

**Ordinance No. 2016.05**  
**Village of Salado**  
**County of Bell**  
**State of Texas**  
**February 18, 2016**

**PLANNED DEVELOPMENT DISTRICT NO. 3**

**AN ORDINANCE ENACTED IN COMPLIANCE WITH ORDINANCE NO. 2013.08.14, AS AMENDED, OF SALADO; CREATING PLANNED DEVELOPMENT DISTRICT NUMBER THREE, WHICH SHALL ENCOMPASS THE BOUNDARY OF THE PROPERTY, ADOPTING DEVELOPMENT STANDARDS; ADOPTING A CONCEPT PLAN, AND FURTHER ESTABLISHING REGULATIONS FOR THE DEVELOPMENT AND CONSTRUCTION OF A MASTER-PLANNED COMMUNITY; INCLUDING THE INCORPORATION OF RESTRICTIVE COVENANTS; AND PROVIDING FOR THE FOLLOWING: RULES; STANDARDS; PROCEDURES; CRIMINAL PENALTIES; SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS,** the Board of Aldermen of the Village of Salado (“Board of Aldermen”) seeks to protect the health, safety, and welfare of those living, working, and visiting the Village of Salado (“Village”); and

**WHEREAS,** the Board of Aldermen finds that the public benefit from rules and regulations that are crafted specifically to govern particular tracts for particular projects through the enactment of Planned Development Districts, as allowed by Section 3.16 of the Village of Salado Zoning Ordinance No. 2013.08.14, as amended, that address (a) the superior design of lots or buildings; (b) increased recreation and/or open space opportunities; (c) protection or preservation of natural amenities and environmental assets such as trees, creeks, ponds, floodplains, slopes, hills, view scapes, and wildlife habitats; (d) an appropriate balance between the intensity of the development and the ability to provide adequate supporting public facilities and services; and

**WHEREAS,** the Planned Development District (“PD District”) is a district that accommodates planned associations of uses developed as an integrated whole featuring an appropriate combination of uses which may be planned, developed or operated as integral land use units; and

**WHEREAS,** absent a zoning classification regulating the particular land use as defined in this Ordinance, a PD District may be used to permit new, complex or innovative concepts in land utilization not accommodated by existing zoning districts in the Village of Salado Zoning Ordinance No. 2013.08.14; and

**WHEREAS,** pursuant to Texas Local Government Code Section 51.001, the Village has general authority to adopt an ordinance or police regulation that is for good government, peace or order of the Village and is necessary or proper for carrying out a power granted by law to the Village; and

**WHEREAS,** pursuant to Chapter 211 of the Texas Local Government Code, the Village has broad zoning authority; and

**WHEREAS,** the Board of Aldermen finds that it is necessary and proper for good government, peace or order of the Village of Salado to adopt an ordinance regulating land use and development through Planned Development Districts; and

**WHEREAS,** the Owners of approximately 251.187 acres (Areas A and, B) of land in Bell County, Texas, more particularly described in Exhibit "A" and shown on the attached *Exhibit "B"* (collectively referred to as the "*Land*"), have requested that the Property be zoned to PDD-MU (Planned Development Mixed Use - Area A), and PDD-MU (Planned Development Mixed Use – Area B), Planned Development District No.3 ("PDD No. 3") with rights associated herein; and

**WHEREAS,** the Board of Aldermen finds that the use of a PD District at this location and for this particular Project, allows for the reasonable and prudent use of land because the Developer is complying with requirements not yet set forth by ordinance; and

**WHEREAS,** the Board of Aldermen finds that the Planned Development District Ordinance affixed to this Ordinance as *Attachment "A"*, and incorporated herein for all purposes, is beneficial to the Village, preserves characteristics consistent with the Comprehensive Plan, and is in the best interests of the citizens; and

**WHEREAS,** the Planning and Zoning Commission held a public hearing and recommended denial of the requested PD zonings as follows:  
Area A: P&Z recommended 3-0 to deny the request; the reason for denial is rezoning of the SF-7 zoned lots near/along Baines Street;  
Area B: P&Z recommended 3-0 to deny the request; the reason for denial is lack of detail in the PD Concept Plan particularly as it relates to roads and uses

**WHEREAS,** in such a manner as required by law, the Village, by and through the Board of Aldermen's legislative authority, held a public hearing on the proposal to initially zone the Property; and

**WHEREAS,** the Board of Aldermen deems it appropriate to grant the Property such proposed zoning to PDD-MU for Area A and PDD-MU for Area B by creating PDD Ordinance No. 3.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Aldermen of Salado:

**1. FINDINGS OF FACT**

The Board of Aldermen finds that the facts and matters in the foregoing recitals are true and correct; and, are hereby incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

