

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.



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	Yes No Requirement	
		Attended Pre-Application Conference
×		Plat described by metes and bounds
V		Plat located with respect to a corner of the survey or tract or an
N		original corner of the original survey of which it is a part
		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
×		Plat is located in Collin County
		Plat is located in Hunt County
		Plat is located within the City of Farmersville corporate limits or
X		Extra-Territorial Jurisdiction (ETJ) limits

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

144		500	Required Submission Materials
Yes,	No	N/A	Item Description
X			** Six copies of plat. Dimensions should be 24" X 36".
			* * Original certified tax certificate
			** Utility service provider letters
			** Proof of land ownership document
			** Electronic version of plat on CD (.PDF and .DWG)
			** Fees with appropriate retainer as required
			Governmental (TxDOT, Collin County, etc.) approval for major
			thoroughfare access such as driveway
ĺ			Farmersville Independent School District (FISD)
			accommodation letter (high impact residential or multi-family
			only)
			Two copies of engineering plans
			On-Site Sanitary Sewer Facility (OSSF) certification document
			Engineer's Summary Report
			Development schedule
			Development agreement
			Copy of covenants, conditions, restrictions, and agreements
			Geotechnical report
			Traffic study
			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
	Concept Plan
	Preliminary Plat
L X	Final Plat
	Development Plat
	Replat
	Amending Plat
	Minor Plat
	Vacated Plat

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

Prope	rty Owner Information
Name	Jesus Tapia, Alejandro Tapia
Address	313 Hannah dr
City	tar mersville
State	Tx
Zip	75447
Work Phone Number	214 995-43-02
Facsimile Number	
Mobile Phone Number	972-342-20-91
Email Address	
Applicant/Re	esponsible Party Information
Name	
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
En	gineer Information
Name	
Address	
City	
State	
Zip	
Work Phone Number	
Facsimile Number	
Mobile Phone Number	
Email Address	
	rveyor Information
Name Owens Land	Surveying
Address Dielle Stonewall	St. PO Box 1025
City Greenville	,
State Tx	
Zip 75402	
Work Phone Number 903-4	50 - 9837
Facsimile Number 903-4	450 - 9875
Mobile Phone Number	
Email Address Frank 201	benslandsurveying.com

Subdivision Application Form

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	Application Information
Proposed Name of Subdivision	Hannah Addition
Total Acreage of Development	2.224 Acres
Physical Location of Property	313 Hannah Prive
Legal Description of Property	W.B. Williams Surey 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
General Warranty Deed
Special Warranty Deed
Title Policy
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
A	Agricultural District
SF-1	One-Family Dwelling District
SF-2	One-Family Dwelling District
SF-3	One-Family Dwelling District
2F	Two-Family Dwelling District
MF-1	Multiple-Family Dwelling District-1
MF-2	Multiple-Family Dwelling District-2
P	Parking District
 0	Office District
 NS	Neighborhood Service District
 GR	General Retail District
 C	Commercial District
HC	Highway Commercial
CA	Central Area District
 I-1	Light Industrial District
I-2	Heavy Industrial District
PD	Planned Development District
DESCRIPTION OF THE PARTY OF THE	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		
A	Agricultural District	
SF-1	One-Family Dwelling District	
SF-2	One-Family Dwelling District	
SF-3	One-Family Dwelling District	
2F	Two-Family Dwelling District	
MF-		
MF-	2 Multiple-Family Dwelling District-2	
P	Parking District	
0	Office District	
NS	Neighborhood Service District	
GR	General Retail District	
C	Commercial District	
HC	Highway Commercial	
CA	Central Area District	
I-1	Light Industrial District	
I-2		
PD	Planned Development District	
	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
One Family Detached Dwelling
 One Family Attached Dwelling
Zero Lot Line Dwelling
Town Home
 Two Family Dwelling
Multiple Family Dwelling
Boarding or Rooming House
Bed and Breakfast Inn
Hotel or Motel
HUD Code Manufactured Home
Industrialized Housing
Mobil Home

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
I ******CI I all - local cattolial velificit I all

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		

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

	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
L	Danie, Graver, Dienie of I Chronoulli Datraction

Subdivision Application Form

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

Utility Prov	viders
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)	Dute
Co-Owner's Signature	Co-Owner's Name (Printed)	Date
Co-Owner's Signature	Co-Owner's Name (Printed)	Date

City of Farmersville Staff Only (Applicant, do not mark in spaces below)

W 6 13

Description	, Response
Name of City Staff Worker Receiving Application	C. Free
Fee Amount	#1,000.∞
Check Number	
Date Received	3-21-19
City Receipt Number	# 00213347
City Asset Account Number	

CITY OF FARNE	DOUTE E
972-782-6151 *****	7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7
RECH: QUELISSAY SPER: LH TERM: NEF#	3/21/2019 2.35 /H 001
TRAN: 4.0000 20101096 TAPIA, AL 31: HANN	1,000.00 1366DEC
TENDERED: APPLIED:	1,.00.10 CHELK
CHANGE	0,09

Dear City of Farmersville Planning Division:

1, Josús Tapia / Alejandro Tapia, am the owner or owner's representative of a trace
or tracts of real property located in the City of Farmersville, Texas, located at and described as
Channah 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, 1
Signed by or on behalf of the applicant Doto



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.

