop
	Propane Storage and Distribution
	Storage Warehouse
	Trailer or Recreational Vehicle Sales or Display
	Welding or Machine Shop
	Wholesale Office Storage or Sales Facilities
Industrial Uses	
	Asphalt Paving Batching Plant
	Concrete Batching Plant
	Concrete Products Manufacture
	Light Manufacturing
	Sand and Gravel Storage
	Sand, Gravel, Stone or Petroleum Extraction

Subdivision Application Form

Indicate the utility provider's name for the property in the space provided.

Utility Providers	
Description of Service	Name
Electrical Service Provider	
Water Supplier	
Sewage Disposal	
Telephone Service	
Cable TV Service	
Gas Service	
Refuse Pick-Up	

The signatures of the owner(s) below indicate intention to follow through with the platting/subdivision process.

_____ Owner's Signature	_____ Owner's Name (Printed)	_____ Date
_____ Co-Owner's Signature	_____ Co-Owner's Name (Printed)	_____ Date
_____ Co-Owner's Signature	_____ Co-Owner's Name (Printed)	_____ Date

Subdivision Application Form

City of Farmersville Staff Only

(Applicant, do not mark in spaces below)

Description	Response
Name of City Staff Worker Receiving Application	<i>J. Allen</i>
Fee Amount	<i>\$1,000.00</i>
Check Number	
Date Received	<i>3-21-19</i>
City Receipt Number	<i># 00213347</i>
City Asset Account Number	

CITY OF FARMERSVILLE

972-782-6151

*** REPRINT RECEIPT ***

RECH: 00213347 3/21/2019 2:35 PM
OPER: LH TERM: 001
REF#:

TRAN: 4.0000 BP RETAINER FEES
20101096 1,000.00
APTA: ALEJANDRO
JL: HANNAH DP

TENDERED: 1,000.00 CHECK
APPLIED: 1,000.00

CHANGE: 0.00

Revision E

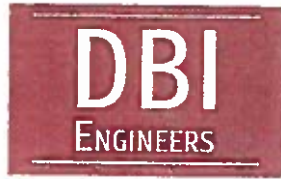
Dear City of Farmersville Planning Division:

I, José Tapia / Alejandro Tapia, am the owner or owner's representative of a tract or tracts of real property located in the City of Farmersville, Texas, located at and described as Hannah Addition. I have filed an application for approval of a subdivision plat for this property. I hereby waive the 30-day plat review period established by Section 212.009 of the Texas Local Government Code and acknowledge that the City may require more than 30 days to properly review and consider the plat application. I understand and agree that the plat application may be considered and approved or denied by the Planning and Zoning Commission and/or the City Council more than 30 days later than the date that it was first filed.

Respectfully,


Signed by or on behalf of the applicant

03/21/19
Date



May 23, 2019

Mr. Ben White, P.E.
City of Farmersville
205 S. Main St.
Farmersville, Texas 75442

RE: Hannah Addition
Final Plat

Mr. White:

The above referenced project has been reviewed according to the ordinances of the City of Farmersville and been found to be generally compliant.

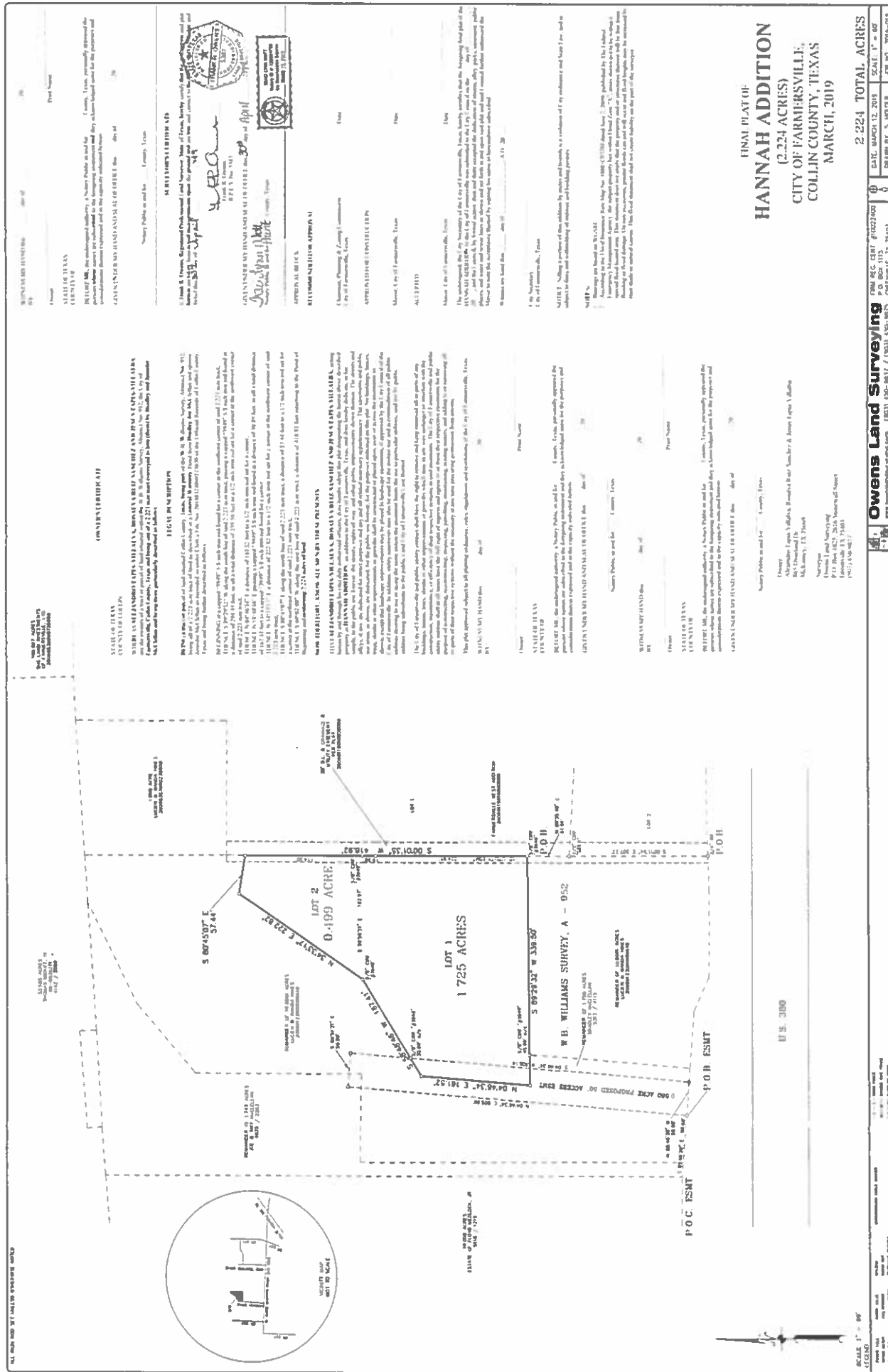
It is recommended that the final plat be approved. Please contact me if you should have any questions or need additional information