**2. ENACTMENT**

- A. Ordinance.** This Ordinance is hereby established so to read in accordance with *Attachment "A,"* which is attached hereto and incorporated into PDD Ordinance No. 3 for all intents and purposes.
- B. Zoning Map.** The official zoning map of the Village is hereby amended to reflect the zoning designations established in *Attachment "A "* of PDD No. 3.
- C. Development Plan.** This Ordinance, together with the Attachments and related exhibits, constitutes the development plan for the Property created by this Ordinance. All land use and development standards within PDD No. 3 for the Property must conform to the limitations and conditions set forth in the Code of Ordinances, this Ordinance, and its Attachments and related exhibits. Enactment of this Ordinance shall constitute the Board of Aldermen's approval of the development plan.
- D. PD Concept Plan.** The PD Concept Plan, attached to *Attachment "A" as Exhibit "C"* is hereby approved in compliance with Section 3.16 Planned Development District.
- E. Conflicting Provisions.** The provisions of PDD No. 3 shall govern the development of the Land. In case of a conflict between the provisions of PDD No. 3 and the Village's Zoning Ordinance, 2013.08.14, as amended, the provisions of PDD No. 3 shall control. If not specifically addressed in PDD No. 3, the Village's Zoning Ordinance, 2013.08.14, as amended, shall control.
- F. Attachments and Exhibits.** The following Attachments and their related exhibits are incorporated into this Ordinance in their entirety, as though set forth fully in the text of this Ordinance:

Attachment "A" – Planned Development District

- Exhibit A Description of Land – Metes and Bounds
- Exhibit B Map of Area Zoned (Areas A and B)
- Exhibit C PD Concept Plan
- Exhibit D Listing of Allowed Uses
- Exhibit E Density Units Table

**3. REPEALER**

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance

shall be and remain controlling as to the matters regulated, herein.

#### **4. PENALTY**

Any person, firm, or corporation, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance or the Village of Salado's Zoning Ordinance, 2013.08.14, as amended shall be deemed guilty of a misdemeanor, and upon conviction fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation exists shall constitute a separate offense. The penal provisions shall not preclude the Village of Salado from filing suit to enjoin violations of this ordinance. The Village of Salado retains all legal rights and remedies available to it pursuant to local, state and federal law.

#### **5. SEVERABILITY**

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

#### **6. CODIFICATION**

The Village Secretary is hereby directed to record and publish the attached rules, regulations and policies in the Village's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

#### **7. EFFECTIVE DATE**

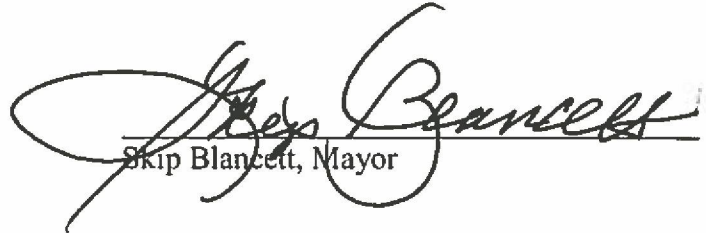
This Ordinance shall be effective immediately upon passage and publication as provided for by law.

#### **8. PROPER NOTICE & MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the 18<sup>th</sup> day of February, 2016  
by a vote of 4 (ayes) to 1 (nays) to 0 (abstentions)  
of the Board of Aldermen of the Village of Salado.

VILLAGE OF SALADO:

  
Skip Blancett, Mayor

ATTEST:

  
Mary Ann Ray, Village Secretary

# *Attachment "A"*

## **Village of Salado**

### **PLANNED DEVELOPMENT DISTRICT NO. 3**

#### **ARTICLE 1. ENACTMENT PROVISIONS**

**1.1. Popular Name.**

This Article shall be commonly cited as the "PDD No. 3 Ordinance."

**1.2. Purpose.**

The enactment of this Article memorializes the Board of Aldermen's legislative approval of the Planned Development District Ordinance. This Chapter also creates the zoning classification "Planned Development District No. Three (PDD No. 3)."

**1.3. Scope.**

This Article applies to the Land described in Exhibit "A".

#### **ARTICLE 2. DEFINITIONS**

**2.1. General.**

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

**2.2. Specific.**

***Village:*** the Village of Salado, an incorporated municipality located in Bell County, Texas ("Village").

***Developer:*** Sanctuary Development Company, a Texas limited liability company, incorporated under the laws of the State of Texas.

***Property:*** Approximately 251.187 acres located within the Village Limits of Salado, in Bell County, Texas, commonly known as Sanctuary and more fully described in *Exhibit "A"* of *Attachment "A"* and incorporated into this agreement for all purposes.

### ARTICLE 3. APPROVAL

- 3.1. **PDD No. 2 Approved.** PDD No. 2 is hereby fully approved by the Board of Aldermen, by and through its body's legislative authority.
- 3.2. **Execution of PDD No. 2.** The Board of Aldermen hereby authorizes the Mayor to execute PDD No. 2 on behalf of the Village.
- 3.3. **Recordation.** The Board of Aldermen hereby instructs the Village Secretary to publish PDD No. 2 in and among the official records of the Village, and cause PDD No. 2 to be filed in and among the official public records of Bell County.