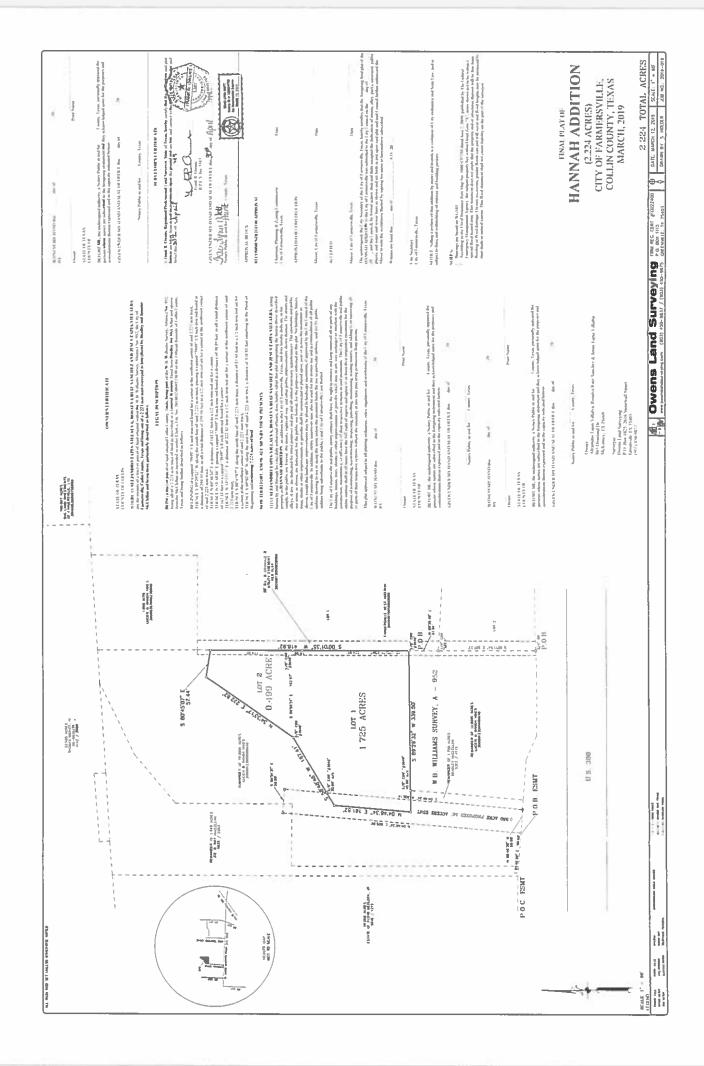
It is recommended that the final plat be approved. Please contact me if you should have any questions or need additional information

Sincerely,

Jacob Dupuis, P.E.

Jacol Dyun

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.
 - o Motion to approve made by Wyatt McGuire
 - o 2nd to approve made by Luke Ingram
 - o 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.
 - o Motion to approve made by Lance Hudson
 - o 2nd to approve made by Luke Ingram
 - o 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
 - o 2nd to approve made by Luke Ingram
 - o 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.
 - o Motion to approve made by Wyatt McGuire
 - o 2nd to approve made by Luke Ingram
 - o 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	Section Title	Recommendation
Number	61.11.65	
3.6.3 thru	Schedule of Permitted Uses	Review all "Type of Use" listed and evaluate if
3.6.12		the "A – Agricultural District" is applied
		appropriately. Consider further limiting the use of
		the Agricultural District especially for a city with
3.6.5	A conjunction of Times	imminent growth potential.
3.0.3	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,	Review the mapping of the "College, university or
3.0.0	and Public Uses	private school" type of use for appropriateness.
3.14.1.3	Special District	3.14.1.3
3.14.1.5	Requirements, Highway	Delete:
	Commercial Overlay	a. Automobile repair, major
	District, Specific Use	b. Building materials and hardware sales,
	Permit Required	outside storage
:	*	d. Print shop, major
3.14.1.4	Special District	Add:
	Requirements, Highway	Towing/Salvage
	Commercial Overlay	Sexually oriented business
	District, Prohibited Uses	Cemeteries
		Animal holding pens
		Slaughter houses
		Recycling facilities
3.14.1.6	Special District	Rewrite so "a" or "b" applies. Both "a" and "b"
	Requirements, Highway	only apply to entrances.
	Commercial Overlay	
	District Regulations	No mobile structures are allowed.
		Consider limiting the number of driveway
		entrances for safety.
3.14.1.6.c.i	Special District	Delete
	Requirements, Highway	

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

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: eightfoot 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

Zoning District Legend			Ŗ	Residential Districts	Distric	2			Non	Non-Residential and Mixed-Use Districts	rtial and	Mixed-L	Jse Distr	lcts	
Permitted Use Special Use Permit Prohibited Use Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	tointeid lenutinoingA – A	ED – Estate Development	SF-1 — Single Family Dwelling-1 District	SF-2 — Single Family Dwelling-2 District	SF-3 — Single Family Dwelling-3 District	SF – Two Family Residence (Duplex) District	ylinsiüluM – 1-4M L-adence-1	WF-2 — Multifamlly S-soldence-2	92 – Neighborhood Service District	52 — General Retail District	C- Commercial District	12 – Light Industrial District	HI — Heavy Industrial District	CA – Central Area District ²	Use-Specific Regulations
Bed and breakfast inn	S	5	S	5	5	S	S	5						5	1
Boarding house or rooming house	8					10 mm				S	d	D			
Garage apartment	a	d	R	ď										S	
Guest house	d	H		4	100									S	
Hotel	S									8	В	6		S	
HUD-Code manufactured home			S	5											
industrialized housing (or modular home)															
Mobile Home						,									
Motel											**	100			3.9.9
Multiple-family dwelling							Ð	9						S	
One-family dwelling (attached)					5		ø	2/						5	
One-family dwelling (detached)	Б	В	a	6	Ь	d	B	В							
Residence hotel											2	S			
Two-family dwelling (duplex)						Ь	P	1	10	P	1			2	
Zero lot line dwelling				S	P	a	B	P							

1 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 shalf be subject to the limitations of section 3.13.4.

