



**AGENDA
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION MEETING**

FEBRUARY 22, 2021

LOCATION: VIRTUAL MEETING (VIDEO CONFERENCE)

[CLICK HERE](#) FOR INSTRUCTIONS ON HOW TO PARTICIPATE IN THE MEETING

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AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT www.flower-mound.com/AgendaCenter
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Effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow telephonic or videoconference meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and members of the public be physically present at a meeting location. The Town of Flower Mound Planning and Zoning Commission meetings will be temporarily held via video conference and will not be held at the Flower Mound Town Hall. A recording of the meeting will be available the following day at <https://www.flower-mound.com/fmtv> under "Planning and Zoning Archive" tab.

A. CALL MEETING TO ORDER 6:30 P.M.

B. INVOCATION

C. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Commission on issues that are not indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972-874-6000 during business hours.

Please state your name and address when speaking. Speakers are limited to 3 minutes. A tone will sound when 30 seconds are left and when time has expired.

[CLICK HERE](#) to submit general comments regarding issues or agenda items not indicated as a public hearing.

D. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chair and members of the Commission an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding a consensus of the Commission is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

E. DIRECTOR'S REPORT

1. General Updates

F. CONSENT ITEMS

This part of the agenda consists of non-controversial or “housekeeping” items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes of February 8, 2021: Consider approval of the minutes of the February 8, 2021, Planning and Zoning Commission Regular Session.

G. REGULAR ITEMS

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town’s development standards. If a public hearing is required, it will be noted next to the item on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

2. *LDR20-0007 – Regulated Uses Updates* *Public Hearing*

[CLICK HERE](#) to submit comments regarding this public hearing item.

Public Hearing to consider an ordinance amending the Land Development Regulations (LDR20-0007 –Regulated Uses Updates) by amending Chapter 82 entitled “Development Standards,” and Chapter 98 entitled “Zoning,” of the Town's Code of Ordinances to amend and propose new regulated uses, definitions, and parking standards for the purpose of clarifying and updating certain sections to reflect current planning practices and uses.

H. ADJOURNMENT – REGULAR SESSION

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: February 18, 2021, at 11:30 a.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

CONSENT ITEM

DATE: February 22, 2021

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the February 8, 2021, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on February 8, 2021.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 8TH DAY OF FEBRUARY 2021, VIA VIRTUAL MEETING (VIDEO CONFERENCE), DUE TO THE COVID-19 PANDEMIC, IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

The Planning & Zoning Commission met in a regular session via video conference with the following members present:

Brad Ruthrauff	Chair
Robert Rawson	Vice-Chair
Adam Schiestel	Commissioner, Place 2
James Naylor	Commissioner, Place 4
Philip Del Vecchio	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Robert Cox	Commissioner, Place 8
Janvier Werner	Commissioner, Place 9

Constituting a quorum with the following members absent:

Tim Fink	Commissioner, Place 7
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(Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present:

Alicia Kreh	Town Attorney
Lexin Murphy	Director of Planning Services

A. CALL REGULAR SESSION TO ORDER: 6:30 P.M.

B. INVOCATION

C. PUBLIC COMMENT

Jeremy Wells, 880 Deer Run Road; regarding Niagara Conservation's Proposal

Paul Stone, 4100 Broadway Avenue; regarding status on parking structure for Item 2 on the agenda – SP20-0015, River Walk Promenade

D. FUTURE AGENDA ITEMS

Vice-Chair Rawson extended a welcome greeting to Commissioner Naylor and thanked Commissioner Johnson for serving. He also thanked Commissioner Cox for his dedication to the Commission.

Commissioner Werner would like to revisit the topic of notifying residents immediately adjacent to construction projects. Director of Planning Services, Lexin Murphy, let the Commission know that Staff is discussing the request and bringing it forward as a Work Session item before putting it on the agenda as a regular item.

Chair Ruthrauff requested an update on all the Future Agenda topics on an upcoming Director's Report.

Commissioner Del Vecchio thanked Staff for the in-depth knowledge that was given to his clients in a Development Review Committee (DRC) meeting he attended and suggested having a mock DRC with the Commission.

E. DIRECTOR'S REPORT

1. Coordination of Calendars
2. Furst Ranch

F. CONSENT ITEMS

1. **Consider approval of the minutes of the January 25, 2021, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner Schiestel moved to approve Consent Item 1 as presented. Commissioner Del Vecchio seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Naylor, Del Vecchio, Rawson, Gilmore, Cox

NAYS: None

The motion to approve passed by a vote of 6 to 0.

G. REGULAR ITEMS

2. **Consider a request for a Site Plan (SP20-0015 – River Walk Promenade) to develop vendor kiosks, shade pavilion and other median improvements within an open space lot. The property is generally located to the south of Central Park Avenue and between Esplanade Place and River Walk Drive.**

Staff Presentation

Lexin Murphy, Director of Planning Services

Lexin Murphy, communicated that before the start of the meeting, Staff received new information from the applicant and suggested that the item be tabled in order to give Staff a chance to review the project to make sure all the Town's development standards are met before the Commission calls a vote. Staff talked with the applicant and they are in agreement with the recommendation. Jameson Pinson with McAdams was present for any questions the Commission had and agreed to the tabling.

Commission Deliberation

Commissioner Schiestel moved to table SP20-0015 – River Walk Promenade, to a date uncertain. Vice-Chair Rawson seconded the motion.

VOTE ON THE MOTION

AYES: Cox, Gilmore, Rawson, Del Vecchio, Naylor, Schiestel

NAYS: None

The motion to recommend approval passed by a vote of 6 to 0.

H. ADJOURNMENT – REGULAR SESSION 6:56 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

REGULAR ITEM

DATE: February 22, 2021

FROM: John Chapman, Long Range Planner

ITEM: **Public Hearing to consider an ordinance amending the Land Development Regulations (LDR20-0007 – Regulated Uses Updates) by amending Chapter 82 entitled “Development Standards,” and Chapter 98 entitled “Zoning,” of the Town’s Code of Ordinances to amend and propose new regulated uses, definitions, and parking standards for the purpose of clarifying and updating certain sections to reflect current planning practices and uses.**

I. ITEM SUMMARY

This Town-initiated item proposes to amend the Town’s Land Development Regulations by updating and introducing language related to regulated uses and parking standards. The proposed amendment focuses on the following:

1. New and Updated Off-Street Parking Requirements
2. New and Updated Definitions
3. Undefined and Unlisted Uses
4. Updates to the Schedule of Use Regulations
5. New and Updated Special Use Conditions
6. Minor update to Accessory Building standards

This item will require final action by the Town Council, which is scheduled for March 1, 2021.

II. APPLICATION ANALYSIS

1. New and Updated Off-Street Parking Requirements

Over time, Town staff has received several comments regarding off-street parking requirements for office, restaurant, and religious assembly/institution uses from P&Z, Council, and applicants. Because of this, staff is proposing the following adjustments to address concerns:

- Amending Section 82-73 – Computing Parking and Loading Requirements, by introducing a new deviation for “Religious Assembly/Institution or Rectory,” allowing maximum parking to be in excess of 30 percent, rather than 20 percent, while maintaining mitigation requirements.