### ARTICLE 4. REGULATIONS

- 4.1. **Boundary.** The boundary of PDD No. 3 shall be defined as Areas "A" and "B" in *Exhibit "B" of Attachment "A."*
- 4.2. **Zoning.** The Property is hereby designated "PDD No. 3" with base districts of PD-MU (Planned Development Mixed Use - Area A), and PD-MU (Planned Development Mixed Use – Area B), and shall be developed in accordance with the PD Concept Plan. Base zoning districts and allowed uses are included as *Exhibit "D"*. Matters not specifically addressed in this Ordinance shall be regulated by applicable sections of the Village's Code of Ordinances. If there is a conflict between PDD No. 3 and the regulations of the Zoning Ordinance, PDD No. 3 shall supersede the specific conflicting provisions of the Zoning Ordinance. All matters not specifically addressed in PDD No. 3 shall be regulated by applicable sections of the Village's Code of Ordinances.
- 4.3. **PD District Concept Plan.** The Property shall be developed in accordance with the PD District Concept Plan, as approved by the Village.
- 4.4. **PD District Site Plan:** Prior to beginning any development on a building site for non-residential, multiple-family, or residential development, a detailed Site Plan shall be submitted to the Village for review and action in compliance with Section 3.16 Planned Development District and Section 2.6 Concept Plan and Site Plan Review Processes of the Zoning Ordinance. No construction shall commence prior to approval of the detailed Site Plan.
- 4.5. **Design Standards.** Architectural, site, and landscape design shall be in conformance with Design Standards to be approved by the Board of Aldermen. Restrictive covenants, if any, or Property Owner Association requirements, if any must be in conformance with the Design Standards approved by the Board of Aldermen.
- 4.6. **Alternative Design Standards.**

**Area A:** A buffer, 60' in depth, will be provided in Area A between any new commercial buildings and/or structures that abut a single-family detached home that was

existing as of November 25, 2015. Such buffer shall consist of an opaque fence, and/or continuous trees, and/or comparable landscape and hardscape materials that provide a full screen between uses.

**Area B:** A buffer, 110' in depth, will be provided in Area B between the eastern property line of residential lots fronting Salado Oaks Drive and the proposed development; and all development in the buffer area will be single family-detached only

- 4.7. **Architectural Review Board.** The Developer shall establish an Architectural Review Board with at least one member being a registered architect and one member being a registered landscape architect to review and approve all site, architectural, and landscape plans in compliance with the Design Standards referenced in Section 4.5 and 4.6.
- 4.8. **Density Transfer/Use Exchanges.** Density transfers are allowed as follows:
- a. Density may be transferred between the phases proposed for the Project by up to twenty percent (20%) of the then approved density as shown in the Concept Plan for the receiving phase, if sufficient sewer capacity is available or if an owner agrees to any sewer upgrades necessary to accommodate the density changes. Such transfers shall be a Minor Amendment.
  - b. Transfers exceeding twenty percent (20%) of the then approved density in the receiving phase shall require a Major Amendment to the Conceptual Master Plan for the affected phases.
  - c. An Owner shall be responsible for tracking density transfers at the time of filing a Preliminary Plat by such Owner. Each such Owner shall provide the Village with an updated Conceptual Master Plan each time a density transfer is approved. The Owners may exchange residential uses for non-residential uses, and vice versa, using density unit equivalents ("DU") as the density conversion factor in accordance with the Density Units Table attached hereto as Exhibit "E".
  - d. If such exchanges do not increase the Project's overall density by more than 20% based on DUs and the resulting land uses are allowed in the Land Use Chart, the Village Administrator shall approve such an exchange administratively as a Minor Amendment. If the exchange increases density by more than 20% or otherwise changes any conditions or assumptions beyond what is otherwise allowed in this Agreement, the City may treat such exchanges as a Major Amendment and process the proposed change accordingly.
  - e. Each owner seeking an amendment shall provide the Village with an updated Conceptual Master Plan with its application for a Major or Minor Amendment.
  - f. Due to the fact that the Project comprises a significant land area and its development will occur in phases over a number of years, each Owner may make Major Amendments or Minor Amendments to the Conceptual Master



Plan as applied to such Owner's Tract upon notification to the Village Administrator. Major Amendments to the Conceptual Master Plan shall require approval of the Village Board of Aldermen, which approval will not be unreasonably withheld, conditioned or delayed. Minor Amendments to the Conceptual Master Plan may be administratively approved by the Village Administrator or representative designated by the Board of Aldermen. Such Owner shall provide the Village with an updated Conceptual Master Plan with its application for a Major Amendment or Minor Amendment.

- g. The land uses established in the PD Concept Plan, along with the maximum square footage, rooms or units associated with each land use, are set forth below:

General Use Categories:

Commercial (e.g. office, retail, restaurants, etc)	515,000 HSF
Entertainment Venue (performing arts)	40,000 HSF
Lodging	355 rooms
Multi-Family (multi-story, including senior housing, rental)	575 units
Multi-Family (for sale, including condos, townhomes, duplexes)	130 units
Single Family (for sale)	364 units
Parking Garage(s)	500 spaces

Ancillary service buildings, kiosks, band shell, entry monument structures, pools, fountains, artwork, mechanical equipment storage, maintenance buildings, wastewater treatment plant.