CONTPREHENSIVE ZONING ORDINANCE

3.6.4 ACCESSORY AND INCIDENTAL USES

Zon	Zoning District Legend			Re	Residential Districts	3 District	57		givişa.	Non	Non-Residential and Mixed-Use Districts	tial and	Mixed-U	se Distr	B	-
			10				อวบ			eziv	talut		ווכנ	strict	13	SI
1 B	Permitted Use) j	ЭШ				əbis			Ser	ski	ווכנ	IsiO	10	htel	olf
S	Special Use Permit	1)2	do				e y	Ajj	Vii	ро	lis	ışş) le	sint	0 =	elu
	Prohibited Use	d 11	an					me'	me!	οų.	19A	O IE	ıts	รกร	/LE	321
×	Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	รามปนวกร	où atete	i si gni2 - ziQ £-gni	l signiz - ziū S-gni	l signi2 - ziG E-gni	msą owT intelO (xa	- Multil	HaluM – S-earne	Neìghboi ct	Istansa	ilər a mmı	ubni idgi	leavy in	A lentna)	Specific F
Type of Use		JA-A	- 03							- ZN IntelO	- ND	- - - - -	n-n	(– tH	-VD	-esU
Accessory building	Ilding	П	8	P	-	a.	9	8	Ь	۵	a.	0	a.	a	4	
m accesso	Farm accessory building	A)tha	a	Di	ಯ	d	à	o.	Bı	e.	0/	a	ā.	S	
e) sowno la	Fuel pumps (accessory use)		STEEL PORTS								*0					6.8
Home occupation	ıtion	4	0	d	6	P	d	a	2						S	
rking fot/ga	Parking tot/garage (accessory)	P	a	d	O.	ur.	O.	0	a	d	2	B	a		a	
Stable (private)	(6)	9	2	1	0								Q.	a a		
imming po	Swimming pool (private)		8	Б	2		eu.	d	В		CL.	2	a	E.	S	3 0 1
Temporary field office	eld affice	B	8	9	6	9	d	00:	0	d	this is	a.	В	۵	a.	
Tennis courts			8	9	4	0	4	0	0	A.	0	a.	٩	4	S	

3.6.5 AGRICULTURAL USES

Zoning District Legend		1000	E .	Residential Districts	I District	ร			Non	Residen	Non-Residential and Mixed-Use Districts	Mixed-L	Jse Distr	cts	
S Special Use Permit Prohibited Use Prohibited Use Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	tointziQ lsrutluol1gA – A	JnamqolavaQ atstz3 — Q3	VF.1 – Single Family Dwelling-1 District	ylimes a Single Family Dwellings 2 District	SF-3 — Single Family Dwelling-3 District	SF – Two Family Residence (Duplex) District	MF-1 — Multilamily Residence-1	MF-2 — Multifamily Residence-2	NS – Neighborhood Service	tolutalQ listeA lenena D – Ra	2) Districtal District	Ll – Light Industrial District	H) - Heavy industrial District	CA - Central Area District	Use-Specific Regulations
Farm, ranch, garden, or orchard	d	0.	6	d	В	8	d	d	d	a	B	P	la la		
Feed store										h	P	d	d		
Nursery, major	5										b.	0	B		
Nursery, minor										-	a			S	
Stable (commercial)	B	5													
Veterinarian clinic and/or kennel, indoor										S	0	d	d		
Veterinarian clinic and/or kennel, outdoor	S											d	e.		

3.6.6 AUTOMOBILE AND RELATED USES

Zoning District Legend			Reside	Residential Districts	icts			Non	Non-Residential and Mixed-Use Districts	ıtial and	Mixed-	Use Distr	ricts	ME SU
Permitted Use	12)	Juan			aouapi			asivasi	าวโนย์ด	13	solutei	District	toitt	znol
Special Use Permit	ıjz		Ali	ΑĮĮ	-	Ą	Ą	; po	3 }1	htz	ין כ	lsin	DI	isl
Prohibited Use	ЮП		nic ms	ms.	ł Ąį	lms	ims	юц	:19)	!O	sinfa	ısn	591	n#a
Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	Gruflusing.	∍O siste∃ Palgni2 —	iziO 1-gnil 1 signi2 –	rad S-golf 	m67 owT	ience-1	ignom – 2 September 2	Neighbor ict	i lsnanað	នប្រទេញពាល	eubal Irl <mark>a</mark> l.	Heavy Ind	A letineD	Specific R
Type of Use	A-A		SF-2	E-35	2F-			– 2M nszia	- פצ	ט-ט	1-11	- IH	-42	-asU
Auto parts and accessory sales (indoor)									6	d	d.	d	9	
Auto parts and accessory sales (outdoor)											100	d d		
Automobile repair, major										5	R	6		
Automobile repair, minor									S	8	O.	0	5	
Automobile sales, used											5	5		
Automobile sales/leasing, new									S	O.	6	P		
Car wash, full service									S	d	P	d		
Car wash, self-service										S	62	8		
Convenience store with gas pumps								5	н	P	a	4	S	
Convenience store without gas pumps								6	4	CE	d	d		
Motor vehicle towing, motor vehicle											v	٥		
recovery, and motor vehicle storage														
Motorcycle sales/service										Ь	6	0.	5	
Recreational vehicle sales and service,										0	0	0		
new/used														
Salvage yard												S		
Trailer sales/rental									2	11	d	a.		
Touch cales theams beach										2	d	1		

3.6.7 COMMERCIAL AND PROFESSIONAL USES

Zoning District Legend			Resk	Residential Districts	Astricts				Non-	Residen	Non-Residential and Mixed-Use Districts	Mixed-	Use Dist	icts	1
Special Use Permit Special Use Permit Prohibled Use Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	. Agriculturial District	finamqolavaQ afatz3 — Q3	PF-1 - Single Family Dwelling-1 District TF-2 - Single Family	Vinner argine – 2-re Owelling S. District yield algore – E-42	Dwelling-3 District Twelling-3 District The Family Residence	(Ouplex) District (Ouplex) District (Outless) District	Residence-1	MF-2 – Multifamily Sesidence-2	NS – Neighborhood Service District	55 – General Retail District	5- Commercial District	toirtziG Ishteubol Ingil – U	HI — Heavy Industrial District	CA Central Area District	enolisiugeR officeq2-seU
Bullding maintenance service and sales			-				-				-		. E.		
Clinic, medical or dental							-		d	B	9	d	р	d	
Contractor's shop and storage yard											d	a	a		
Dry cleaning plant												e.	6		
Equipment and machinery sales and											0.	0	d		
rental, major															-
Manufactured home display and sales													s		
Medical or scientific research lab									- P	R	A 18	d	В	a	
Office showroom/warehouse				_		_					B		9	S	
Office, professional, general								C	р	0.	d	8	d	0	
administrative											1				
Open storage and outside display											-		8		
Print shop, major											O.	4	P. P.	S	
Branch of order and directions	-			_			_				-	0	0		