Sincerely,

A handwritten signature in blue ink that reads "Jacob Dupuis" with a long horizontal flourish extending to the right.

Jacob Dupuis, P.E.

DBI Engineers, Inc.



B. Consider, discuss and act upon minutes from May 20, 2019.



**CITY OF FARMERSVILLE
PLANNING AND ZONING COMMISSION MINUTES
REGULAR SESSION MEETING
MAY 20, 2019, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
205 S. Main Street**

I. PRELIMINARY MATTERS

- Chairman Paul Kelly presided over the meeting which was called at 6:30 p.m. Commissioners Lance Hudson, Luke Ingram, and Wyatt McGuire were in attendance. Rachel Crist and Russell Chandler were absent. Also, in attendance were City Manager, Ben White; staff liaison, Sandra Green; Council liaison, Craig Overstreet; and City Attorney, Alan Lathrom.
- Wyatt McGuire led the prayer and the pledges to the United States and Texas flags.

II. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- A. Consider, discuss and act upon a recommendation to City Council for a Final Plat of the Hendricks 380 Addition, Lot 1, Block 1.
- Motion to approve made by Wyatt McGuire
 - 2nd to approve made by Luke Ingram
 - All members voted in favor
- B. Consider, discuss and act upon a recommendation to City Council for a Final Plat of the Thain Addition, Lots 1-3.
- Motion to approve made by Lance Hudson
 - 2nd to approve made by Luke Ingram
 - All members voted in favor

C. Consider, discuss and act upon a Site Plan for Anytime Fitness located on Lot 7, Murphy's Crossing, Phase 2.

- Motion to approve made by Wyatt McGuire
- 2nd to approve made by Luke Ingram
- All members voted in favor

D. Discussion regarding proposed changes to industrial zoning districts requested by the FEDC (4A).

- Ben White went over the changes that the FEDC (4A) were requesting and asking the Planning & Zoning Commission to consider.
- It was suggested that a workshop be scheduled at the next meeting to consider the items in more detail.

E. Consider, discuss and act upon minutes from March 18, 2019.

- Motion to approve made by Wyatt McGuire
- 2nd to approve made by Luke Ingram
- All members voted in favor

III. ADJOURNMENT

Meeting was adjourned at 7:05 p.m.

ATTEST:

APPROVE:

Sandra Green, City Secretary

Lance Hudson, Vice-Chairman

IV. WORKSHOP

Recommended Changes to the Farmersville Comprehensive Zoning Ordinance from the Farmersville Economic Development Corporation (FEDC)

In an effort to promote existing and future economic development in Farmersville the FEDC performed an independent review of sections the Farmersville Comprehensive Zoning Ordinance reviewed on 20 December 2018, 17 January 2019, and 21 February 2019. The results from those meetings culminated in the list of recommendations shown below:

Section Number	Section Title	Recommendation
3.6.3 thru 3.6.12	Schedule of Permitted Uses	Review all "Type of Use" listed and evaluate if the "A – Agricultural District" is applied appropriately. Consider further limiting the use of the Agricultural District especially for a city with imminent growth potential.
3.6.5	Agricultural Uses	Review the applicability of the permitted uses related to the "Farm, Ranch, Garden, or Orchard" use especially as it relates to the SF-1, SF-2, SF-3, and 2F residential districts.
3.6.8	Educational, Institutional, and Public Uses	Review the mapping of the "College, university or private school" type of use for appropriateness.
3.14.1.3	Special District Requirements, Highway Commercial Overlay District, Specific Use Permit Required	3.14.1.3 Delete: a. Automobile repair, major b. Building materials and hardware sales, outside storage d. Print shop, major
3.14.1.4	Special District Requirements, Highway Commercial Overlay District, Prohibited Uses	Add: Towing/Salvage Sexually oriented business Cemeteries Animal holding pens Slaughter houses Recycling facilities
3.14.1.6	Special District Requirements, Highway Commercial Overlay District Regulations	Rewrite so "a" or "b" applies. Both "a" and "b" only apply to entrances. No mobile structures are allowed. Consider limiting the number of driveway entrances for safety.
3.14.1.6.c.i	Special District Requirements, Highway	Delete

	Commercial Overlay District Regulations	
3.14.1.6.c.ii	Special District Requirements, Highway Commercial Overlay District Regulations	Rewrite to apply to main entrance only

Recommended Changes to the Farmersville Comprehensive Zoning Ordinance from the Farmersville City Manager

In an effort to promote existing and future economic development in the Farmersville industrially related zoning classifications the Farmersville City Manager recommends the following changes to the Farmersville Comprehensive Zoning Ordinance:

1. **Internal Driveways and Road Surfaces:** Incorporate impervious surface requirements for all driveways or road surfaces internal to the development to limit dust. Here impervious surfaces could be concrete, asphalt, or concrete pavers, etc.
2. **Small Airborne Particulates:** Require that all small particulate stock piles used for sale, re-sale, or internal processing be enclosed in such a manner that driving winds will not cause the material to become airborne.
3. **Screening:** Screening shall be built in accordance with the following requirement: eight-foot tall brick, masonry fence or tubular steel fence with an associated “living screen”; or, other suitable screening material acceptable to the City of Farmersville Building Official.
4. **Ground Cover:** Any of the parcel not dedicated to use as an operational area covered by an impervious surface shall be covered and maintained with a living ground cover or other material deemed suitable by the City of Farmersville Building Official.