**4.9. Parks and Recreation and Open Space.** In recognition of the character of the Project as a master-planned community and in acknowledgement of the substantial private parkland, recreational areas, greenbelts, trails and recreational facilities that will be provided by the Owners, the Village agrees that no public parkland dedication or fees in lieu of dedication will be required from any Owner. On an overall Project basis, the Owners shall provide an amount of private parkland, recreational areas, greenbelts, trails, and recreational facilities that is equal to or in excess of the amount currently shown in the Conceptual Master Plan. An Owner shall have the right to modify the location and configuration of the of the private parkland, recreational areas, greenbelts, trails and recreational facilities on such Owner's Tract as shown on the Conceptual Master Plan as a Minor Amendment provided that the total amount of private parkland, recreational areas, greenbelts, trails, and recreational facilities currently shown on the Conceptual Master Plan is maintained. The applicable Owners, or a property owners' association established by the Applicable Owners (including but not limited to the Master Association), shall be obligated to construct, operate and maintain such parkland, recreational areas, greenbelts, trails, and recreational facilities.

- a. Trail System. In recognition of the Owners' plans to provide and maintain an extensive trail network throughout the Project, no other public trail easements or improvements shall be required. Each Owner will establish reasonable behavioral policies and available times for all Village residents to use the Project's trail system.
- b. Open Space. Open space shall be owned and maintained by each Owner as

applicable, the Master Association, a qualified land trust or a governmental entity.

- c. Master Association. The Master Association may own, operate and maintain all privately owned parks, greenbelts, trails and park improvements constructed by any Owner within the Project.

**4.10 Transportation.** Streets shall conform to the Village of Salado's Transportation Plan and the following:

- a. The entrance to Salado Oaks Drive on the east end shall be gated for emergency access only.
- b. Off-site streets or private roadways that connect to the Land shall conform to the Village of Salado's Code of Ordinances.
- c. Off-site residential streets or private roadways that connect to the Land shall be constructed with traffic calming devices.
- d. Off-site street improvements to Village Streets or private streets that are peripheral to the Property shall be constructed in accordance with design standards and construction plans approved by the Village Board of Aldermen.
- e. New, off-site Village Streets or private streets that are peripheral to the Property shall be constructed in accordance with design standards and construction plans approved by the Village Board of Aldermen.

## **ARTICLE 5. ENFORCEMENT**

**5.1. Civil & Criminal Penalties**

The Village shall have the power to administer and enforce the provisions of this Article as may be required by governing law. Any person violating any provision of this Article is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this Article is hereby declared to be a nuisance.

**5.2. Criminal Prosecution**

Any person violating any provision of this Article shall, upon conviction, be fined a sum not exceeding Two Thousand dollars (\$2,000.00). Each day that a provision of this Chapter is violated shall constitute a separate offense. An offense under this Article is a misdemeanor.

**5.3. Civil Remedies**

Nothing in this Article shall be construed as a waiver of the Village's right to bring a civil action to enforce the provisions of this Chapter and to seek remedies as allowed by law, including, but not limited to the following:

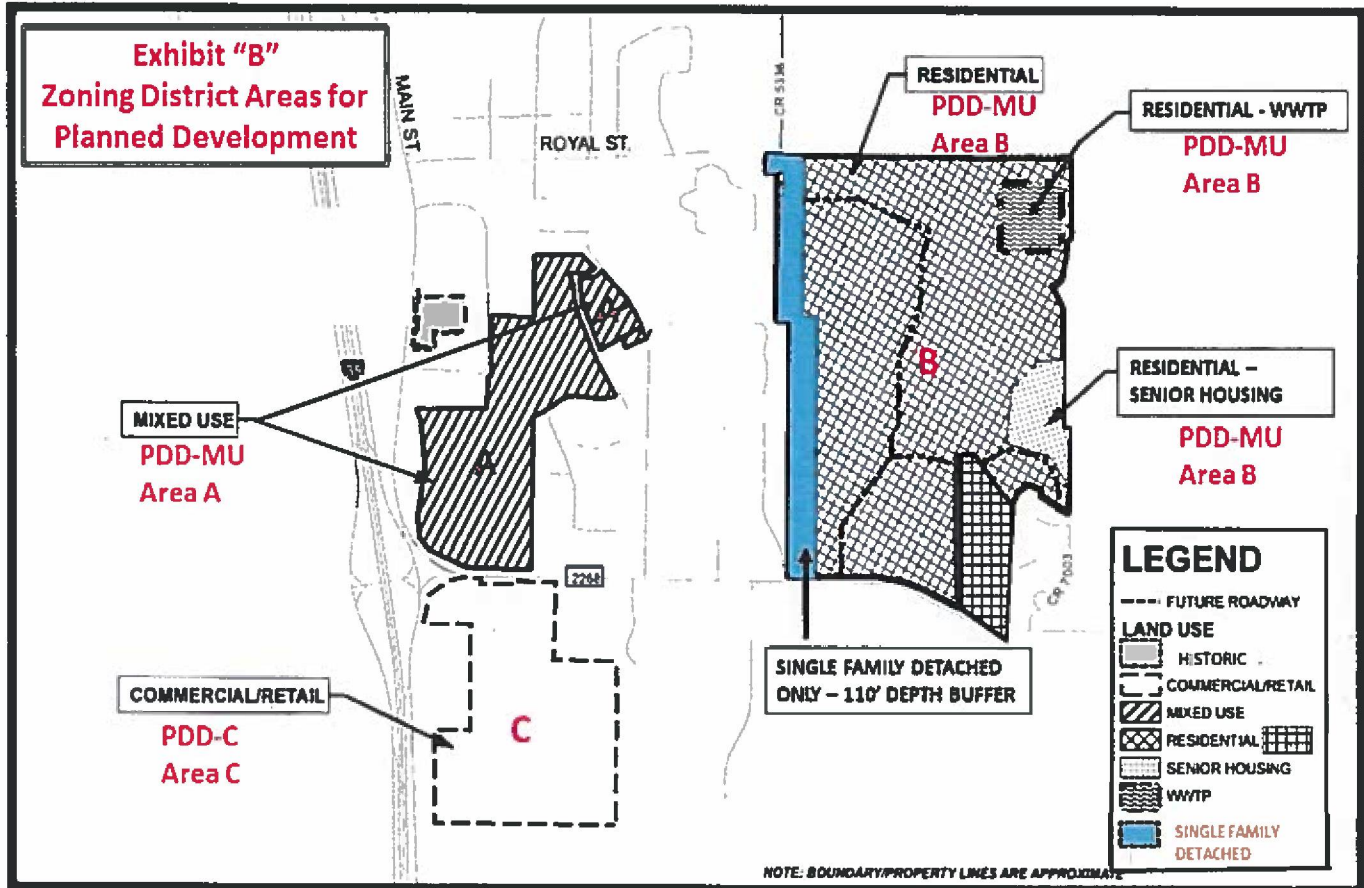
- a. **Injunctive relief** to prevent specific conduct that violates the Article or to require specific conduct that is necessary for compliance with the Chapter; and
- b. **A civil penalty** up to Five Hundred dollars (\$500) a day to be assessed for violations of this Article, in addition to other available relief.
- c. **Stop Work Order.** In the event work is not being performed in accordance with