COMPREHEISSWE ZONING ORDINANCE

3.6.8 EDUCATIONAL, INSTITUTIONAL, AND PUBLIC USES

Zoning District Legend				Residential Districts	il Distric	ts			Non	Non-Residential and Mixed-Use Districts	stial and	Mixed-L	Jse Distr	tt.	
Permitted Use Special Use Permit Prohibited Use Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	- Agricultural District	finamqolavad afsita 0	F.1 — Single Family welling-1 District	F-Z — Single Family Welling-2 District	vlime1 elanily wellings-3 District	F – Two Family Residence Puplex) District	ylimetinum – 1:-11 L-1-11	ylimeitiuM – S-4i S-9-2nables	saivisč boorhoodigisM – č saivisč	S – General Retail District	- Commercial District	- Ught Industrial District	- Heavy Industrial District	tointid sand lentne? – /	se-Specific Regulations
Type of Use	٧	13								ອ	-5	n	IH.	מ	ın
Adult day care center	2	s	2	S	2	S	2	S	a.	-	В	D.	0.	R	
Art gallery or museum						2000			d	4	٥	а	Ь	ø	
Banquet/meeting hall											•>			5.3	3 9 4
Cemetery or mausoleum	S	S	S	S	S	S	S	S	s	S	2	S	S	S	
Church, rectory, or other place of worship	۵	Di	Co .	er.	6	a	G	D _i	(CL	6	۵	a	4	0	
College, university or private school	S								1	A	a	A		A	
Day care center	s	L/s	2	5	S	S	S	B	•	R	S.	S	S	s	
Fire station and public safety building	Di	a	P a	4	B	d	2	4	a	8	d	N N	0	D.	
Fraternal organization, lodge, or civic club	5 0								9	e.	d	4		D	
Hospital	<u>.</u>									2	d	65		S	
Nursing/convalescent home	S						5	S	S	S	S	S		S	
Post office, government and private									d	B	d	d,	4	d	
Public building, shop or yard of local, state or federal government	2	15	25	S	S	5	ıs	2	S	V1	۵	a	۵	S	
Rehabilitation care facility	S	S	vs	S	2	S	2	S							
Rehabilitation care institution	v										6	a			
School, private or parochial (primary or secondary)	۵	d	۵	C.	d	a	d	a	a	Ь	4	Œ.		c	
School, public	a	d	Ь	o.	Ь	d	d	d	EL.	a	a	a		0	
School, trade or commercial	5									Ca	0	d	D	a	

CITY OF FARMERSVIE.

3.6.9 ENTERTAINMENT AND RECREATIONAL USES

Zoning District Legend			E	Residential Districts	Il Distric	n			Non	-Resider	ntial and	Mixed-L	Non-Residential and Mixed-Use Districts	cts	
Fermitted Use Special Use Permit Prohibited Use Special Conditions Apply (see Section 39, Use-Specific Regulations)	təhtisid lenulluəligA — A	inamqolavaQ afsit3 — Q3	Vimes Panily Dwelling-1 District	ylime9 esanily Dweiling S-grillow0	ylime9 signi2 — 6-32 fahfziG E-gnillawG	eznabiżał ylimsł owT – 7S Touplex) District	MF-1 - Multifamily Residence-1	WF-Z - Multifamily S-soldence-Z	95iv192 boodtoddglau – 2M 13itziO	รมุนะน์ แสดหิ โลเอกออ – AD	C— Commercial District	tolvisid leintenbri trigil — Li	Heavy Industrial District	Central Area District	Use-Specific Regulations
A control of the cont	0	0.00			0	- 12		d						S	
Amusement commercial (indoors)	S										8	d	9	S	
Amusement, commercial (outdoors)	S										S	S	S	Ŋ	
Community center (public)	s	S	S	S	w	S	S	S	4	2	D.	۵	d	6	
Dancehall or nightchub			-							S	5	S	2	S	
Day camp	B		S							d		8	d		
Fairgrounds/exhibition area	S.	-								Ŋ	5	5	2	S	
Game гоот						*******						18.			3.9
Golf course and/or country club	Q.	grant .	v	5	5	5	5	S	B	ь	Ь	B		S	
Gun or archery range (indoor)	5	-								S	S	0.	B		
Park or playground (public)	ec.	d	0.0	a	B	a.	4	4	Б	В	Б	d	a	d.	
Play fletd or stadium (public)	P	5	5	2	S	S	S	5	g.	B	b.	a	B	9	
Recreational vehicle (RV) parks and campgrounds	v										S	4	a		
Swim and tennis club	S	S	un	S	5	2	5	S						2	
Theater (drive-in)	2										S	2	S	5	
Thester (indeer)	v									S	d	- B		6	

CITY OF FARMERSVILLE COMPREHENCING ORDINANA

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3.6.10 INDUSTRIAL AND WHOLESALE USES

Zoning District Legend	Juan	velopi	Special Conditions Apply (see Section 3.9, Use-Specific and Regulations) Regulations	- 03	Bakery and confectioners works	(witchesale) Concrete/asphalt batching plant	Concrete/asphalt batching plant,	High impact use	Manufacturing, heavy	Manufacturing, light	Mini-warehouse/self-storage	Sand and gravel storage	Warehouse/distribution center	Wholesale office chocase or eather facility
Residential Districts		ylime ylime soin:	tziO 1-gall 7 signi2 7ziO 5-gall	Dwell SF-2 -										
Districts		nict N Res	A signic - trid E-gail imsA owT sinsiO (xsi	SE-J			State In the							
27			– Muldfi Erece-1	WET			88						_	
	Service		- Multifi ence-2 Meighbor	bizañ - 211							S		_	_
Non-Residential and Mixed-Use Districts	pluad	lie19	ct General R	Distri	au						S			
ntial and P	13)	nad l	signammi	כ-כי	co						ໝ		2	a
Aixed-Use			enbri Jrigi Programa Programa		2	2		5			0		9	
Districts			A lettna)		а			<u> </u>						2
-	300).	teluse	A officept	2-asU										