- Amending Section 82-73 – Computing Parking and Loading Requirements, by introducing a new definition for “square feet,” which clarifies the areas the Town uses to calculate off-street parking requirements.
- Amending Section 82-74 – Off-Street Parking and Loading Requirements, by creating a parking standard for assembly hall and alcoholic beverage establishments (a new use), and increasing required parking for offices.
- Amending Section 82-75 – Off-Site Parking, by updating existing regulations related to ownership by requiring an off-site shared parking irrevocable consent agreement form in all instances, regardless of ownership, in order to ensure required parking will continuously be met.

2. New and Updated Definitions

Proposals to Sec. 98-2 – Definitions, include a variety of new definitions and amendments based on feedback from P&Z, Council, and staff. The amendments include:

- Updating certain definitions in existence to include modern more current examples.
- Consolidating certain definitions without modifying regulatory requirements.
- Establishing new definitions for certain regulated uses as requested by P&Z, Council, applicants, and Town staff.

The following chart summarizes the proposed amendments.

Regulated Use	Proposal Summary	Regulated Use	Proposal Summary
<i>Accessory Retail and service uses</i>	Minor update to definition	<i>Office, medical and dental extended hours</i>	New proposed regulated use and definition
<i>Alcoholic beverage establishment</i>	New proposed regulated use and definition	<i>Pawn shop</i>	New supplemental definition. See also “Alternative financial establishment”
<i>Alternative financial establishment</i>	New proposed regulated use and definition	<i>Private shop, yard or building</i>	Update to regulated use and creating definition
<i>Amusement and recreation (indoors)</i>	Minor update to establishment examples	<i>Recycling drop-off</i>	Minor update to definition
<i>Animal exhibition</i>	Include “aviary,” as an establishment example	<i>Religious assembly/institution or rectory</i>	Renamed regulated use. See also “Church or rectory”
<i>Birthing center</i>	New supplemental definition. See also “Office, medical and dental extended care”	<i>Restaurant, drive-in</i>	Remove regulated use and definition. See also “Restaurant, fast food”
<i>Boutique vendor market</i>	New proposed regulated use and definition	<i>Restaurant, fast food</i>	Minor update to include “Restaurant, drive-in”

<i>Building materials sales or storage (outdoors)</i>	Minor update to definition	<i>Restaurant, general</i>	Update to definition to be inclusive of all food establishments not including those with drive-throughs
<i>Church or rectory</i>	Rename regulated use to "Religious assembly/institution or rectory"	<i>Retail, general (indoor)</i>	Update to definition to include square footage maximum and include supermarkets as an example
<i>Custom personal service</i>	Minor update to include microblading/makeup tattoo salon	<i>Retail, large tenant</i>	Updates to definition to simplify meaning and examples
<i>Electrical energy generating plant</i>	Minor update to definition to include renewable and nonrenewable energy	<i>Riding arena</i>	New supplementary definition to Home Occupation and accessory structures
<i>Farmers' market</i>	Correction to regulated use's name and update to % food required	<i>Rodeo grounds</i>	New supplementary definition
<i>Food truck court, accessory</i>	New proposed regulated use and definition	<i>Secondhand store</i>	Minor updates to definition
<i>Mailing and shipping service</i>	New proposed regulated use and definition	<i>Supermarket</i>	Remove definition and use. See also "Retail, general (indoor)," and "Retail, large tenant"
<i>Non-traditional smoking related business</i>	New proposed regulated use and definition	<i>Wine and/or beer retail establishment</i>	Minor update to regulated use name and definition to include, "and/or beer"
<i>Office, medical and dental</i>	Minor update to definition to include hours of operation		

3. Undefined and Unlisted Uses

Staff is proposing new language that would codify current practices as to how undefined and unlisted uses are resolved administratively. Staff would follow a four-step process to determine if the use may already be regulated or not. If a use is determined to not be regulated by Chapter 98, a Planned Development application defining and listing the use would be required.

4. Updates to the Schedule of Use Regulations

Staff is proposing amendments to the Schedule of Use Regulations including modifications to existing regulated uses, removing and/or consolidating certain regulated uses, and proposing new regulated uses.

In addition, all identified uses within the Schedule of Use Regulations would now be allowed within a Planned Development district. As Town Council has historically preferred planned developments over straight rezonings, staff wanted to ensure that option was available for any future projects. Similarly, staff is proposing amendments to the Recreational zoning district where certain regulated uses, identified by Council, P&Z, and/or staff, were found to be affiliated with the purpose of the Recreational zoning district.

5. New and Updated Special Use Conditions

The proposed amendments to certain Specific Use Conditions include the following:

- Sec. 98-990 – Recycling drop-off center. The proposed update clarifies how this use may be considered, as well as defines the maximum square footage for the required name and phone number signage.
- Sec. 98-991- Refreshment Stand and Food Truck Court, Accessory. The proposed update includes adding “Food truck court, accessory” to these conditions due to their shared operational functions and necessities.

In addition to these proposed updates, special conditions are being proposed for the following regulated uses:

- Boutique Vendor Market
- Alternative Financial Establishment
- Non-Traditional Smoking Related Business
- Alcoholic Beverage Establishment
- Retail, Large Tenant

6. Minor update to Accessory Building standards

The proposed amendments to Sec. 98-1032 – Accessory Buildings, includes adding “riding arenas” as a type of structure permitted within the SF-E, Single-Family Estate, and A, Agricultural, zoning districts. In addition, staff is proposing to remove certain language pertaining to a Specific Use Permit for riding or rodeo arenas due to this regulation no longer being needed.

III. CORRESPONDENCE

The Town Code requires public notice in a newspaper of general circulation (Denton Record Chronicle). At the time this report was written, the Town had not received any inquiries about this item.

IV. ATTACHMENTS

1. Draft Redline Ordinance

ARTICLE III. - OFF-STREET PARKING AND LOADING^[2]

Sec. 82-73. - Computing parking and loading requirements.

The number of parking spaces required for a specific development proposal shall be based on the requirements listed in section 82-74, Off-street parking and loading space requirements, and the following provisions:

- (1) *Deviation of required spaces.* The amount of parking can be reduced or increased by 20 percent. Deviations for all uses, excluding "Religious Assembly/Institution or Rectory," in excess of 20 percent must be accompanied by a parking study and approved by the town council. Deviations for "Religious Assembly/Institution or Rectory" increasing required spaces in excess of 30 percent, or reducing required spaces in excess of 20 percent, must be accompanied by a parking study and approved by the town council. Any approved parking in excess of 20 percent must be mitigated. Mitigation can be achieved by the use of pervious paving, increased landscaping, increased stormwater treatment, or other method to reduce the impact of the increased parking.
- (9) *Square Feet.* For the purposes of Sec. 82-74, square feet includes all interior square footage not expressly intended for other purposes and all exterior square footage considered programmable open space. For the purpose of this provision, programmable open space shall mean areas that may be reconfigured for the occupation and/or use of patrons and/or employees, such as patio seating.

Sec. 82-74. - Off-street parking and loading space requirements.