this Chapter, the Village shall issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect.

- d. **Withhold Authorizations.** Among other civil remedies, the Village may withhold related development approvals to ensure compliance with this Article.

*Exhibit "A"*  
*Description of Land – Metes and Bounds*

**Exhibit "B"**  
**Map of Area Zoned (Areas A and B)**

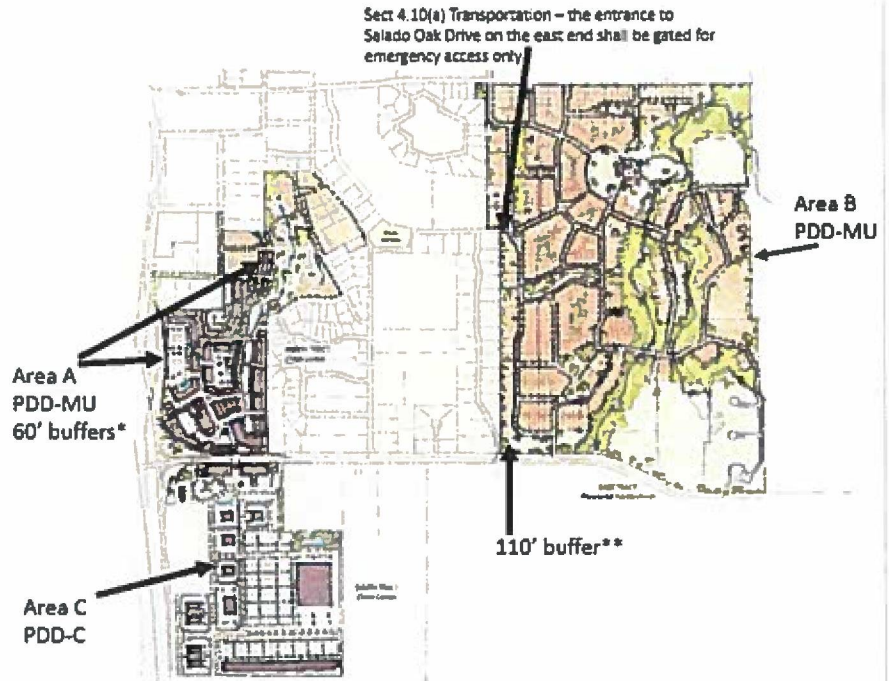


**Exhibit "C"**  
**PD Concept Plan**

**Exhibit "C"**  
**Sanctuary**  
**Concept Plan**

\*A buffer, 60' in depth, will be provided in Area A (PDD-MU) between any new commercial buildings and/or structures that abut a single-family detached home that was existing as of November 25, 2015. Such buffer shall consist of an opaque fence, and/or continuous trees, and/or comparable landscape and hardscape materials that provide a full screen between uses.

\*\*A buffer, 110' in depth, will be provided in Area B (PDD-MU) between the eastern property line of residential lots fronting Salado Oaks Drive and the proposed development. All development in buffer is Single Family Detached only.