3.6.11 RETAIL AND SERVICE USES

Permitted Use Special Use Permit Special Use Permit Special Conditions Apply (see Section 3.9, Use-Specific Regulations) Alternative financial institution Antique shop and used furniture Artisan's workshop Bakery and confectioners works {retail}	SF.3 ~ Single Family Dwelling-3 District 27 — Two Family Residence	(Duplex) District Vlimshimiamily L-3AA L-baldence-1	MF.2 — Multifamily Residence-2	sorhood Service	folistiC lu	12/17	tohseid t	tolitalG li	32/1	snol3
Antique shop and used furniture Antique shop and used furniture Artisan's workshop Bakery and confectioners works (retail)				NS – Neighb District	stafi lenanað – fið	ziQ leissemmes –3	sintenbol sight — L1	eistzubal yvseelt – IH	said sarA lentna) – AD	Use-Specific Regula
Artique shop and used furniture Artisan's workshop Bakery and confectioners works (retail) Aanks, sawhes, and loan or credit union					- 35	No.	25	2.6	N	181
Artisan's workshop Bakery and confectioners works (retail) Ranks sand loan or credit union						æ	a.	~	n.	
Bakery and confectioners works (retail)				S	a	51	a		2	
Rank cardine and loan of fredit union				6	0	•	4	a)	W.	
	THE RESERVE AND DESCRIPTION OF THE PERSON NAMED IN				-	-	all	4	d	
Barber shop/beauty salon and personal				60	0	a	6	e.	0-	
service shops				100						
Big box retail development					2	2				١
Body art studio										0.00
Building materials and hardware sales, inside		-		0	d	GI	P	o.	a	
storage								1		
Building materials and hardware sales,						5	œ.	4	S	
Classico & Jundo sell-tonice				0	F	CH	d	1	D.	
Dry cleaning or laundry, minor			4	Ь	d	24	-	-	0	
Equipment and machinery sales and rental.						9	a	2		
Farmer's market					S	S	2	2		
Flea market, inside						8	D			
Flea market, outside							S			
Florist shap				-	0	01	B	P	a	
Furniture, home furnishing, and equipment					0	0	o.	Ь	D.	

CITY OF FARMERSVILLE COMPREHENSIVE ZOURIS GRÜNNANCE

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Zoning District Legend			Re	Residential Districts	District	ч		-0.0	Non	Non-Residential and Mixed-Use Districts	itial and	Mixed-1	Jse Distr	kts	
Permitted Use	toh	Jn9m				apuapii			soivies	District	ısı	tointei	District	toint	suop
Special Use Permit	ns	do				rəy	Yli	App	po	lis	152) le	isi1.	ia	tek
Prohibited Use	3 10	an:					비번	ψe	оų	195	a I	inta	ısıı	: 31	. 2a
Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	sruttwirg	od olste3	l signi2 - ziO 1-gnil	i əlgniz - zi@ S·gnii	l əlgniZ - slQ E-gnii	msi owT intelO (xe	– Multif ence-1	- Multif	Neighbor ct	l isranga	sissamm	ախոլ դվՁ	leavy Ind	A lextn93	R Silbeq
Type of Use (Retall and Service, continued)	A-A	- Q3							1-2M intel0	- 85	o) -5	n-n	H-IH	- A2	g-asn
Grocery store or supermarket									Q.	a	0	8	B	9	
Health/fitness center									-	2	d	a	a	H	
Licensed massage therapy									2	d	6	-	d	Ь	
Mortuary or funeral parior									s	S		a	8	B	
Pawn shop						-					d	9	þ		
Pet grooming											B	GI	a	6	
Pet shop				,						a	a	0.	a	d.	
Portable building sales											5	a	1		
Private club										6	Б	a	B	-	
Repair shop, household equipment and appliances										a	a	a.	a	0.	
Restaurant (drive-in type)										A	6	-	1	ė.	
Restaurant or cafeteria									S	B	a	4	۵	d.	
Restaurant or food shop, take-out and									a	TO.	a	a	0	G	
delivery				1											
Retail stores and shops									S	Б	ę.	B		d	
Sexually oriented businesses or establishments												2			
Shopping center									S	a	g.	a.	R. P. S.		
Small engine repair shop										d	d	A	d	S	
Studio for dance, gymnastics, and/or martial arts									v	a	d	a	D.	ē	
Studio for photographer, musician, and artist									2	d	Б	Q.	d	d	
Studio for radio and television	5		-							d	a	a	0	G	

CITY OF FARWFIGWILE COMPRETED SONRIS ORDITAN: P.

3.6.12 TRANSPORTATION, UTILITY, AND COMMUNICATIONS USES

Zoning District Legend			R	Residential Districts	al Distric	th			Nor	Non-Residential and Mixed-Use Districts	ntial and	Mixed-	use biss	S	
Special Use Permit Special Use Permit Prohibited Use Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	tahteid lenuitualigA – A	finamqolavaQ afiste3 — Q3	SF-1 — Single Family Dwelling-1 District	ylims-1 Single Family Dwelling-2 District	Vimes – SIngle Fearly Dwelling- E-gnillewd	2F - Two Family Residence (Duplex) District	MF-1 Multifamily Residence-1	MF-2 — Multifamily Residence-2	MS — Neighborhood Service District	5 – General Retail District	5-Commercial District	tal — Light Industrial District	H) - Heavy Industrial District	bittsiQ sanA lentraD - AD	Use-Specific Regulations
Airport landing field	S										2				
Antenna and/or antenna support structure, commercial	4														
Antenna and/or antenna support	4						à							18	193
Parking lot/garage (commercial)									5	B	4	P. C.	a a	-	
Private utility, other than listed	5	S	S	S	5	S	5	S	5	S	S	S	5	25	
Railroad or bus passenger station										6	۵	CE	8	ь	
Railroad team track, freight depot or docks												a	ď	s	
Shops, offices, and storage area for public or private utility										d	۵	a	Cu	Ci.	
Telephone line and exchange	6	P	6	В	P	3	OL.	2	a	Ы	a	-	æ	d	
Transportation and utility structures/facilities	4	d	ы	d	a	8	0	œ.	à	d	4	à	0	o.	
Truck terminal				,								0	2		
Hilling distribution /transmission lines	a	S	2	5	5	5	5	S	9	D.	8	4	a	0	

COMPREMENSURE COMPRIMANCE

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

Descripti	on	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
withimum side yard	Corner Lot	25 feet
Minimum Rear Yard		20 feet
Maximum Lot Goverag	e	50%
Maximum Helght		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 I	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:

- 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 canoples 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 solld 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
- 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/alsles/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:

- 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
 - 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
 - Landscaped screening is required for all parking areas and drive aisles within 50 feet of the property line.
- d. Landscaping adjacent to buildings
 - 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
 - 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

	snoizslugañ cificaq2-asU									3.9.9						
icts	² Central Area District	S		S	S	S					s	S			S	
Jse Dist	H – Heavy Industrial District							4						ŀ		
Mixed-1	tointeid leinteubril trigid – IJ		Б			Ь				\$*				S		
itial and	C– Commercial District		ä			В				.5				S	Ь	
Non-Residential and Mixed-Use Districts	GR – General Retail District		S			S									Ь	
Non	92–1 Weighborhood Service District														В	
	M F-2 – Multifamily Residence-2	S									Ь	В	d		ч	O.
	MF-1 — Multifamily Residence-1	5									Ь	Ь	ō		а	d
si Si	2F – Two Family Residence (Duplex) District	S					!						Ь		Ь	Ь
Residential Districts	SF-3 — Single Family Dwelling-3 District	5										S	Ь			d.
sidentia	VlimeT algai2 — S-72 Dwelling-2 District	S		þ	ō		S						В	,		2
R	SF-1 — Single Family Dwelling-1 District	S		В	g		S						Ь			
	fnəmqoləvəQ əstata — G3	S	·	n.	Ь								В			
	tointsiG lenutluoingA – A	S		4	d	S							р			
Zoning District Legend	Special Use Permit Special Use Permit Prohibited Use Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	Bed and breakfast inn	Boarding house or rooming house	Garage apartment	Guest house	Hotel	HUD-Code manufactured home	Industrialized housing (or modular home)	Mobile Home	Motel	Multiple-family dwelling	One-family dwelling (attached)	One-family dwelling (detached)	Residence hotel	Two-family dwelling (duplex)	Zero lot line dwelling

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			Re	Residential Districts	Distric	ts	İ		Non	-Resider	itial and	Mixed-L	Non-Residential and Mixed-Use Districts	icts	
Permitted Use Special Use Permit Prohibited Use Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	A - Agricultural District	fnəmqoləvəQ ətstz3 – Q3	ylimgle Family Dwelling-1 District	SF-S – Single Family Dwelling-S District	SF-3 – Single Family Dwelling-3 District	2F – Two Family Residence (Duplex) District	MF-1 — Multifamily Residence-1	MF-2 — Multifamily Residence-2	SW – Neighborhood Service District	GR – General Retail District	C- Commercial District	tointeid leinteubal Irigid – Id	HI – Heavy Industrial District	CA – Central Area District	enoitslugaя officade-asU
Accessory building	ď	8	В	Б	d	a	O.	Ь	d	В	P	Ь	Ь	В	
Farm accessory building	a.	O.	4	G.	Ы	d	a	ф	a.	A	Ь	Ь	Б	S	
Fuel pumps (accessory use)										b.	b.				3.9.7
Home occupation	d	В	В	Ь	А	р	Ь	В						S	
Parking lot/garage (accessory)	Ь	Ь	Ь	ď	ф	В	ð	Ь	Б	Б	В	В	O.	а	
Stable (private)	d	S										d	م		
Swimming pool (private)	Ь	d.	Ь	В	Ь	В	9	р	ď	Н	Б	Ь	c.	S	3912
Temporary field office	Ь	۵	4	В	Ь	Ь	8	Ы	O.	Ь	Ь	d	Ы	Ь	
Tennis courts	B	Ь	d	А	d	d	6	Ь	a.	d	d.	d	Ь	S	3.9.11

3.6.5 AGRICULTURAL USES

Type of Use Farm, ranch, garden, or orchard Nursery, milor Stable (commercial) Nursery, milor Stable (commercial) Nursery, milor Stable (commercial) Nursery milor Nursery milor Stable (commercial) Nursery milor Nursery milor Stable (commercial) Nursery milor Notertinarian clinic and/or kennel, indoor Notertinarian clinic and or kennel, indoor Notertinar	Zoning District Legend			Re	sidentia	Residential Districts	16			Non-	Resident	Non-Residential and Mixed-Use Districts	Mixed-U	se Distri	ts	
	Permitted Use Special Use Permit Prohibited Use Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	foritaid District	fnemqoleveQ essiste — Q3				Duplex) District	1			GR – General Retail District	C— Commercial District	tal — Light Industrial District	HI – Heavy Industrial District	CA – Central Area District	znoitslugeЯ officeq2-ezU
	Farm, ranch, garden, or orchard	Н	6	В	d	D.	Ь	Б	a.	ď	р	В	Ь	Ь		
	Feed store										Ь	Ь	Б	Ь		
	Nursery, major	S										p.*	d.	Ь		3.9.10
S S S	Nursery, minor										Ь	Ь	d.	а	S	
S S	Stable (commercial)	Ы	S												3.4	
irian clinic and/or kennel, S	Veterinarian clinic and/or kennel, indoor										S	d	ď	В		
	Veterinarian clinic and/or kennel, outdoor	s											Q.	a.		

3.6.6 AUTOMOBILE AND RELATED USES

·
A – Agricultural District

3.6.7 COMMERCIAL AND PROFESSIONAL USES

Zoning District Legend		-	Residential Districts	l District	n			Non-	Residen	Non-Residential and Mixed-Use Districts	Mixed-L	se Distr	icts	
S Special Use Permitted Use Prohibited Use Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	A – Agricultural District	SF-1 — Single Family Dwelling-1 District	SF-2 – Single Family Dwelling-2 District	SF-3 — Single Family Dwelling-3 District	eznebises Ramily Residence (Duplex) District	ylimeililuM — 1-1M L-92ndebiceA	ylinaitituM — 2-4M S-socidence S-socidence	NS – Neighborhood Service District	GR – General Retail District	C– Commercial District	Ll – Light Industrial District	Hi Heavy Industrial District	CA — Central Area District	znoitslugaß zitioaq2-azU
Building maintenance service and sales										В	ф	8		
Clinic, medical or dental								Ь	В	В	ď	Ь	В	
Contractor's shop and storage yard										d.	ď	В		
Dry cleaning plant											В	ů.		
Equipment and machinery sales and							1.0-101		-	6	А	ď		
Manufactured home display and sales												S		
Medical or scientific research lab							T-COMM	Б	В	н	Ы	Ь	Ь	
Office showroom/warehouse										۵	d	Ы	S	
Office, professional, general								Q;	2	œ.	er.	Ь	O.	
Open storage and outside display											a	Ь		
Print shop, major										d.	а	а	S	
Propane storage and distribution											e.	Ь		