The following are the off-street parking and loading space requirements:

SCHEDULE OF PARKING AND LOADING REQUIREMENTS

Use Type	Parking
<i>Educational, institutional, and special-civic uses</i>	
Church or rectory Religious Assembly/Institution or Rectory	1 space per 3 seats in main sanctuary
Medical office Office, Medical and Dental	1 space per 250 200 square feet
<i>Retail uses</i>	
Alcoholic Beverage Establishments	5 spaces plus 1 space per 1,000 square feet of production area, and 1 space per 75 square feet of remaining square feet
Restaurant	1 space per 75 square feet (if providing seating)
<i>Personal service uses</i>	
Assembly Hall	1 space per 3 seats

Office, general business and professional	1 space per 300 250 square feet
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Sec. 82-75. - Off-site parking.

Required off-street parking spaces shall be on the same lot as the principal use, provided that all or a portion of the required parking spaces may be located on a separate lot from the lot on which the principal use is located, based on the following provisions:

- (2) ~~Ownership~~*Irrevocable Consent Agreement Form*. For any proposed off-site parking, ~~If a proposed off-site parking area is not under the same ownership as the principal use to which it is accessory, all necessary legal instruments shall an~~ “off-site shared parking irrevocable consent form” provided by the Town, shall be executed and delivered to the Town of Flower Mound to ensure ~~that all the~~ required ~~number of off-street~~ parking spaces shall remain available throughout the life of the principal use(s).

Chapter 98 - ZONING^[1]

ARTICLE I. - IN GENERAL

Sec. 98-2. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory retail and service uses means retail or service uses, such as pharmacy, newsstand, dining room, barber or beauty shop, located within an office, ~~high-rise~~ apartment or similar building where such retail ~~and/or~~ service use is ~~incidental to the primary use and~~ designed and arranged to serve the ~~customers of the~~ primary use.

Alcoholic beverage establishment means any establishment primarily engaged in the selling and/or processing and production of alcoholic beverages, as defined within the Texas Alcoholic Beverage Code, as amended, to the general public. Such establishments are limited to the functions allowed by their Texas Alcoholic Beverage Commission permit, and the Town's local option status. Examples of uses include brewery, distillery, winery, and wine and/or beer retail establishments.

Alternative financial establishment means an establishment, other than a “Bank or savings and loan,” engaged in loaning money in exchange for personal checks and/or collateral to consumers. Typical uses include, but are not limited to, credit access businesses, check cashing business, payday advance or loan business, money transfer business, pawn shop, or car title loan business.

Amusement and recreation (indoors) means an enterprise wholly enclosed in a building offering entertainment or games of skill to the general public for a fee or charge or to members and guests of a private association. Typical uses include, but are not limited to, dancehalls, theatrical productions, bowling alleys, billiard and pool establishments, ~~boxing gyms~~, electronic video game arcades, skating rinks, ~~and~~ teen clubs, ~~escape rooms~~, laser tag arenas, and inflatable bounce house parks.

Animal exhibition means a collection of animals for display to the public, ~~including an aviary~~. An animal exhibition shall not include the sale, breeding or butchering of animals. Any animals classified as wild animals, defined in this section, shall be subject to all federal, state and local licensing requirements.

Birthing Center means a facility or place where a woman is scheduled to give birth following a normal, uncomplicated (low-risk) pregnancy. This term does not include hospital, ambulatory surgical

center, a nursing home, or the residence of a woman giving birth. Source: Birth Center Licensing Division, Texas Department of Health.

Boutique Vendor Market means an establishment providing facilities for more than one vendor, primarily for the distribution and sale of food and unique nonfood articles, including custom, high quality merchandise, which may be upcycled or repurposed, directly to consumers. Such establishments shall not be deemed to include a secondhand store, or pawn shop.

Building materials sales or storage (outdoors) means an establishment engaged in the retail or wholesale sale of materials used in the construction of buildings or other structures, as well as the storage of construction equipment or materials on lots other than construction sites, wherein any sales, display or storage activity occurs outside of a fully enclosed building. Typical uses include, but are not limited to, lumberyards, brick and masonry supply yards, and swimming pool and spa sales, and construction and trade contractors' storage yards.

~~*Church or rectory* means a use customarily associated with a building where persons regularly assemble for religious worship and which building, together with its accessory building and uses, including the on-site housing of ministers, rabbis, priests, nuns and similar staff personnel, is maintained and controlled by a religious body organized to sustain public worship.~~

Custom personal service means barber shop, beauty shop, tailor, dressmaker, shoe shop, micro-blading/makeup tattoo salon, or similar shop offering custom service.

Electrical energy generating plant means an electrical power generating plant belonging to a privately owned utility company franchised to serve the town or its portion, where energy is generated by either renewable and/or nonrenewable resources.

~~*Farmer's market*~~*Farmers' market* means a designated location used primarily for the distribution and sale directly to consumers of food by farmers and other producers.

Food truck court, accessory, means onsite accommodations for one (1) Mobile Food Establishment providing food and beverage sales designed and arranged to serve the customers of the primary use.

Mailing and shipping service means an establishment that conducts the retail sale of stationary products, as well as providing packaging, photocopying, printing, and mail services (both U.S. Postal and private postal services). Such establishments do not include freight transportation service, or warehousing and wholesale.

Non-traditional smoking related business means any establishment whose principal business is the offering of a service relating to, or the selling of, or renting of products or devices commonly related with "Smoke, Smokes, Smoking," as defined in Section 18-530 of the Town's Code of Ordinances.

Office, medical-~~or~~ and dental, means an office or group of offices for one or more physicians, surgeons, dentists or other health care professionals to treat sick or injured patients who do not remain overnight and are open between the hours of 7:00 AM and 10 PM.

Office, medical and dental extended care, means a facility or place where inpatient care is provided to individuals without the need for intensive care units or surgeons, and are open between the hours of 10:00 PM and 7:00 AM. This term includes, but is not limited to, birthing centers, urgent care, and dialysis centers.

Pawn shop means an establishment where money is loaned on the security of personal property pledged in the keeping of the persons engaged in the business (pawnbroker), and goods may be purchased by the pawnbroker on condition that the goods may be redeemed or repurchased by the seller for a fixed price within a fixed period (Per Texas Finance Code), and that have been licensed to transact business by the Consumer Credit Consumer under Chapter 371, Finance Code (per Texas Local Government Code). Such establishments may also engage in the retail sale of primarily used merchandise.

Private shop, yard or building means facilities that include offices, maintenance yards, and/or storage needed for development of private construction. Such establishments are not engaged in the direct sale

of materials to consumers and may include, but are not limited to, construction and trade contractors' storage yards and offices.

Recycling drop-off center means a small collection facility where presorted, nonbiodegradable and nonhazardous recyclable materials are ~~purchased or~~ accepted from the public. Typical uses include, but are not limited to, neighborhood recycling stations and thrift or charitable store collection trucks.

Religious assembly/institution or rectory means a use customarily associated with a building where persons regularly assemble for religious worship and which building, together with its accessory buildings and uses, including the on-site housing of ministers, rabbis, priests, nuns and similar staff personnel, is maintained and controlled by a religious body organized to sustain public worship.

~~*Restaurant, drive-in,* means an establishment where the principal business is the sale of food and beverages in a ready-to-consume state and that provides service exclusively to customers in motor vehicles.~~

Restaurant, fast food, means an establishment with a drive-through window and/or drive-in service, where the principal business is the sale of food and beverages in a ready-to-consume state. ~~including a drive-through and/or drive-in facility and where the design or method of operation includes any service to a customer in a motor vehicle, other than an establishment classified as a drive-in restaurant.~~ In no scenario shall this definition determine how impact fees are assessed and applied.