*Exhibit "D"*  
*Listing of Allowed Uses*

**Area A: Planned Development Mixed Use (PDD-MU) - Permitted Uses**

<b>AGRICULTURE</b>	
Farms, General (Crops)	C
Farms, General (Livestock/Ranch)	C
Greenhouse (Non-Retail/Hobby)	P
Orchard/Crop Propagation	C
Plant Nursery (Grown for Commercial Purposes)	P
<b>RESIDENTIAL</b>	
Accessory Building/Structure (Residential)	P
Accessory Building/Structure (Non-Residential)	P
Caretaker's/Guard's Residence	P
Community Home	P
Duplex / Two-Family <i>{See Zoning Ordinance - Defined under Two-Family Dwelling}</i>	P
Family Home (Adult Care in Place of Residence)	P
Four Family (Quadraplex)	P
Home Occupation	C
Living Quarters On-Site Wit A Business	P
Multi-Family Dwelling	P
Private Street Subdivision	C
Residential Loft	P
Rooming/Boarding House <i>{See Zoning Ord -Defined Under Boarding or Rooming House}</i>	P
Single Family Dwelling, Detached	P
Single Family Dwelling, Attached (Townhouse)	P
Patio Homes (Zero Lot Line Dwelling)	P
Swimming Pool (Private)	P
Three Family (Triplex)	P
<b>OFFICE</b>	
Armed Services Recruiting Center	P
Check Cashing Service	C
Credit Agency	P
Insurance Agency Offices	P

Offices (Brokerage Services)	P
Offices (Health Services)	P
Offices (Legal Services)	P
Offices (Medical Office)	P
Offices, Professional and General Business	P

**P=Permitted, C=Conditional**

<b>OFFICE – CON'T</b>	
Offices (Parole – Probation)	P
Real Estate Offices	P
Telemarketing Center	P
Bank	P
Savings and Loan	P
Security Monitoring Company (No Outside Storage)	P
<b>PERSONAL &amp; BUSINESS SERVICES</b>	
Appliance Repair	P
Artist Studio	P
Ambulance Service (Private)	P
Automobile Driving School	P
Automatic Teller Machines (ATM's)	P
Barber Shop (Non-College)	P
Beauty Shop (Non-College)	P
Bed & Breakfast Inn or Facility(s)	P
Communication Equipment (Installation and/or Repair – No outdoor sales or storage)	P
Computer Sales	P
Cooking School	P
Credit Unions	P
Dance/Drama/Music Schools (Performing Arts)	P
Extended Stay Hotels/Motels	P
Exterminator Service (No outdoor sales or storage)	P
Financial Services (Advice/Invest)	P
Funeral Home or Mortuary	P
Motel or Hotel	P
Martial Arts School	C
Kiosk (Providing A Service)	P
Laundry/Dry Cleaning (Drop Off/Pick Up)	P



Locksmith	P
Mini-Warehouse/Self Storage	P
Photo Studio	P
Photocopying/Duplicating	P
Security Quarters as Associated with a Business (Live-In)	P
Skin Care Clinics	P
Shoe Repair	P
Studio for Radio or Television	P

**P=Permitted, C=Conditional**

<b>PERSONAL &amp; BUSINESS SERVICES – CON'T</b>	
Tailor Shop	P
Tool and Machinery Rental (Indoor Storage)	P
Tool and Machinery Rental (Outdoor Storage)	P
Travel Agency	P

<b>RETAIL</b>	
All-Terrain Vehicle Dealer / Sales Only	P
Antique Shop	P
Art Dealer/Gallery	P
Auction Business (Indoor only)	P
Auto Sales (New and Used)	P
Auto Supply Store for New & Rebuilt Parts	P
Bakery or Confectionary (Retail)	P
Beer and Wine and Package Stores and Mixed Beverage Sales ( <i>Refer to Ordinance # 2008.09</i> )	P
Bike Sales and/or Repair	P
Book Store	P
Building Material Sales	P
Cabinet Shop (Manufacturing)	P
Cafeteria	P
Consignment Shop	P
Convenience Store (With Gas Sales)	P
Convenience Store (Without Gas Sales)	P
Department Store	P
Drapery, Blind, Furniture Upholstery Shop	P
Firearms (in-store and special order)	P
Florist Shop	P

Food or Grocery Store	P
Furniture Store, New and Used (Indoor)	P
Garden Shop (Inside Storage)	P
Gravestone/Tombstone Sales	P
Artisans Shop	P
Hardware Store	P
Home Improvement Center	P
Lawnmower Sales and/or Repair	P
Major Appliance Sales (Indoor)	P
Market (Public)	P
Motorcycle Dealer (New and/or Repair)	P

**P=Permitted, C=Conditional**

<b>RETAIL – CON'T</b>	
Personal Watercraft Sales (New and/or Repair)	P
Needlework Shop	P
Pet Shop/Supplies	P
Pharmacy	P
Plant Nursery (Retail Sales Outdoors)	P
Recycling Kiosk	C
Restaurant (With No Drive-Through Service)	P
Restaurant (With Drive-In Service)	P
Restaurant (With Drive-Through Service)	P
Restaurant (Mobil Food Unit/Vendor)	P
Restaurant (With Music and/or Dancing)	P
General Retail Store	P
Security Systems Installation Company	P
Sporting Goods Store	P
Studio, Tattoo or Body Piercing	P
Temporary Outdoor Retail Sales / Commercial Promotion	P
Upholstery Shop (Non-Auto)	P
Used Merchandise; Furniture	P
Vacuum Cleaner Sales and Repair	P
Veterinarian Clinic (Indoor Kennels)	P
Woodworking Shop (Ornamental) / Hand-Built Furniture	C