3.6.3 RESIDENTIAL USES

Property in the Central Area District shall be used only in the manner and for the purposes provided for by this division, provided that a residence or residential use in such district by specific use permit shall be subject to the limitations of section 3.13.4.

3.6.4 ACCESSORY AND INCIDENTAL USES

Zoning District Legend	Residential Districts										Non-Residential and Mixed-Use Districts				Use-Specific Regulations
	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District	
<div> <div>P</div> <div>S</div> <div></div> </div> <div> Permitted Use Special Use Permit Prohibited Use Special Conditions Apply (see Section 3.9, Use-Specific Regulations) </div>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Type of Use															
Accessory building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Farm accessory building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Fuel pumps (accessory use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Home occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Parking lot/garage (accessory)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Stable (private)	P	S	P	P	P	P	P	P	P	P	P	P	P	P	
Swimming pool (private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Temporary field office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Tennis courts	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Section 3 – Zoning Districts and Uses

3.6.5 AGRICULTURAL USES

Zoning District Legend		Residential Districts							Non-Residential and Mixed-Use Districts					Use-Specific Regulations			
P	S	Permitted Use	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District	Use-Specific Regulations
		Special Conditions Apply (see Section 3.9, Use-Specific Regulations)															
		Type of Use															
		Farm, ranch, garden, or orchard	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
		Feed store	S														
		Nursery, major															
		Nursery, minor															
		Stable (commercial)	P	S													
		Veterinarian clinic and/or kennel, indoor															
		Veterinarian clinic and/or kennel, outdoor	S									S					

3.6.6 AUTOMOBILE AND RELATED USES

Zoning District Legend		Residential Districts								Non-Residential and Mixed-Use Districts						Use-Specific Regulations		
<div><div>Permitted Use</div><div>Special Use Permit</div><div>Prohibited Use</div><div>Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</div></div>	<div><div>Permitted Use</div><div>Special Use Permit</div><div>Prohibited Use</div><div>Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</div></div>	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	N5 – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District	Use-Specific Regulations		
Type of Use																		
Auto parts and accessory sales (indoor)																		
Auto parts and accessory sales (outdoor)																		
Automobile repair, major																		
Automobile repair, minor																		
Automobile sales, used																		
Automobile sales/leasing, new																		
Car wash, full service																		
Car wash, self-service																		
Convenience store with gas pumps																		
Convenience store without gas pumps																		
Motor vehicle towing, motor vehicle recovery, and motor vehicle storage																		
Motorcycle sales/service																		
Recreational vehicle sales and service, new/used																		
Salvage yard																		
Trailer sales/rental																		
Truck sales (heavy truck)																		

3.6.7 COMMERCIAL AND PROFESSIONAL USES

Zoning District Legend		Residential Districts								Non-Residential and Mixed-Use Districts					Use-Specific Regulations	
<div><div></div><div>S</div><div></div></div>	<div>Permitted Use</div> <div>Special Use Permit</div> <div>Prohibited Use</div> <div>Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</div>	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	ZF – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District	
Type of Use																
Building maintenance service and sales																
Clinic, medical or dental																
Contractor's shop and storage yard																
Dry cleaning plant																
Equipment and machinery sales and rental, major																
Manufactured home display and sales																
Medical or scientific research lab																
Office showroom/warehouse																
Office, professional, general administrative																
Open storage and outside display																
Print shop, major																
Propane storage and distribution																

3.6.8 EDUCATIONAL, INSTITUTIONAL, AND PUBLIC USES

Zoning District Legend		Residential Districts								Non-Residential and Mixed-Use Districts					Use-Specific Regulations	
<div><div>Permitted Use</div><div>Special Use Permit</div><div>Prohibited Use</div><div>Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</div></div>		A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C-Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District	
Type of Use		S	S	S	S	S	S	S	S	P	P	P	P	P	P	
Adult day care center		S	S	S	S	S	S	S	S	P	P	P	P	P	P	
Art gallery or museum										P	P	P	P	P	P	
Banquet/meeting hall																
Cemetery or mausoleum		S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Church, rectory, or other place of worship		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
College, university or private school		S								P	P	P	P	P	P	
Day care center		S	S	S	S	S	S	S	P	P	P	S	S	S	S	
Fire station and public safety building		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Fraternal organization, lodge, or civic club		S								P	P	P	P	P	P	
Hospital										P	S	P	P	P	S	
Nursing/convalescent home		S						S	S	S	S	S	S		S	
Post office, government and private										P	P	P	P	P	P	
Public building, shop or yard of local, state or federal government		S	S	S	S	S	S	S	S	S	S	P	P	P	S	
Rehabilitation care facility		S	S	S	S	S	S	S	S							
Rehabilitation care institution		S										P	P	P	P	
School, private or parochial (primary or secondary)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
School, public		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
School, trade or commercial		S														

3.6.9 ENTERTAINMENT AND RECREATIONAL USES

Zoning District Legend	Residential Districts								Non-Residential and Mixed-Use Districts					Use-Specific Regulations		
	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District		CA – Central Area District	
<div><div>Permitted Use</div><div>Special Use Permit</div><div>Prohibited Use</div><div>Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</div></div>	P	P	P	P	P	P	P	P		P	P	P	P	P		Use-Specific Regulations
Type of Use																
Amenity center (private)	P	P	P	P	P	P	P	P		P	P	P	P	P	P	
Amusement, commercial (indoors)	S										S	S	S	S	S	
Amusement, commercial (outdoors)	S										S	S	S	S	S	
Community center (public)	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	
Dancehall or nightclub																
Day camp	P		S							P	P	P	P	P	P	
Fairgrounds/exhibition area	S									S	S	S	S	S	S	
Game room																
Golf course and/or country club	P		S	S	S	S	S	S	P	P	P	P	P	P	P	
Gun or archery range (indoor)	S									S	S	S	S	S	S	
Park or playground (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Play field or stadium (public)	P	S	S	S	S	S	S	S	P	P	P	P	P	P	P	
Recreational vehicle (RV) parks and campgrounds	S										S	P	P			
Swim and tennis club	S	S	S	S	S	S	S	S								
Theater (drive-in)	S									S	S	S	S	S	S	
Theater (indoor)	S									S	P	P	P	P	P	