Restaurant, general, means an establishment where the principal business is the sale of food and beverages in a ready-to-consume state, and where a drive-through window and/or drive-in service is not provided. In no scenario shall this definition determine how impact fees are assessed and applied. ~~and where the design or principal method of operation includes one or more of the following:~~

~~(1) — A sit-down restaurant where customers, normally provided with an individual menu, are generally served in nondisposable containers by a restaurant employee at the same table or counter at which such items are consumed.~~

~~(2) — A cafeteria or cafeteria type operation where foods and beverages generally are served in nondisposable containers and consumed within the restaurant building.~~

~~(3) — A small specialty restaurant having floor area exclusively within a shopping center, sharing common parking facilities with other businesses within the center, and having access to a common interior pedestrian accessway within the center.~~

~~This use may include takeout service, but includes any service to a customer in a motor vehicle.~~

Retail, general (indoors), means a retail establishment occupying less than 25,000 square feet of floor area that does not fit the definition of any other land use classification and that does not entail any outdoors sales, service, display, storage or other activity. Typical uses include, but are not limited to, supermarkets, apparel and accessory stores, camera and photographic supply stores, clothing rental stores, consumer electronics stores, gift, novelty and souvenir shops, luggage and leather goods stores, jewelry stores, music stores, and ~~video tape~~ rental stores.

~~*Retail, single tenant*~~*Retail, large tenant,* means an establishment primarily occupied by a single tenant retail use that may include secondary accessory uses enclosed in a single building. Primary retail uses may include, but are not limited to, supermarkets, department stores, home improvement centers, discount centers and automotive sales and service. Secondary accessory uses may include, but are not limited to, banks, video rental, restaurant, fast food, garden centers and automotive service uses. means a retail establishment, not otherwise defined, occupying 25,000 square feet or more of floor area in an enclosed building, which may also include accessory retail/service uses. Typical large tenant retail uses include, but are not limited to, supermarkets, department stores, home improvement centers, and discount centers.

Riding arena means an accessory structure located on a residentially-zoned property containing an arena or track designed and used exclusively for the riding, exercising, or training of livestock, as defined by Section 6-1 of the Town of Flower Mound Code of Ordinances. Riding arenas used for business purposes shall be subject to comply with Section 98-984 – Home Occupation, and shall not be used for events open to the general public.

Rodeo grounds means a commercial structure, open to the public, containing an arena or track designed and used for the riding, training, or showing of livestock, as defined by Section 6-1 of the Town of Flower Mound Code of Ordinances.

Secondhand store means an establishment primarily engaged in the retail sale of previously owned merchandise. Any outdoor collection shall be considered a "Recycling drop-off Center," and shall comply with all applicable standards. ~~Typical uses include, but are not limited to, consignment shops and pawnshops.~~

~~*Supermarket* means a retail establishment with 6,000 square feet of floor area or more primarily offering for sale meats, fruits, vegetables, bakery products, dairy products, personal care items, cleaning products and similar household items for off-premise consumption.~~

Wine and/or beer retail establishment means any establishment which derives the majority of its gross revenue from the sale of wine ~~and/or beer~~ to the general public for off-premises personal or household consumption and rendering services incidental to the sale of such goods.

Cross reference— Definitions generally, § 1-2.

Secs. 98-3. — Undefined and Unlisted Uses

Undefined and unlisted uses. The definition of any word or phrase not listed in this code that is in question shall be defined by the development review committee from one of the following sources. Priority shall be given to sources based on their numeric order. If the undefined term is a proposed use, it shall only be permitted through approval of a Planned Development district that specifically defines and allows the proposed use in the designated location.

- (1) Any Town resolution, ordinance, code or regulation;
- (2) Any statute or regulation of the state of Texas;
- (3) Legal definitions from Texas common law or a law dictionary;
- (4) A common dictionary.

Sec. 98-4 – 98-30. - Reserved.

DIVISION 3. - A, AGRICULTURAL DISTRICT, CONSERVATION DISTRICT, AND RURAL DEVELOPMENT³¹

Sec. 98-272. - Permitted uses.

The following uses shall be permitted in the A agricultural district, subject to compliance with any applicable conditions and all other provisions of this chapter:

~~Carnival or circus, temporary, subject to section 98-976~~

~~Church or rectory~~

Field office, temporary

Food truck court, accessory, subject to section 98-991

~~Off-street parking, accessory~~

Religious Assembly/Institution or Rectory

Sales trailer, temporary, subject to section 98-993

Solar Panel Systems, subject to section 98-1002

Sec. 98-273. - Specific uses.

The following uses shall be permitted in the A agricultural district only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186 of this Code, specific use permits:

~~Aviary~~

~~Boutique Vendor Market, Outdoor, subject to section 98-1006~~

~~Kennel (in enclosed building only)~~

~~Kennel (with outside runs or pens)~~

~~Mortuary or funeral home~~

~~Private utility shop, yard or building~~ Private shop, yard or building

~~Veterinary hospital (inside pens)~~

Sec. 98-274. - Temporary uses.

The following uses shall be permitted in the A agricultural district only upon approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of this Code, temporary use permits:

~~Asphalt/concrete batch plant, temporary, subject to section 98-976~~

~~Carnival or circus, temporary, subject to section 98-976~~

~~Field office, temporary~~

~~Government office/classroom, temporary, subject to section 98-1005~~

~~Sales, temporary or seasonal, subject to section 98-992~~

~~Sales trailer, temporary, subject to section 98-993~~

~~Temporary special event, subject to section 98-976~~

Sec. 98-275. - Maximum dimensions.

- (a) *Maximum lot coverage.* The maximum lot coverage in the A agricultural district shall be 25 percent for all uses, subject to section 98-1029.
- (b) *Maximum floor area ratio.* There shall be no maximum floor area requirement in the A agricultural district.
- (c) *Maximum height.* The maximum height of the buildings and the structures in the A agricultural district shall be three stories or 35 feet for all uses, subject to section 98-1031.

~~Sec. 98-275. - Temporary uses.~~

~~The following uses shall be permitted in the A agricultural district only upon approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of this Code, temporary use permits:~~

~~Asphalt/concrete batch plant, temporary, subject to section 98-976~~

~~Carnival or circus, temporary, subject to section 98-976~~

~~Field office, temporary~~

~~Government office/classroom, temporary~~

~~Sales, temporary or seasonal, subject to section 98-992~~

~~Sales trailer, temporary, subject to section 98-993~~

~~Temporary special event, subject to section 98-976~~

~~(Code 1989, ch. 12, § 3.08(a); Ord. No. 11-00, § 2, 2-17-2000; Ord. No. 76-03, § 3, 11-3-2003; Ord. No. 08-20, § 5, 4-20-2020)~~

Secs. 98-279—98-300. - Reserved.

DIVISION 4. - SF-E, SINGLE-FAMILY ESTATE DISTRICT AND CONSERVATION DEVELOPMENT

Sec. 98-302. - Permitted uses.

The following uses shall be permitted in the SF-E, single-family estate district, subject to compliance with any applicable conditions and all other provisions of this chapter.