**TRANSPORTATION & AUTO SERVICES**

Antique Vehicle Restoration	P
Auto Body Repair	P
Auto Financing & Leasing (Indoor)	P
Automobile Accessory Installation (Minor)	P
Auto Interior Shop / Upholstery	P
Auto Muffler Shop	P
Auto Paint Shop	P
Automobile Repair, Major	P
Automobile Repair, Minor	P
Auto Tire Repair /Sales (Indoor)	P
Auto Laundry or Car Wash, Unattended	P
Auto Laundry or Car Wash, Attended	P
Limousine / Taxi Service	P
Parking Lot Structure, Commercial (Auto)	P

**P=Permitted, C=Conditional**

<b>TRANSPORTATION &amp; AUTO SERVICES – CON'T</b>	
---	--

Quick Lube/Oil Change/Minor Inspection	P
Tire Dealer, With or Without Open Storage	P

<b>AMUSEMENT &amp; RECREATION SERVICES</b>	
--	--

Amusement Devices/Arcade (Four or More Devices)	C
Amusement Services (Indoors)	P
Amusement Services (Outdoors)	P
Billiard / Pool Facility (Three or More Tables)	C
Bingo Facility	C
Bowling Center	C
Country Club (Private)	P
Music / Dancing Facility	P
Day Camp for Children	C
Dinner Theatre	P
Earth Satellite Dish (Private, less than 3' in diameter)	P
Civic/Conference Center	P
Golf Course (Miniature)	P
Golf Course (Public/Private)	C
Health Club (Physical Fitness) <i>{See Zoning Ordinance - Defined under Studio, Health, Reducing or Fitness}</i>	P
Membership Sports	P

Motion Picture Theater (Indoors)	P
Motion Picture Studio, Commercial Film	P
Museum	P
Park and/or Playground (Private or Public)	P
Skating Rink	P
Swimming Pool (Commercial)	P
Tennis Court (Lighted)	P
Tennis Court (Private/Not Lighted)	P
Theater (Non-Motion Picture)	P
Travel Trailers / R.V.'s (Short-Term Stays)	C
Travel Trailers / R.V.'s (Storage)	C
Video Rental / Sales	P
<b>INSTITUTIONAL / GOVERNMENTAL</b>	
Antenna (Non-Commercial) <i>{See Zoning Ordinance - Defined within Section 4.1.H}</i>	P
Antenna (Commercial) <i>{See Zoning Ordinance - Defined within Section 4.1.H}</i>	See Section 4.1H
Assisted Living Facility	C
Broadcast Towers (Commercial)	See Section 4.1H
<b>INSTITUTIONAL / GOVERNMENTAL – CON'T</b>	
Wireless Communications Tower <i>{See Zoning Ordinance - Defined within Section 4.1.H}</i>	See Section
Cemetery and/or Mausoleum	C
Child Day Care (Business)	C
Church/Place of Worship	P
Civic Club	P
Medical Clinic or Office <i>{See Zoning Ordinance - Defined under Medical Facilities}</i>	P
Community Center (Municipal)	P
Electrical Transmission Line	C
Emergency Care Clinic	P
Fire Station	P
Franchised Private Utility (Not Listed)	P
Gas Transmission Line (Regulating Station)	C
Governmental Building (Municipal, State or Federal)	P
Helistop	C
Hospice (Administration/Business Office)	C
Hospital (Acute Care/Chronic Care)	P

Library (Public)	P
Mailing Service (Private)	P
Non-Profit Activities by Church	P
Nursing/Convalescent Home	P
Philanthropic Organization	P
Telephone and Exchange, Switching/Relay or Transmitting Station	C
Post Office (Governmental)	P
Radio, Television or Microwave Tower <i>{See Zoning Ordinance -Defined within Section 4.1.H}</i>	C
Rectory/Parsonage	P
Home for the Aged, Residence	P
School, K through 12 (Private)	P
School, K through 12 (Public)	P
School, Business/Commercial Trade	P
Sewage Pumping Station	C
Utility Distribution/Transmission Lines	C
Wastewater Treatment Plant (Public)	C
Water Supply Facility (Private)	C
Water Supply Facility (Elevated Water Storage)	C
Water Treatment Plant (Public)	C

**P=Permitted, C=Conditional**

<b>LIGHT MANUFACTURING</b>	
Contractor's Office/Sales, No Outside Storage including Vehicles	P
Contractor's Temporary On-Site Construction Office	P
Open Storage/Outside Storage	C