3.6.10 INDUSTRIAL AND WHOLESALE USES

Zoning District Legend	Residential Districts								Non-Residential and Mixed-Use Districts						Use-Specific Regulations
	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District	
<div><div><div>Permitted Use</div><div>Special Use Permit</div><div>Prohibited Use</div></div><div>Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</div></div>															
Type of Use															
Bakery and confectioners works (wholesale)															
Concrete/asphalt batching plant															
Concrete/asphalt batching plant, temporary															
High impact use															
Manufacturing, heavy															
Manufacturing, light															
Mini-warehouse/self-storage															
Sand and gravel storage															
Warehouse/distribution center															
Wholesale office storage or sales facility															

3.6.11 RETAIL AND SERVICE USES

CITY OF FARMERSVILLE
COMPREHENSIVE ZONING ORDINANCE

Section 3 – Zoning Districts and Uses

Zoning District Legend		Residential Districts							Non-Residential and Mixed-Use Districts					Use-Specific Regulations	
<div><div>Permitted Use</div><div>Special Use Permit</div><div>Prohibited Use</div><div>Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</div></div>		A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District
Type of Use (Retail and Service, continued)															
Grocery store or supermarket															
Health/fitness center															
Licensed massage therapy															
Mortuary or funeral parlor															
Pawn shop															
Pet grooming															
Pet shop															
Portable building sales															
Private club															
Repair shop, household equipment and appliances															
Restaurant (drive-in type)															
Restaurant or cafeteria															
Restaurant or food shop, take-out and delivery															
Retail stores and shops															
Sexually oriented businesses or establishments															
Shopping center															
Small engine repair shop															
Studio for dance, gymnastics, and/or martial arts															
Studio for photographer, musician, and artist															
Studio for radio and television															

3.6.12 TRANSPORTATION, UTILITY, AND COMMUNICATIONS USES

Zoning District Legend	Residential Districts								Non-Residential and Mixed-Use Districts						Use-Specific Regulations
	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District	
<div><div>Permitted Use</div><div>Special Use Permit</div><div>Prohibited Use</div><div>Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</div></div>	S										S				
Type of Use															
Airport landing field															
Antenna and/or antenna support structure, commercial															
Antenna and/or antenna support structure, non-commercial															
Parking lot/garage (commercial)															
Private utility, other than listed	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Railroad or bus passenger station															
Railroad team track, freight depot or docks															
Shops, offices, and storage area for public or private utility															
Telephone line and exchange	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Transportation and utility structures/facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Truck terminal															
Utility distribution/transmission lines	P	S	S	S	S	S	S	S	P	P	P	P	P	P	P

3.14 SPECIAL DISTRICT REGULATIONS

3.14.1 HIGHWAY COMMERCIAL OVERLAY DISTRICT

1) **Purpose**

The Highway Commercial (HC) Overlay District is intended to provide for retail, service, and office uses within the Highway 380 and Highway 78 corridors, with the high traffic volumes and high visibility. The regulations and standards of this district are designed to enhance the aesthetic and functional characteristics of this transportation corridor. Overlay zoning district regulations apply in combination with underlying (base) zoning district regulations and all other applicable standards of this zoning ordinance. All applicable regulations of the underlying base zoning district apply to property in an overlay zoning district unless otherwise expressly stated. When overlay district standards conflict with standards that otherwise apply in the underlying, base zoning district, the regulations of the overlay zoning district govern.

2) **Permitted Uses**

All applicable land uses of the underlying base zoning district apply to property in the HC overlay zoning district unless otherwise expressly stated. See Subsection 3.6 Schedule of Permitted Uses for a complete listing.

The following uses are allowed by right within the HC overlay zoning district:

- a. Big box retail development

3) **Specific Use Permit Required**

The following uses require a specific use permit within the HC overlay zoning district:

- a. Automobile repair, major
- b. Building materials and hardware sales, outside storage
- c. Equipment and machinery sales and rental, major
- d. Print shop, major
- e. Warehouse/distribution center

4) **Prohibited Uses**

The following uses are prohibited within the HC overlay zoning district:

- a. Car wash, self-service
- b. Contractor's shop and storage yard
- c. Game rooms
- d. Mini-warehouse/self-storage

5) Area, Yard and Bulk Requirements

Description		Requirements
Minimum Lot Area		None
Minimum Lot Width		None
Minimum Lot Depth		None
Minimum Front Yard		25 feet
Minimum Side Yard	Interior Lot	10 feet
	Corner Lot	25 feet
Minimum Rear Yard		20 feet
Maximum Lot Coverage		50%
Maximum Height		None, unless single family or two family zoning districts or developments are within 200 feet of the property line, in which a 40 foot height maximum shall apply.
Maximum Floor Area Ratio		1.5:1

6) Highway Commercial Overlay District Regulations

- a. Façade Design and Exterior Materials and Products – 75 percent of any front and side exterior wall must be faced with individual unit masonry consisting of brick, native or precast stone, glass and textured concrete masonry. Precast tilt wall systems may be used for 100 percent of the rear façade if it does not face a public street. Precast panels on all sides of the building shall be scored or seamed to provide visual interest and a repeating pattern.
- b. Buildings shall be articulated at all entrances facing streets by a minimum of two offsets (façade articulations that extend outward from the building must be set back at some point in a corresponding manner) in the façade of a minimum two (2) feet in depth. Main building entrances shall be covered by an awning, canopy or building overhang.
- c. The Planning and Zoning Commission may consider waivers of the building façade material and design requirements for expansions and reconstruction of buildings that existed within the HC district on the date of adoption of this ordinance in accordance with the requirements below:

- i. The expansion or reconstruction does not increase the square footage of the existing building by more than 50 percent; and
- ii. Strict compliance with these standards would result in significant inconsistency in appearance between existing and proposed sections of the building.
- d. Prohibited Exterior Materials and Products – the following materials and products shall not be used for exterior walls or exterior accents on any building within the HC district: metal panels, wood siding, Masonite, particle board, stucco foam insulation systems, vinyl siding, and aluminum siding. Metal panels may only be used for decorative architectural features, awnings and canopies and may not constitute the exterior building material of any wall.
- e. Building Orientation – Bays for car washes, auto repair and other automotive uses shall not be oriented to face public streets.
- f. Mechanical Screening – Roof mounted mechanical units shall be screened from view at a point 5' 5" above the property line by solid panels, parapet walls, mansard roofs or other architectural feature. Ground mounted mechanical units, compressors, generators and other equipment must be screened by a minimum six (6) foot tall solid screening wall or solid, irrigated landscape screen of shrubs that will achieve a height of six (6) feet within two (2) years of planting.
- g. Open Storage and Outside Display – No outside storage and display, sales, or operations shall be permitted unless such activity is visually screened from all streets and adjacent residential property in accordance with Section 4.8. Outside garden centers are allowed only if attached to the main building and screened by masonry walls constructed of the same materials and manner of construction as the main building. The walls may be interspersed with ornamental metal panels.
- h. Loading Area Placement and Screening – Loading areas shall be located on the side and/or rear sides of buildings within the HC district. The loading areas shall be screened from view of public streets and from adjacent residential uses by wing walls, landscaping or other screening features
- i. Screening of Automobile Storage Areas – Storage areas for automobiles that have been towed, are being staged before or after repairs, and/or stored for auction shall be screened by a minimum six (6) foot tall masonry wall or a solid, irrigated landscaped screen of shrubs that will achieve a height of 6 feet within two (2) years of planting.
- j. Cross Access – Cross access easements shall be required between properties within the HC district to allow access to existing and proposed median openings and left turn lanes and to provide access to two public streets. Access drives/aisles/access easements should be extended to the development's property boundary in order to provide for connectivity with future development(s). The Planning and Zoning Commission may determine that cross access is not appropriate for security reasons or where topography and existing site conditions make cross access difficult.

- k. Utility services – All utility service lines shall be underground.

7) Highway Commercial Overlay District Landscape Regulations

Landscaping shall conform to the following:

- a. Landscaping shall be required on all developments and shall be completed prior to the issuance of the certificate of occupancy. All detention ponds shall be landscaped.
- b. Landscaping adjacent to public right-of-ways
 - i. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
 - ii. A minimum 10 foot landscape buffer adjacent to the right-of-way of any minor thoroughfare is required. If the lot is a corner lot, all frontages on minor thoroughfares and private drives of 2 lanes or greater shall be required to observe the ten-foot buffer.
 - iii. Developers shall be required to plant 1 large canopy tree per 40 linear feet or portion thereof of street frontage, not including entry drives or visibility triangles. These required trees must be planted within the landscape setback along thoroughfares, unless otherwise approved. Trees may be grouped or clustered to facilitate site design. Ornamental trees may be substituted for canopy trees at the ratio of 2:1 along the street frontage for up to 50 percent of the required canopy trees.
- c. Screening of parking areas and drive aisles adjacent to public right-of-way
 - i. Landscaped screening is required for all parking areas and drive aisles within 50 feet of the property line.
- d. Landscaping adjacent to buildings
 - i. Foundation plantings with a minimum 6 foot depth are required along 50 percent of a building façade facing a major or minor thoroughfare.
 - ii. Entries should be accented.
- e. General landscaping standards
 - i. All trees shall be a minimum of 4 feet from all pavement and underground utilities.
 - ii. Canopy trees shall be a minimum of 3 inches in caliper (measured 6 inches above the ground) and 7 feet in height at time of planting.
 - iii. Accent or ornamental trees shall be a minimum of 1-inch in caliper (measured 6 inches above the ground) and 5 feet in height at time of planting.
 - iv. Evergreen shrubs shall be a minimum height of 24 inches at time of planting.

- b. The PD district may list the permitted and prohibited uses separately.
- c. A combination of the above options.

3.6.2 LEGEND FOR USE CHART

P	Use is permitted in district indicated
S	Use is permitted in district upon approval of a Specific Use Permit
	Use is prohibited in district indicated
*	Use is permitted in the district indicated if the use complies with use-specific regulations in the corresponding numeric end note in Section 3.9, Use-Specific Regulations

3.6.3 RESIDENTIAL USES

Zoning District Legend		Residential Districts								Non-Residential and Mixed-Use Districts					Use-Specific Regulations
		A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	N5 – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	
P	Permitted Use	S	S	S	S	S	S	S	S		S	P	P		S
S	Special Use Permit														
	Prohibited Use														
	Special Conditions Apply (see Section 3.9, Use-Specific Regulations)														

¹Property in the Central Area District shall be used only in the manner and for the purposes provided for by this division, provided that a residence or residential use in such district by specific use permit shall be subject to the limitations of section 3.13.4.