~~Church or rectory~~

~~Off-street parking, accessory~~

Religious Assembly/Institution or Rectory

Solar panel systems, subject to section 98-1002

Sec. 98-303. - Specific uses.

The following uses shall be permitted in the SF-E, single-family estate district only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits.

~~Nursing or congregate care facility~~

Sec. 98-304. - Temporary uses.

The following uses shall be permitted in the SF-E, Single-family Estate District only upon approval of a temporary use permit in accordance with the procedures and standards of Section 6.14, Temporary use permits.

Government office/classroom, temporary, subject to section 98-1005

DIVISION 5. - SF-30 SINGLE-FAMILY DISTRICT-30

Sec. 98-332. - Permitted uses.

The following uses shall be permitted in the SF-30 single-family district-30, subject to compliance with any applicable conditions and all other provisions of this chapter.

~~Church or rectory~~

~~Off-street parking, accessory~~

Religious Assembly/Institution or Rectory

Solar panel systems, subject to section 98-1002

Sec. 98-334. - Temporary uses.

The following uses shall be permitted in the SF-30 single-family district-30 only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of this Code, temporary use permits:

Government office/classroom, temporary, subject to section 98-1005

DIVISION 6. - SF-15 SINGLE-FAMILY DISTRICT-15

Sec. 98-362. - Permitted uses.

The following uses shall be permitted in the SF-15 single-family district-15, subject to compliance with any applicable conditions and all other provisions of this chapter:

~~Church or rectory~~

~~Off-street parking, accessory~~

Religious Assembly/Institution or Rectory

Solar panel systems, subject to section 98-1002

Sec. 98-364. - Temporary uses.

The following uses shall be permitted in the SF-15 single-family district-15 only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of this Code, temporary use permits:

Government office/classroom, temporary, subject to section 98-1005

DIVISION 7. - SF-10 SINGLE-FAMILY DISTRICT-10

Sec. 98-392. - Permitted uses.

The following uses shall be permitted in the SF-10 single-family district-10, subject to compliance with any applicable conditions and all other provisions of this chapter:

~~Church or rectory~~

~~Off-street parking, accessory~~

Religious Assembly/Institution or Rectory

Solar panel systems, subject to section 98-1002

Sec. 98-394. - Temporary uses.

The following uses shall be permitted in the SF-10 single-family district-10 only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of this Code, temporary use permits:

Government office/classroom, temporary, subject to section 98-1005

DIVISION 8. - SF-A SINGLE-FAMILY ATTACHED DISTRICT

Sec. 98-422. - Permitted uses.

The following uses shall be permitted in the SF-A single-family attached district, subject to compliance with any applicable conditions and all other provisions of this chapter:

~~Church or rectory~~

~~Off-street parking, accessory~~

Religious Assembly/Institution or Rectory

Solar panel systems, subject to section 98-1002

Sec. 98-424. - Temporary uses.

The following uses shall be permitted in the SF-A single-family attached district only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of this Code, temporary use permits:

Government office/classroom, temporary, ~~subject to section 98-1005~~

DIVISION 8A. - SF-5 SINGLE FAMILY RESIDENTIAL DISTRICT

Sec. 98-432. - Permitted uses.

The following uses shall be permitted in the SF-5 single family residential district, subject to compliance with any applicable conditions and all other provisions of this chapter:

~~Church or rectory~~

~~Off-street parking, accessory~~

Religious Assembly/Institution or Rectory

Solar panel systems, subject to section 98-1002

Sec. 98-433. - Specific uses.

The following uses shall be permitted in the SF-5 single family residential district only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

~~Hospital~~

DIVISION 9. - 2F DUPLEX DISTRICT

Sec. 98-452. - Permitted uses.

The following uses shall be permitted in the 2F duplex district, subject to compliance with any applicable conditions and all other provisions of this chapter:

~~Church or rectory~~

~~Off-street parking, accessory~~

Religious Assembly/Institution or Rectory

Sec. 98-454. - Temporary uses.

The following uses shall be permitted in the 2F duplex district only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of this Code, temporary use permits:

Government office/classroom, temporary, ~~subject to section 98-1005~~

DIVISION 10. - MF MULTIFAMILY DISTRICT

Sec. 98-482. - Permitted uses.

The following uses shall be permitted in the MF multifamily district, subject to compliance with any applicable conditions and all other provisions of this chapter:

~~Church or rectory~~

~~Off-street parking, accessory~~

Religious Assembly/Institution or Rectory

Sec. 98-484. - Temporary uses.

The following uses shall be permitted in the MF multifamily district only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of this Code, temporary use permits:

Government office/classroom, temporary, ~~subject to section 98-1005~~

DIVISION 11. - MH MOBILE HOME DISTRICT

Sec. 98-512. - Permitted uses.

The following uses shall be permitted in the MH mobile home district, subject to compliance with any applicable conditions and all other provisions of this chapter:

~~Church or rectory~~

~~Off-street parking, accessory~~

Religious Assembly/Institution or Rectory

Sec. 98-514. - Temporary uses.

The following uses shall be permitted in the MH mobile home district only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of this Code, temporary use permits:

Government office/classroom, temporary, ~~subject to section 98-1005~~

DIVISION 12. - O OFFICE DISTRICT¹⁴¹

Sec. 98-542. - Permitted uses.

The following uses shall be permitted in the O office district, subject to compliance with any applicable conditions and all other provisions of this chapter:

~~Church or rectory~~

~~Off-street parking, accessory~~

Mailing and shipping service

Religious Assembly/Institution or Rectory

Sec. 98-543. - Specific uses.

The following uses shall be permitted in the O office district only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

~~Cleaning shop or laundry pickup station~~

Extended stay hotel, ~~subject to section 98-1004~~

Hotel or motel, ~~subject to section 98-1003~~

~~Lithographic or print shop~~

Office, medical and dental extended care

~~Recreation Center~~

Veterinary hospital (inside pens), ~~subject to section 98-998~~

Sec. 98-544. - Temporary uses.

The following uses shall be permitted in the O office district only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of this Code, temporary use permits:

Government office/classroom, temporary, ~~subject to section 98-1005~~

DIVISION 13. - R-1 RETAIL DISTRICT-1^[6]

Sec. 98-572. - Permitted uses.

The following uses shall be permitted in the R-1 retail district-1, subject to compliance with any applicable conditions and all other provisions of this chapter:

~~Alcoholic beverage establishment, subject to section 98-1009~~

~~Boutique vendor market, indoor, subject to section 98-1006~~

~~Church or rectory~~

~~Cleaning shop or laundry pickup station~~

~~Off-street parking, accessory~~

~~Mailing and shipping service~~

~~Religious Assembly/Institution or Rectory~~

~~Retail, general (indoors)~~

~~Retail, single tenant (less than 25,000 square feet)~~

~~Retail, large tenant (at least between 25,000 and 49,999 square feet), subject to section 98-1010~~

Sec. 98-573. - Specific uses.