3.6.8 EDUCATIONAL, INSTITUTIONAL, AND PUBLIC USES

	snoisslugas Andresellations		42	3.9.4													1000		
tricts	CA - Central Area District	d	2	*	S	А	9	S	a	ď	S	S	В	S			Ь	d	
Use Dist	HI – Heavy Industrial District	۵.	Р		S	Ь		S	۵				- B	В					
Mixed-	tohteid lainteubni tigid – ld	В	Ь		S	d	Q:	S	В	В	Ь	S	ď	Ь		В	۵	d	
ıtial and	C- Commercial District	р	c.	.5	S	O.	Ь	S	۵.	Ь	Ь	S	ď	d		d	ф	Н	1
Non-Residential and Mixed-Use Districts	GR – General Retail District	B	В		S	А	В	В	۵	Ь	S	S	d	s			4	Ь	
Non	District Design Pervice	Ь	a.		S	a.	OL.	В	e.	d		S	Ь	Ŋ			6	Ь	ľ
	ylinatifamly Residence-2	S			S.	Ь		a	a			S		S	S		Ь	d	
	Vimetitlamily – L-7M Residence-1	S			S	ь		S	d			S		S	S		d	В	
S	2F — Two Family Residence (Suplex) District	S			S	Q.		S	Ь					S	s		a	Ь	
Residential Districts	5F-3 — Single Family Dwelling-3 District	5			s	e.		S	а					S	S		Ь	ф	
sidentia	ylimg-1 Single Family Dweiling-2 District	S			S	QL.		S	a.					S	S		d	d	
æ	Vingle Family Dwelling-1 District	S			S	D.		S	Δ.					s	S		a.	d	
	ED – Estate Development	S			S	а		S	а					S	S		Ь	Ь	
	formal District	S			S .	ď	S	2	d	S		S		S	S	s	d	à.	,
Zoning District Legend	Permitted Use Special Use Permit Prohibited Use Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	Adult day care center	Art gallery or museum	Banquet/meeting hall	Cemetery or mausoleum	Church, rectory, or other place of worship	College, university or private school	e center	Fire station and public safety building	Fraternal organization, lodge, or civic club		Nursing/convalescent home	Post office, government and private	Public building, shop or yard of local, state or federal government	Rehabilitation care facility	Rehabilitation care institution	School, private or parochial (primary or secondary)	public	
	S Y	Adult da	Art galle	Banquet,	Cemeter	Church, r worship	College,	Day care center	Fire stati	raternal	Hospital	Nursing/	ost offic	Public bu	Rehabilit	Rehabilit	School, pri secondary	School, public	

CHYOLIMINING CHOOL CHOON T

3.6.9 ENTERTAINMENT AND RECREATIONAL USES

Permitted Use Permitted Us	Zoning District Legend			R	Residential Districts	District	yn			Non	-Residen	tial and	Mixed-L	Non-Residential and Mixed-Use Districts	icts	
(private) p	Permitted Use Special Use Permit Prohibited Use Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	A — Agricultural District	ED – Estate Development								GR – General Retail District	C– Commercial District	LI — Light Industrial District	HI – Heavy Industrial District	CA - Central Area District	enoifelugaß officaq2-aeU
mmercial (indoors) S	Amenity center (private)	Ь	d	В	В	ä	d	a	B						S	
tret/lubic) S S S S S P <th< td=""><td>Amusement, commercial (indoors)</td><td>5</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Н</td><td>В</td><td>Ь</td><td>В</td><td>S</td><td></td></th<>	Amusement, commercial (indoors)	5									Н	В	Ь	В	S	
ter (public) S S S S S S P <t< td=""><td>Amusement, commercial (outdoors)</td><td>S</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>S</td><td>S</td><td>5</td><td>S</td><td></td></t<>	Amusement, commercial (outdoors)	S										S	S	5	S	
htclub htclub htclub libition area	Community center (public)	S	S	S	5	S	S	5	S	di	Ь	Ь	Ь	d	ф	
Ibition area S S S S S S S S S S S S S S S S S S S	Dancehall or nightclub								_		S	S	S	S	S	
Inbition area	Day camp	В		S		_					d	i d	В	Ь		
Corcountry club P S S S S S P	Fairgrounds/exhibition area	S									S	S	S	S	S	
Or country club P	Game room												- S -			3.9.8
ange (indoor) S P <	Golf course and/or country club	д		S	S	S	S	S	5	Ь	Ь	Ь	ф	Ь	S	
nd (public) P <th< td=""><td>Gun or archery range (indoor)</td><td>S</td><td></td><td></td><td></td><td></td><td>:</td><td></td><td></td><td></td><td>S</td><td>S</td><td>۵</td><td>۵</td><td></td><td></td></th<>	Gun or archery range (indoor)	S					:				S	S	۵	۵		
lium (public) P S S S S F P <	Park or playground (public)	Ь	В	a	a.	B	Ь	В	Ы	Б	d	8	4	Ь	Ь	
icte (RV) parks and S S S S S S S S S S S S S S S S S S S	Play field or stadium (public)	Ь	S	S	S	S	S	5	S	Ь	d		ь	Ь	Ь	
club S S S S S S S S S S S S S S S S S S S	Recreational vehicle (RV) parks and campgrounds	s										S	9	OT.		
S S S S S S S S S S S S S S S S S S S	Swim and tennis club	S	S	S	S	S	S	S	S						S	
a la S	Theater (drive-in)	S										S	S	S	S	
	Theater (indoor)	S									S	R	В	Б	d	