3.6.4 ACCESSORY AND INCIDENTAL USES

Zoning District Legend		Residential Districts								Non-Residential and Mixed-Use Districts					Use-Specific Regulations	
P	Permitted Use	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District	
S	Special Use Permit															
	Prohibited Use															
	Special Conditions Apply (see Section 3.9, Use-Specific Regulations)															
Type of Use																
Accessory building		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Farm accessory building		P	P	P	P	P	P	P	P	P	P	P	P	P	S	
Fuel pumps (accessory use)											P*	P*				3.9.7
Home occupation		P	P	P	P	P	P	P	P						S	
Parking lot/garage (accessory)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Stable (private)		P	S										P	P		
Swimming pool (private)		P	P	P	P	P	P	P	P	P	P	P	P	P	S	3.9.12
Temporary field office		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Tennis courts		P	P	P	P	P	P	P	P	P	P	P	P	P	S	3.9.11

3.6.5 AGRICULTURAL USES

Zoning District Legend		Residential Districts								Non-Residential and Mixed-Use Districts					Use-Specific Regulations					
P	S	Permitted Use	Special Use Permit	Prohibited Use	Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District		GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District
Type of Use		Farm, ranch, garden, or orchard	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Feed store															P	P	P	P	P	
Nursery, major			S													P*	P	P	P	
Nursery, minor															P	P	P	P	P	
Stable (commercial)			P	S																
Veterinarian clinic and/or kennel, indoor																S	P	P	P	
Veterinarian clinic and/or kennel, outdoor			S															P	P	
																		</		

3.6.6 AUTOMOBILE AND RELATED USES

Zoning District Legend		Residential Districts							Non-Residential and Mixed-Use Districts					Use-Specific Regulations
P	S								NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District
Type of Use		A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2					
Permitted Use														
Special Use Permit														
Prohibited Use														
Special Conditions Apply (see Section 3.9, Use-Specific Regulations)														
Auto parts and accessory sales (indoor)										P	P	P	P	P
Auto parts and accessory sales (outdoor)												P	P	
Automobile repair, major											S	P	P	
Automobile repair, minor										S	P	P	P	S
Automobile sales, used												S	S	
Automobile sales/leasing, new										S	P	P	P	
Car wash, full service										S	P	P	P	
Car wash, self-service											S	P	P	
Convenience store with gas pumps									S	P	P	P	P	S
Convenience store without gas pumps									P	P	P	P	P	
Motor vehicle towing, motor vehicle recovery, and motor vehicle storage												S	P	
Motorcycle sales/service											P	P	P	S
Recreational vehicle sales and service, new/used											P	P	P	
Salvage yard														
Trailer sales/rental										S	P	P	P	
Truck sales (heavy truck)											S	P	P	

3.6.7 COMMERCIAL AND PROFESSIONAL USES

Zoning District Legend	Residential Districts							Non-Residential and Mixed-Use Districts					Use-Specific Regulations									
	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District		HI – Heavy Industrial District	CA – Central Area District							
<table><tr><td>P</td><td>Permitted Use</td></tr><tr><td>S</td><td>Special Use Permit</td></tr><tr><td></td><td>Prohibited Use</td></tr><tr><td></td><td>Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</td></tr></table>	P	Permitted Use	S	Special Use Permit		Prohibited Use		Special Conditions Apply (see Section 3.9, Use-Specific Regulations)														
P	Permitted Use																					
S	Special Use Permit																					
	Prohibited Use																					
	Special Conditions Apply (see Section 3.9, Use-Specific Regulations)																					
Type of Use																						
Building maintenance service and sales																						
Clinic, medical or dental																						
Contractor's shop and storage yard																						
Dry cleaning plant																						
Equipment and machinery sales and rental, major																						
Manufactured home display and sales																						
Medical or scientific research lab																						
Office showroom/warehouse																						
Office, professional, general administrative																						
Open storage and outside display																						
Print shop, major																						
Propane storage and distribution																						

3.6.8 EDUCATIONAL, INSTITUTIONAL, AND PUBLIC USES

Zoning District Legend		Residential Districts								Non-Residential and Mixed-Use Districts					Use-Specific Regulations	
P	Permitted Use	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District	Use-Specific Regulations
S	Special Use Permit															
	Prohibited Use															
	Special Conditions Apply (see Section 3.9, Use-Specific Regulations)															
Type of Use																
Adult day care center		S	S	S	S	S	S	S	S	P	P	P	P	P	P	
Art gallery or museum										P	P	P	P	P	P	
Banquet/meeting hall																3.9.4
Cemetery or mausoleum		S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Church, rectory, or other place of worship		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
College, university or private school		S								P	P	P	P		P	
Day care center		S	S	S	S	S	S	S	P	P	P	S	S	S	S	
Fire station and public safety building		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Fraternal organization, lodge, or civic club		S								P	P	P	P		P	
Hospital											S	P	P		S	
Nursing/convalescent home		S						S	S	S	S	S	S		S	
Post office, government and private										P	P	P	P	P	P	
Public building, shop or yard of local, state or federal government		S	S	S	S	S	S	S	S	S	S	P	P	P	S	
Rehabilitation care facility		S	S	S	S	S	S	S	S							
Rehabilitation care institution		S										P	P			
School, private or parochial (primary or secondary)		P	P	P	P	P	P	P	P	P	P	P	P		P	
School, public		P	P	P	P	P	P	P	P	P	P	P	P		P	
School, trade or commercial		S									P	P	P	P	P	

3.6.9 ENTERTAINMENT AND RECREATIONAL USES

Zoning District Legend		Residential Districts								Non-Residential and Mixed-Use Districts						Use-Specific Regulations	
		A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District		
P	Permitted Use	P	P	P	P	P	P	P	P		P	P	P	P		S	
S	Special Use Permit	S										S	S	S	S	S	
	Prohibited Use																
	Special Conditions Apply (see Section 3.9, Use-Specific Regulations)																
Type of Use	Amenity center (private)	P	P	P	P	P	P	P	P		P	P	P	P		S	
	Amusement, commercial (indoors)	S										S	S	S	S	S	
	Amusement, commercial (outdoors)	S															
	Community center (public)	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	
	Dancehall or nightclub										S	S	S	S	S	S	
	Day camp	P		S							P	P	P	P			
	Fairgrounds/exhibition area	S									S	S	S	S	S	S	
	Game room													S*			
	Golf course and/or country club	P		S	S	S	S	S	S	P	P	P	P	P	P	S	
	Gun or archery range (indoor)	S									S	S		P	P		
	Park or playground (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Play field or stadium (public)	P	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P
	Recreational vehicle (RV) parks and campgrounds	S											S	P	P		
	Swim and tennis club	S	S	S	S	S	S	S	S	S						S	
	Theater (drive-in)	S											S	S	S	S	S
Theater (indoor)	S										S	P	P	P	P	P	