The following uses shall be permitted in the R-1 retail district-1 only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

~~Alcoholic beverage establishment, subject to section 98-1009~~

~~Amusement and recreation (indoors), subject to section 98-973~~

~~Boutique vendor market, outdoor, subject to section 98-1006~~

~~Food truck court, accessory, subject to section 98-991~~

~~Hospital~~

~~Laboratory, medical or dental~~

~~Office, medical and dental~~

~~Office, medical and dental extended care~~

~~Recreation Center~~

~~Retail general (indoors)~~

~~Restaurant, fast food~~

~~Retail, single tenant~~ Retail, large tenant (at least between 25,000 square feet but less than and 50,000 49,999 square feet), subject to section 98-1010

~~Secondhand store~~

~~Veterinary hospital (inside pens), subject to section 98-998~~

Sec. 98-574. - Temporary uses.

The following uses shall be permitted in the R-1 retail district-1 only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of this Code, temporary use permits:

Government office/classroom, temporary, subject to section 98-1005

DIVISION 14. - R-2 RETAIL DISTRICT-2^[6]

Sec. 98-602. - Permitted uses.

The following uses shall be permitted in the R-2 retail district-2, subject to compliance with any applicable conditions and all other provisions of this chapter:

Alcoholic beverage establishment, subject to section 98-1009

~~Church or rectory~~

~~Cleaning shop or laundry pickup station~~

Food truck court, accessory, subject to section 98-991

Mailing and shipping service

~~Off-street parking, accessory~~

Religious Assembly/Institution or Rectory

~~Retail, single tenant (less than 25,000 square feet)~~

Retail, large tenant (between at least 25,000 and 49,999 square feet), subject to section 98-1010

Retail, large tenant (at least between 50,000 and 74,999 square feet), subject to section 98-1010

Secondhand store

~~Supermarket~~

Sec. 98-603. - Specific uses.

The following uses shall be permitted in the R-2 retail district-2 only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

Alcoholic beverage establishment, subject to section 98-1009

Boutique vendor market, outdoor, subject to section 98-1006

~~Kenel, subject to 98-986~~

~~Lithographic or print shop~~

Office, medical and dental extended care

~~Recreation Center~~

~~Retail, single tenant~~ Retail, large tenant (at least between 25,000 square feet but less than and 50,000 49,999 square feet), subject to section 98-1010

~~Retail, single tenant~~ Retail, large tenant (at least between 50,000 square feet but less than and 75,000 74,999 square feet), subject to section 98-1010

~~Veterinary hospital (inside pens)~~

Sec. 98-604. - Temporary uses.

The following uses shall be permitted in the R-2 retail district-2 only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of this Code, temporary use permits:

Government office/classroom, temporary, subject to section 98-1005

DIVISION 15. - C-1 COMMERCIAL DISTRICT-1¹

Sec. 98-632. - Permitted uses.

The following uses shall be permitted in the C-1 commercial district-1, subject to compliance with any applicable conditions and all other provisions of this chapter:

Alcoholic beverage establishment, subject to section 98-100

~~Auto leasing or rental~~

Boutique vendor market, indoor, subject to section 98-1006

~~Church or rectory~~

Kennel (in enclosed building only), subject to section 98-986

~~Kennel (in enclosed building only)~~

Mailing and shipping service

~~Off-street parking, accessory~~

Office, medical and dental extended care

Religious Assembly/Institution or Rectory

~~Retail, single tenant (less than 25,000 square feet)~~

~~Retail, single tenant~~Retail, large tenant (betweenat least 25,000 square feet but less thanand 50,00049,999 square feet), subject to section 98-1010

~~Retail, single tenant~~Retail, large tenant (at leastbetween 50,000 square feet but less thanand 75,0004,999 square feet), subject to section 98-1010

Retail, large tenant (at leastbetween 75,000 and 99,999 square feet), subject to section 98-1010

Secondhand store

Supermarket

~~Veterinary hospital (inside pens)~~

Sec. 98-633. - Specific uses.

The following uses shall be permitted in the C-1 commercial district-1 only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

Alcoholic beverage establishments, subject to section 98-1009

Auto leasing or rental

Boutique vendor market, outdoor, subject to section 98-1006

Non-traditional smoking related business, subject to section 98-1008

~~Recycling dropoff~~Recycling drop-off center, subject to section 98-990

~~Restaurant, drive-in~~

~~Retail, single tenant~~Retail, large tenant (betweenat least 75,0000 square feet but less than and 100,00099,999 square feet), subject to section 98-1010

Sec. 98-634. - Temporary uses.

The following uses shall be permitted in the C-1 commercial district-1 only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of this Code, temporary use permits:

Government office/classroom, temporary, subject to section 98-1005

DIVISION 16. - C-2 COMMERCIAL DISTRICT-2^(B)

Sec. 98-662. - Permitted uses.

The following uses shall be permitted in the C-2 commercial district-2, subject to compliance with any applicable conditions and all other provisions of this chapter:

Alcoholic beverage establishment, subject to section 98-1009

Boutique vendor market, indoor, subject to section 98-1006

Boutique vendor market, out-door, subject to section 98-1006

~~Church or rectory~~

~~Cleaning shop or laundry pickup station~~

Food truck court, accessory, subject to section 98-991

Hotel or motel, subject to section 98-1003

~~Kennel, subject to section 98-986~~

Kennel (in enclosed building only), subject to section 98-986

Mailing and shipping service

~~Off-street parking, accessory~~

Office, medical and dental extended care

~~Parking lot or structure, commercial~~

Religious Assembly/Institution or Rectory

~~Retail, single tenant (less than 25,000 square feet)~~

~~Retail, single tenant~~Retail, large tenant (at leastbetween 25,0000 square feet but less than and 50,00049,999 square feet), subject to section 98-1010

~~Retail, single tenant~~Retail, large tenant (at leastbetween 50,000 square feet but less than and 75,0004,999 square feet), subject to section 98-1010

~~Retail, single tenant~~Retail, large tenant (at leastbetween 75,000 square feet but less than and 10099,000-999 square feet), subject to section 98-1010

Retail, large tenant (100,000 square feet or more), subject to section 98-1010

~~Supermarket~~

~~Veterinary hospital (inside pens)~~

Sec. 98-663. - Specific uses.

The following uses shall be permitted in the C-2 commercial district-2 only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

Alcoholic beverage establishment, subject to section 98-1009
~~Animal control facility~~
~~Caretaker or guard residence (mobile home), subject to section 98-975~~
 Extended stay hotel, subject to section 98-1004
 Non-traditional smoking related business, subject to section 98-1008
~~Recycling drop-off~~ Recycling drop-off center, subject to section 98-990
~~Restaurant drive-in~~
~~Retail, single tenant~~ Retail, large tenant (1000,000 square feet or more), subject to section 98-1010

Sec. 98-664. - Temporary uses.

The following uses shall be permitted in the C-2 commercial district-2 only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of this Code, temporary use permits:

Government office/classroom, temporary, subject to section 98-1005

DIVISION 17. - I-1 INDUSTRIAL DISTRICT-1¹⁹¹

Sec. 98-692. - Permitted uses.