3.6.10 INDUSTRIAL AND WHOLESALE USES

Zoning District Legend			Ě	Residential Districts	al Distric	ts			Non	Non-Residential and Mixed-Use Districts	tial and	Mixed-L	se Distr	icts	
Permitted Use Special Use Permit Prohibited Use Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	tointeiO lenutluoingA – A	framqolevel estata - 03	ylimgle Family Dwelling-1 District	ylime1 əlänis — S-72 Dwelling-2 District	Vingle Family — E-72 Dwelling-3 District	2F — Two Family Residence (Duplex) District	MF-1 — Multifamily Residence-1	MF-2 — Multifamily Residence-2	92 – Neighborhood Service District	GR – General Retail District	C- Commercial District	12 – Light Industrial District	HI – Heavy Industrial District	CA – Central Area District	snoitslugaR afficaq2-aeU
Bakery and confectioners works (wholesale)										۵	a	GL.	8	۵	
Concrete/asphalt batching plant													S		
Concrete/asphalt batching plant, temporary					0										3.9.6
High impact use													S	Ī	
Manufacturing, heavy												S	P		
Manufacturing, light				0.40000								-d	В		
Mini-warehouse/self-storage									S	S	Ь	Ь	e e	Ī	
Sand and gravel storage		37	0.000	8								a	Ь		
Warehouse/distribution center											S	0.	Ь		
Wholesale office storage or sales facility						0.000		1	200		0	a	Q	U	

3.6.11 RETAIL AND SERVICE USES

	Use-Specific Regulations	3.9.1							3.9.5										
icts	CA – Central Area District	S.	d	6	Ь	Ь	O.			В	S	Р	В					Ь	Ь
Non-Residential and Mixed-Use Districts	H1 - Heavy Industrial District	. S.	c.	В	Ь	Ь	d		5*	Б	a	Ь	d	9	S			В	۵
Mixed-	12 — Light Industrial District	5*	d.	۵	a	G.	O.		S.	В	В	Н	8	Б	S	ф	S	Ь	ð
ntial and	C Commercial District	5*	А	Б	6.	o.	а	S		В	S	a.	d	a	S	d		В	Ь
-Kesider	5R – General Retail District	.5	Ь	Ь	d:	d.	۵	S		Ь		Ь	Ь		S			Ь	d
Non	NS – Neighborhood Service District		В	S	a.		d		1	В		d	d					В	
	MF-2 — Multifamily Residence-2																		
	MF-1 — Multifamily Residence-1															3 3 30			
2	2F — Two Family Residence (Duplex) District																	1000000	
אווצוע וו	ylims4 əlgni2 — £-42 Dwelling-3 District									Park (
Kesigential Districts	SF-2 – Single Family Dwelling-2 District																		
2	ylime 9le Family Dwelling - 1. District																		
	ED – Estate Development																		
	forticial fortilation A			0.0															
Zoning District Legend	Special Use Permit Special Use Permit Prohibited Use Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	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	Big box retail development	Body art studio	Building materials and hardware sales, inside storage	Building materials and hardware sales,	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

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	Use-Specific Regulations																				
ricts	Sentral Area District	В	۵	В	Ь		Ь	р		Ь	Ь	d	Р	Ь	d			S	۵	Ь	d
Use Dist	HI — Heavy Industrial District	Р	ф	d	Ы	B	В	Ь	Ь	Ь	а	d	Ь	Ь	Ь		Ь	Ь	D.	Ь	В
Mixed-	taintaid laintaubni thgil – Ll	Ь	Ь	Ь	ď	Р	Р	Ь	d	Ь	a.	۵	ь	d	Ы	S	8	C.	Ь	Ь	2
ntial and	tointsiG leionemmoD ~D	Q.	a	8	Н	р	Р	ď	S	р	В	d	Ь	Ы	6.	,,,,,,	a	а	Ь	Ь	d
Non-Residential and Mixed-Use Districts	GR – General Retail District	а	0.	В	S		В	d		8	Ы	a	d	В	Ь		a.	Ь	Ы	Ь	М
No	MS ~ Neighborhood Service District	Ь		S	S								S	a	S		S		s	S	
	MF-2 — Multifamily Residence-2																				
	MF-1 — Multifamily Residence-1														,						
tt.	2F – Two Family Residence (Duplex) District																				
Residential Districts	ylimgle Family — E-72 Dwelling-3 District																				
esidenti	ylingle Family Dwelling-2 District								,												
~	ylime7 əlgni2 — I72 TəitisiG I-gnilləwG																				
	fnəmqoləvəG ətstz = - G3																				
	spiriziā lerutlupingA — A																				S
Zoning District Legend	Permitted Use Special Use Permit Prohibited Use Special Conditions Apply (see Section 3.9, Use-Specific Regulations) 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

Non-Residential and Mixed-Use Districts	בו בייז District בייז District בייז בייז בייז בייז בייז בייז בייז ביי	SBBB			be be be be be	The second secon		S	9 9 9	4		4 4	9 9 P P	d d d d		a a a
	(Duplex) District MF-1 — Multifamily MF-2 — Multifamily Residence-2				p* p* 2*			S S S					р Р	6 6		5 5
Residential Districts	SF-2 — Single Family Dwelling-2 District SF-3 — Single Family Dwelling-3 District				d .d .d			S S					ЬР	PPP		5 5
Re	finemqoloved ostata — G3 Vilme3 e Sanity Vilme3 - L-12				ad .d			S S					d	d		5 5
	tairicultural District	S			*d		- 1	S				olic	2	Di.		۵
Zoning District Legend	Permitted Use Special Use Permit Prohibited Use Special Conditions Apply (see Section 3.9, Use-Specific Regulations)	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	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	Transportation and utility structures/facilities	Truck terminal	Utility distribution/transmission lines

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

Descripti	on	Requirements							
Minimum Lot Area		None							
Minimum Lot Width	***	None							
Minimum Lot Depth		None 25 feet							
Minimum Front Yard									
Minimum Side Yard	Interior Lot	10 feet							
Minimum side fard	Corner Lot	25 feet							
Minimum Rear Yard		20 feet							
Maximum Lot Coverag	ė	None, unless single family or two family zoning districts or developments are within 200 feet of the property line, in which a 40 footheight maximum shall apply.							
Maximum Height									
Maximum Floor Area F	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:

- The expansion or reconstruction does not increase the square footage of the existing building by more than 50 percent; and
- 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:

- 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
 - 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
 - Landscaped screening is required for all parking areas and drive aisles within 50 feet of the property line.
- d. Landscaping adjacent to buildings
 - 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