3.6.10 INDUSTRIAL AND WHOLESALE USES

Zoning District Legend	Residential Districts								Non-Residential and Mixed-Use Districts					Use-Specific Regulations	
	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District		CA – Central Area District
<div><div>P</div><div>S</div><div></div><div></div></div> <div>Permitted Use Special Use Permit Prohibited Use Special Conditions Apply (see Section 3.9, Use-Specific Regulations)</div>															
Type of Use															
Bakery and confectioners works (wholesale)															
Concrete/asphalt batching plant															
Concrete/asphalt batching plant, temporary															3.9.6
High impact use															
Manufacturing, heavy															
Manufacturing, light															
Mini-warehouse/self-storage															
Sand and gravel storage															
Warehouse/distribution center															
Wholesale office storage or sales facility															

3.6.11 RETAIL AND SERVICE USES

Zoning District Legend		Residential Districts								Non-Residential and Mixed-Use Districts						Use-Specific Regulations
		A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District	
P	Permitted Use															
S	Special Use Permit															
	Prohibited Use															
	Special Conditions Apply (see Section 3.9, Use-Specific Regulations)															
Type of Use																
Alternative financial institution																
Antique shop and used furniture																
Artisan's workshop																
Bakery and confectioners works (retail)																
Banks, savings and loan, or credit union																
Barber shop/beauty salon and personal service shops																
Big box retail development																
Body art studio																
Building materials and hardware sales, inside storage																
Building materials and hardware sales, outside storage																
Cleaning & laundry, self-service																
Dry cleaning or laundry, minor																
Equipment and machinery sales and rental, minor																
Farmer's market																
Flea market, inside																
Flea market, outside																
Florist shop																
Furniture, home furnishing, and equipment stores																

Section 3 – Zoning Districts and Uses

Zoning District Legend		Residential Districts								Non-Residential and Mixed-Use Districts					Use-Specific Regulations
P	Permitted Use	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	ZF – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District
S	Special Use Permit									S	P	P	P	P	
	Prohibited Use									S	P	P	P	P	
	Special Conditions Apply (see Section 3.9, Use-Specific Regulations)									S	S	P	P	P	
Type of Use (Retail and Service, continued)															
Grocery store or supermarket										P	P	P	P	P	
Health/fitness center											P	P	P	P	
Licensed massage therapy										S	P	P	P	P	
Mortuary or funeral parlor										S	S	P	P	P	
Pawn shop												P	P	P	
Pet grooming											P	P	P	P	
Pet shop											P	P	P	P	
Portable building sales												S	P	P	
Private club											P	P	P	P	
Repair shop, household equipment and appliances											P	P	P	P	
Restaurant (drive-in type)											P	P	P	P	
Restaurant or cafeteria										S	P	P	P	P	
Restaurant or food shop, take-out and delivery										P	P	P	P	P	
Retail stores and shops										S	P	P	P	P	
Sexually oriented businesses or establishments													S		
Shopping center										S	P	P	P	P	
Small engine repair shop											P	P	P	P	S
Studio for dance, gymnastics, and/or martial arts										S	P	P	P	P	
Studio for photographer, musician, and artist										S	P	P	P	P	
Studio for radio and television		S									P	P	P	P	

3.6.12 TRANSPORTATION, UTILITY, AND COMMUNICATIONS USES

Zoning District Legend	Residential Districts								Non-Residential and Mixed-Use Districts					Use-Specific Regulations		
	A – Agricultural District	ED – Estate Development	SF-1 – Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 – Multifamily Residence-1	MF-2 – Multifamily Residence-2	NS – Neighborhood Service District	GR – General Retail District	C – Commercial District	LI – Light Industrial District	HI – Heavy Industrial District		CA – Central Area District	
<div><div><div>P</div><div>S</div></div><div><div>Permitted Use</div><div>Special Use Permit</div><div>Prohibited Use</div></div><div><div>Special Conditions Apply</div><div>(see Section 3.9, Use-Specific Regulations)</div></div></div>	S										S	P	P			
Type of Use																
Airport landing field	S										S	P	P			
Antenna and/or antenna support structure, commercial																
Antenna and/or antenna support structure, non-commercial	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	S*	S*	3.9.3
Parking lot/garage (commercial)											S	P	P	P	P	
Private utility, other than listed	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Railroad or bus passenger station										P	P	P	P	P	P	
Railroad team track, freight depot or docks												P	P	P	S	
Shops, offices, and storage area for public or private utility										P	P	P	P	P	P	
Telephone line and exchange	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Transportation and utility structures/facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Truck terminal												P	P	P		
Utility distribution/transmission lines	P	S	S	S	S	S	S	S	P	P	P	P	P	P	P	

3.14 SPECIAL DISTRICT REGULATIONS

3.14.1 HIGHWAY COMMERCIAL OVERLAY DISTRICT

1) Purpose

The Highway Commercial (HC) Overlay District is intended to provide for retail, service, and office uses within the Highway 380 and Highway 78 corridors, with the high traffic volumes and high visibility. The regulations and standards of this district are designed to enhance the aesthetic and functional characteristics of this transportation corridor. Overlay zoning district regulations apply in combination with underlying (base) zoning district regulations and all other applicable standards of this zoning ordinance. All applicable regulations of the underlying base zoning district apply to property in an overlay zoning district unless otherwise expressly stated. When overlay district standards conflict with standards that otherwise apply in the underlying, base zoning district, the regulations of the overlay zoning district govern.

2) Permitted Uses

All applicable land uses of the underlying base zoning district apply to property in the HC overlay zoning district unless otherwise expressly stated. See Subsection 3.6 Schedule of Permitted Uses for a complete listing.