The following uses shall be permitted in the I-1 industrial district-1, subject to compliance with any applicable conditions and all other provisions of this chapter:

Accessory retail/service uses
 Alternative financial establishment, subject to section 98-1007
 Auto parts and accessory sales (outdoor display)
~~Auto parts and sales (outdoor display)~~
~~Church or rectory~~
 Hotel or motel, subject to section 98-1003
 Kennel (in enclosed building only), subject to section 98-986
~~Kennel, subject to section 98-986~~
 Kennel (with outside runs or pens), subject to section 98-986
 Mailing and shipping service
~~Off street parking, accessory~~
~~Parking lot or structure, commercial~~
 Religious Assembly/Institution or Rectory
~~Restaurant, drive-in~~
~~Retail, single tenant (less than 25,000 square feet)~~
 Retail, single tenant Retail, large tenant (at least between 25,000 square feet but less than and 50,000 49,999 square feet), subject to section 98-1010

~~Retail, single tenant~~Retail, large tenant (at least between 50,000 square feet but less than and 75,000 square feet), subject to section 98-1010

~~Retail, single tenant~~Retail, large tenant (at least between 75,000 square feet but less than and 100,000 square feet), subject to section 98-1010

Retail, large tenant (100,000 square feet or more), subject to section 98-1010

~~Supermarket~~

Veterinary hospital (inside pens), subject to section 98-998

Sec. 98-693. - Specific uses.

The following uses shall be permitted in the I-1 industrial district-1 only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

Alcoholic beverage establishment, subject to section 98-1009

Boutique vendor market, indoor, subject to section 98-1006

~~Caretaker or guard residence (mobile home), subject to section 98-975~~

Extended stay hotel, subject to section 98-1004

Food truck court, accessory, subject to section 98-991

~~Private utility shop, yard or building~~Private shop, yard or building

~~Recycling dropoff~~Recycling drop-off center, subject to section 98-990

~~Retail, single tenant~~Retail, large tenant (100,000 square feet or more), subject to section 98-1010

Sec. 98-694. - Temporary uses.

The following uses shall be permitted in the I-1 industrial district-1 only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of this Code, temporary use permits:

Government office/classroom, temporary, subject to section 98-1005

DIVISION 18. - I-2 INDUSTRIAL DISTRICT-2^[10]

Sec. 98-722. - Permitted uses.

The following uses shall be permitted in the I-2 industrial district-2, subject to compliance with any applicable conditions and all other provisions of this chapter:

Accessory retail/service uses

~~Church or rectory~~

Hotel or motel, subject to section 98-1003

Kennel (in enclosed building only), subject to section 98-986

~~Kennel, subject to section 98-986~~

Kennel (with outside runs or pens), subject to section 98-986

Mailing and shipping service

~~Off-street parking, accessory~~

~~Parking lot or structure, commercial~~

~~Private utility shop, yard or building~~Private shop, yard or building

Religious Assembly/Institution or Rectory

~~Retail, single tenant (less than 25,000 square feet)~~

~~Retail, single tenant~~Retail, large tenant (at least between 25,000 square feet but less than and 50,000 49,999 square feet), subject to section 98-1010

~~Retail, single tenant~~Retail, large tenant (between at least 50,000 square feet but less than and 75,000 4,999 square feet), subject to section 98-1010

~~Retail, single tenant~~Retail, large tenant (at least between 75,000 square feet but less than and 100,000 99,999 square feet), subject to section 98-1010

Retail, large tenant (100,000 square feet or more), subject to section 98-1010

~~Restaurant, general~~

~~Supermarket~~

Veterinary hospital (inside pens), subject to section 98-998

Sec. 98-723. - Specific uses.

The following uses shall be permitted in the I-2 industrial district-2 only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

Alcoholic beverage establishment, subject to section 98-1009

Boutique vendor market, indoor, subject to section 98-1006

~~Caretaker or guard residence (mobile home), subject to section 98-975~~

Extended stay hotel, subject to section 98-1004

Food truck court, accessory subject to section 98-991

~~Recycling drop-off~~Recycling drop-off center, subject to section 98-990

Retail, general (outdoors)

~~Retail, single tenant~~Retail, large tenant (100,000 square feet or more), subject to section 98-1010

Sec. 98-724. - Temporary uses.

The following uses shall be permitted in the I-2 industrial district-2 only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of this Code, temporary use permits:

Government office/classroom, temporary, subject to section 98-1005

DIVISION 19. - WR WATER RECREATION DISTRICT^[11]

Sec. 98-752. - Permitted uses.

The following uses shall be permitted in the WR water recreation district, subject to compliance with any applicable conditions and all other provisions of this chapter:

Amusement and recreation (indoors), subject to section 98-973

Amusement and recreation (outdoors)

~~Church or rectory~~

Hotel or motel, subject to section 98-1003

~~Off-street parking, accessory~~

Religious Assembly/Institution or Rectory

Solar panel systems, subject to section 98-1002

Sec. 98-753. - Specific uses.

The following uses shall be permitted in the WR water recreation district only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

~~Amusement and recreation (indoors), subject to section 98-973~~

Extended stay hotel, subject to section 98-1004

~~Supermarket~~

Sec. 98-754. - Temporary uses.

The following uses shall be permitted in the WR water recreation district only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of this Code, temporary use permits:

Government office/classroom, temporary, subject to section 98-1005

DIVISION 20. - REC RECREATIONAL DISTRICT^[12]

Sec. 98-782. - Permitted uses.

The following uses shall be permitted in the REC recreational district, subject to compliance with any applicable conditions and all other provisions of this chapter:

Amusement and recreation (indoors), subject to section 98-973

Amusement and recreation (outdoors)

Boutique vendor market, indoor, subject to section 98-1006

Boutique vendor market, outdoor, subject to section 98-1006

Day camp for children

Dude ranch

Farmers' market, subject to section 98-980

Fire station

Food truck court, accessory, subject to section 98-991

~~Off-street parking, accessory~~

~~Private utility shop, yard or building~~

Railroad track

Swimming pool, commercial

Telephone equipment station

Sec. 98-783. - Specific uses.

The following uses shall be permitted in the REC recreational district only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

~~Amusement and recreation (indoors), subject to section 98-973~~

~~Amusement and recreation (outdoors)~~

~~Dude ranch~~

Extended stay hotel, subject to section 98-1004

Hotel or motel, subject to section 98-1003

Private franchise utility (not listed)

~~Recreation Center~~

Sec. 98-784. - Temporary uses.

The following uses shall be permitted in the REC recreational district only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of this Code, temporary use permits:

Government office/classroom, temporary, subject to section 98-1005

DIVISION 22. - CC CAMPUS COMMERCIAL DISTRICT^[14]

Sec. 98-842. - Permitted uses.

The following uses shall be permitted in the CC campus commercial district, subject to compliance with any applicable conditions and all other provisions of this chapter:

Alcoholic beverage establishment, subject to section 98-1009

Food truck court, accessory, subject to section 98-991

Hotel or motel, subject to section 98-1003

Mailing and shipping service

~~Off-street parking, accessory~~

Office, medical and dental extended care

~~Retail, single tenant (less than 25,000 square feet)~~

Retail, large tenant (at least between 25,000 and 49,999 square feet), subject to section 98-1010

Retail, large tenant (at least between 50,000 and 74,999 square feet), subject to section 98-1010

Retail, large tenant (at least between 75,000 and 99,999 square feet), subject to section 98-1010

Retail, large tenant (100,000 square feet or more), subject to section 98-1010

Sec. 98-843. - Specific uses.