**P=Permitted, C=Conditional**

**Area B: Planned Development Mixed Use (PDD-MU) - Permitted Uses**

<b>AGRICULTURE</b>	
Bulk Grain and/or Feed Storage	P
Farms, General (Crops)	P
Farms, General (Livestock/Ranch)	P
Greenhouse (Non-Retail/Hobby)	P
Livestock Sales	P
Orchard/Crop Propagation	P
Plant Nursery (Grown for Commercial Purposes)	P
Stable, Commercial	P
Stables (Private, Accessory Use)	P
Stables (Private, Principal Use)	P
<b>RESIDENTIAL</b>	
Accessory Building/Structure (Residential)	P
Accessory Dwelling	P
Caretaker's/Guard's Residence	P
Community Home	P
Duplex / Two-Family <i>{See Zoning Ordinance - Defined under Two-Family Dwelling}</i>	P
Family Home (Adult Care in Place of Residence)	P
Family Home (Child Care in Place of Residence)	P
Four Family (Quadraplex)	P
Garage Conversion	P
Home Occupation	P
Multi-Family Dwelling	P
Private Street Subdivision	C
Rooming / Boarding House <i>(See Zoning Ord-Defined Under Boarding or Rooming House)</i>	P
Single Family Dwelling, Detached	P
Single Family Dwelling, Attached (Townhouse)	P
Patio Homes (Zero Lot Line Dwelling)	P
Swimming Pool (Private)	P
Three Family Triplex	P
<b>PERSONAL &amp; BUSINESS SERVICES</b>	
Bed & Breakfast Inn or Facility(s)	P

**P=Permitted, C=Conditional**

<b>AMUSEMENT &amp; RECREATION SERVICES</b>	
Broadcast Station (with Tower)	C
Country Club (Private)	P
Day Camp for Children	C
Earth Satellite Dish (Private, less than 3' in diameter)	P
Civic/Conference Center	P
Fairgrounds / Exhibition	C
Golf Course (Public/Private)	C
Park and/or Playground (Private or Public)	P
Rodeo Grounds	C
Skating Rink	C
Swimming Pool (Commercial)	P
Tennis Court (Lighted)	P
Tennis Court (Private/Not Lighted)	P
Travel Trailers / R.V.'s (Short-Term Stays)	C
Travel Trailers / R.V.'s (Storage)	C
<b>INSTITUTIONAL / GOVERNMENTAL</b>	
Antenna (Non-Commercial) <i>{See Zoning Ordinance - Defined within Section 4.1.H}</i>	P
Antenna (Commercial) <i>{See Zoning Ordinance - Defined within Section 4.1.H}</i>	See Section 4.1H
Assisted Living Facility	P
Broadcast Towers (Commercial)	See Section 4.1H
Wireless Communications Tower <i>{See Zoning Ordinance - Defined within Section 4.1.H}</i>	See Section 4.1H
Cemetery and/or Mausoleum	C
Church/Place of Worship	P
Community Center (Municipal)	P
Fire Station	P
Franchised Private Utility (Not Listed)	P
Gas Transmission Line (Regulating Station)	C
Governmental Building (Municipal, State or Federal)	P
Group Day Care Home	P
Home for the Aged	P
Library (Public)	P
Maternity Home	C

Non-Profit Activities by Church	P
Nursing / Convalescent Home	P
Orphanage	C

**P=Permitted, C=Conditional**

<b>INSTITUTIONAL / GOVERNMENTAL cont.</b>	
---	--

Post Office (Governmental)	P
Rectory/Parsonage	P
Home for the Aged, Residence	P
School, K through 12 (Private)	P
School, K through 12 (Public)	P
Sewage Pumping Station	C
Utility Distribution/Transmission Lines	P
Wastewater Treatment Plant (Public)	P
Water Supply Facility (Private)	P
Water Supply Facility (Elevated Water Storage)	C
Water Treatment Plant (Public)	P

<b>COMMERCIAL &amp; WHOLESALE TRADE</b>	
---	--

Feed and Grain Store	C
Taxidermist	C
Veterinarian (Outdoor Kennels or Pens)	C

<b>LIGHT MANUFACTURING</b>	
----------------------------	--

Contractor's temporary On-Site Construction Office	C
Open Storage / Outside Storage	C
Sand / Gravel / Stone Sales (Storage)	C

**P=Permitted, C=Conditional**



**Exhibit "E"**  
**Density Units Table**

<b>DENSITY UNITS TABLE</b>			
<b>Use</b>	<b>Quantity</b>	<b>Unit of Measure</b>	<b>DU</b>
Commercial-Entertainment	2,000	Square Feet	1.00
Commercial-Hotel	0.50	Rooms (Keys)	1.00
Commercial-Office	1,750	Square Feet	1.00
Commercial-Mixed Use Building	1,600	Square Feet	1.00
Commercial-Recreational Facilities & Community Hall	700	Square Feet	1.00
Commercial-Restaurant	500	Square Feet	1.00
Commercial-Retail	6,000	Square Feet	1.00
Commercial-Retailers/Groceries over 40,000 sf	>40,000	Square Feet	30.00
Parks, Pavillions, Shelters	1	Parcel	1.00
Residential-Multi-Family	1	Unit	0.75
Residential-Single Family	1	Unit	1.00