The following uses are allowed by right within the HC overlay zoning district:

- a. Big box retail development

3) Specific Use Permit Required

The following uses require a specific use permit within the HC overlay zoning district:

- a. Automobile repair, major
- b. Building materials and hardware sales, outside storage
- c. Equipment and machinery sales and rental, major
- d. Print shop, major
- e. Warehouse/distribution center

4) Prohibited Uses

The following uses are prohibited within the HC overlay zoning district:

- a. Car wash, self-service
- b. Contractor's shop and storage yard
- c. Game rooms
- d. Mini-warehouse/self-storage

5) Area, Yard and Bulk Requirements

Description		Requirements
Minimum Lot Area		None
Minimum Lot Width		None
Minimum Lot Depth		None
Minimum Front Yard		25 feet
Minimum Side Yard	<i>Interior Lot</i>	10 feet
	<i>Corner Lot</i>	25 feet
Minimum Rear Yard		20 feet
Maximum Lot Coverage		50%
Maximum Height		None, unless single family or two family zoning districts or developments are within 200 feet of the property line, in which a 40 foot height maximum shall apply.
Maximum Floor Area Ratio		1.5:1

6) Highway Commercial Overlay District Regulations

- a. Façade Design and Exterior Materials and Products – 75 percent of any front and side exterior wall must be faced with individual unit masonry consisting of brick, native or precast stone, glass and textured concrete masonry. Precast tilt wall systems may be used for 100 percent of the rear façade if it does not face a public street. Precast panels on all sides of the building shall be scored or seamed to provide visual interest and a repeating pattern.
- b. Buildings shall be articulated at all entrances facing streets by a minimum of two offsets (façade articulations that extend outward from the building must be set back at some point in a corresponding manner) in the façade of a minimum two (2) feet in depth. Main building entrances shall be covered by an awning, canopy or building overhang.
- c. The Planning and Zoning Commission may consider waivers of the building façade material and design requirements for expansions and reconstruction of buildings that existed within the HC district on the date of adoption of this ordinance in accordance with the requirements below:

- i. The expansion or reconstruction does not increase the square footage of the existing building by more than 50 percent; and
- ii. Strict compliance with these standards would result in significant inconsistency in appearance between existing and proposed sections of the building.
- d. Prohibited Exterior Materials and Products – the following materials and products shall not be used for exterior walls or exterior accents on any building within the HC district: metal panels, wood siding, Masonite, particle board, stucco foam insulation systems, vinyl siding, and aluminum siding. Metal panels may only be used for decorative architectural features, awnings and canopies and may not constitute the exterior building material of any wall.
- e. Building Orientation – Bays for car washes, auto repair and other automotive uses shall not be oriented to face public streets.
- f. Mechanical Screening – Roof mounted mechanical units shall be screened from view at a point 5' 5" above the property line by solid panels, parapet walls, mansard roofs or other architectural feature. Ground mounted mechanical units, compressors, generators and other equipment must be screened by a minimum six (6) foot tall solid screening wall or solid, irrigated landscape screen of shrubs that will achieve a height of six (6) feet within two (2) years of planting.
- g. Open Storage and Outside Display – No outside storage and display, sales, or operations shall be permitted unless such activity is visually screened from all streets and adjacent residential property in accordance with Section 4.8. Outside garden centers are allowed only if attached to the main building and screened by masonry walls constructed of the same materials and manner of construction as the main building. The walls may be interspersed with ornamental metal panels.
- h. Loading Area Placement and Screening – Loading areas shall be located on the side and/or rear sides of buildings within the HC district. The loading areas shall be screened from view of public streets and from adjacent residential uses by wing walls, landscaping or other screening features
- i. Screening of Automobile Storage Areas – Storage areas for automobiles that have been towed, are being staged before or after repairs, and/or stored for auction shall be screened by a minimum six (6) foot tall masonry wall or a solid, irrigated landscaped screen of shrubs that will achieve a height of 6 feet within two (2) years of planting.
- j. Cross Access – Cross access easements shall be required between properties within the HC district to allow access to existing and proposed median openings and left turn lanes and to provide access to two public streets. Access drives/aisles/access easements should be extended to the development's property boundary in order to provide for connectivity with future development(s). The Planning and Zoning Commission may determine that cross access is not appropriate for security reasons or where topography and existing site conditions make cross access difficult.

- k. Utility services – All utility service lines shall be underground.

7) Highway Commercial Overlay District Landscape Regulations

Landscaping shall conform to the following:

- a. Landscaping shall be required on all developments and shall be completed prior to the issuance of the certificate of occupancy. All detention ponds shall be landscaped.
- b. Landscaping adjacent to public right-of-ways
 - i. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
 - ii. A minimum 10 foot landscape buffer adjacent to the right-of-way of any minor thoroughfare is required. If the lot is a corner lot, all frontages on minor thoroughfares and private drives of 2 lanes or greater shall be required to observe the ten-foot buffer.
 - iii. Developers shall be required to plant 1 large canopy tree per 40 linear feet or portion thereof of street frontage, not including entry drives or visibility triangles. These required trees must be planted within the landscape setback along thoroughfares, unless otherwise approved. Trees may be grouped or clustered to facilitate site design. Ornamental trees may be substituted for canopy trees at the ratio of 2:1 along the street frontage for up to 50 percent of the required canopy trees.
- c. Screening of parking areas and drive aisles adjacent to public right-of-way
 - i. Landscaped screening is required for all parking areas and drive aisles within 50 feet of the property line.
- d. Landscaping adjacent to buildings
 - i. Foundation plantings with a minimum 6 foot depth are required along 50 percent of a building façade facing a major or minor thoroughfare.
 - ii. Entries should be accented.
- e. General landscaping standards
 - i. All trees shall be a minimum of 4 feet from all pavement and underground utilities.
 - ii. Canopy trees shall be a minimum of 3 inches in caliper (measured 6 inches above the ground) and 7 feet in height at time of planting.
 - iii. Accent or ornamental trees shall be a minimum of 1-inch in caliper (measured 6 inches above the ground) and 5 feet in height at time of planting.
 - iv. Evergreen shrubs shall be a minimum height of 24 inches at time of planting.

V. Adjournment