The following uses shall be permitted in the CC campus commercial district only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

Alcoholic beverage establishment, subject to section 98-1009

Boutique vendor market, indoor, subject to section 98-1006

Boutique vendor market, outdoor, subject to section 98-1006

Extended stay hotel, subject to section 98-1004

~~Recycling drop-off~~ Recycling drop-off center, subject to section 98-990

Restaurant, fast food

~~Retail, single tenant~~ Retail, large tenant (at least between 25,000 square feet, but less than and 50,000 49,999 square feet), subject to section 98-1010

~~Retail, single tenant~~Retail, large tenant (at least between 50,000 square feet, but less than and 75,000 4,999 square feet), subject to section 98-1010

~~Retail, single tenant~~Retail, large tenant (at least between 75,000 square feet, but less than and 100,000 99,999 square feet), subject to section 98-1010

~~Retail, single tenant~~Retail, large tenant (100,000 square feet or more), subject to section 98-1010

Secondhand store

Sec. 98-844. - Temporary uses.

The following uses shall be permitted in the CC campus commercial district only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of this Code, temporary use permits:

Government office/classroom, temporary, subject to section 98-1005

DIVISION 23. - CI CAMPUS INDUSTRIAL DISTRICT^[15]

Sec. 98-872. - Permitted uses.

The following uses shall be permitted in the CI campus industrial district, subject to compliance with any applicable conditions and all other provisions of this chapter:

Accessory retail/service uses

Hotel or motel, subject to section 98-100

Mailing and shipping service

~~Off-street parking, accessory~~

Office, medical and dental extended care

~~Recreation Center~~

~~Retail, single tenant (less than 25,000 square feet)~~

~~Retail, single tenant~~Retail, large tenant (at least between 25,000 square feet but less than and 50,000 49,999 square feet), subject to section 98-1010

~~Retail, single tenant~~Retail, large tenant (at least between 50,000 square feet but less than and 75,000 4,999 square feet), subject to section 98-1010

Retail, large tenant (at least between 75,000 and 99,999 square feet), subject to section 98-1010

Retail, large tenant (100,000 square feet or more), subject to section 98-1010

Sec. 98-873. - Specific uses.

The following uses shall be permitted in the CI campus industrial district only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

Alcoholic beverage establishment, subject to section 98-1009

Boutique vendor market, indoor, subject to section 98-1006

Extended stay hotel, subject to section 98-1004

Private ~~utility~~ shop, yard or building

Recycling drop-off center, subject to section 98-990

~~Retail, single tenant~~Retail, large tenant (at least between 75,000 square feet, but less than and 100,000 99,999 square feet), subject to section 98-1010

~~Retail, single tenant~~ Retail, large tenant (over 100,000 square feet or more), subject to section 98-1010

Sec. 98-874. - Temporary uses.

The following uses shall be permitted in the CI campus industrial district only upon approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of this Code, temporary use permits:

Government office/classroom, temporary, subject to section 98-1005

DIVISION 2. - USES

Subdivision II. - Regulations

Sec. 98-952. - Use classification.

- (c) *Schedule of use regulations.* The following use regulations schedule summarizes the use regulations of the districts. In the event of any conflict between the use regulations schedule and the text of the zoning district regulations, the text shall control. Uses that were established prior to the adoption of this chapter or its predecessors, but that are now inconsistent with the requirements of this chapter, shall be permitted if such uses meet the requirements of article V, chapter 78 of this Code, nonconformities, for a valid nonconforming use. The use regulations schedule shall be interpreted as follows:

- (6) *Circumstantial Specific Uses.* Uses identified in a particular district column with a "P/S" shall require a Specific Use Permit in accordance with the procedures and standards of the relevant section from Subdivision III. – Special Use Conditions.

SCHEDULE OF USE REGULATIONS

Use Type/Section	98-271	98-301	98-431	98-331	98-361	98-391	98-421	98-451	98-481	98-511	98-541	98-571	98-601	98-631	98-661	98-841	98-871	98-691	98-721	98-751	98-781	98-811	98-890
Residential Uses	A	SF E	SF -5	SF3 0	SF1 5	SF1 0	SF A	2F	MF	M H	O	R1	R2	C1	C2	CC	CI	I1	I2	W R	RE C	PD	CB D
Dwelling, mobile home (98-987)										P												P	*
Mobile home park (98-987)										P												P	*
Small wind energy system (lots 5 acres or more) (98-1001)	P																					P	*
Small wind energy System (lots less than 5 acres) (98-1001)	S																					S	*
Solar panel systems (98-1002)	P	P	P	P	P	P	P													P		P	*

Accessory and Temporary Uses	A	SF E	SF -5	SF3 0	SF1 5	SF1 0	SF A	2F	MF	M H	O	R1	R2	C1	C2	CC	CI	I1	I2	W R	RE C	PD	CB D
Accessory retail/service uses											P	P	P	P	P	P	P	P	P			P	*
Animal exhibition	S																					S	*
Aviary	S																						*
Building material yard and construction office											T	T	T	T	T	T	T	T	T			T	*
Caretaker or guard residence (mobile home) (98-975)															S			S	S				*
Food truck court, accessory (98-991)	P										S	S	P	P	P	P	S	S	S		P	P	*
Government office/classroom, temporary (98-1005)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	*
Off-street parking, accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*
Recreation Center											S	S	S				P				P	P	*
Educational, Institutional and Civic Uses	A	SF E	SF -5	SF3 0	SF1 5	SF1 0	SF A	2F	MF	M H	O	R1	R2	C1	C2	CC	CI	I1	I2	W R	RE C	PD	CB D
Animal control facility	S												S	P	P			P				P	*
Church or rectory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P		P	*
College university	P	S	PS	S	S	S	S	S	S	S	P			P	P	P	P	P	P			P	*
Fire station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*
Hospital	S	S		S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	*
Nursing or congregate care facility	S	S							S		S			S	S			S		P		P	*
Office, medical and dental											P	P	P	P	P	P						P	*
Office, medical and dental extended care											S	S	S	P	P	P	P					P	*

Religious assembly/institution or rectory	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P		P	*
Utility and Public Services Uses	A	SF E	SF -5	SF3 0	SF1 5	SF1 0	SF A	2F	MF	M H	O	R1	R2	C1	C2	CC	CI	I1	I2	W R	RE C	PD	CB D
Private franchise utility (not listed)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	*
Private utility shop, yard or buildingPrivate shop, yard or building	S																S	S	P		P	*	
Telephone equipment station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*
Transportation-Related Uses	A	SF E	SF -5	SF3 0	SF1 5	SF1 0	SF A	2F	MF	M H	O	R1	R2	C1	C2	CC	CI	I1	I2	W R	RE C	PD	*
Railroad Track	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*
Retail Uses	A	SF E	SF -5	SF3 0	SF1 5	SF1 0	SF A	2F	MF	M H	O	R1	R2	C1	C2	CC	CI	I1	I2	W R	RE C	PD	*
Alcoholic beverage establishment (98-1009)												P/ S	P/ S	P/ S	P/ S	P/ S	S	S	S			P/ S	*
Boutique vendor market, indoor (98-1006)												P	P	P	P	S	S	S	S		P	P	*
Boutique vendor market, outdoor (98-1006)	S											S	S	S	P	S					P	P	*
Convenience store with beer/wine sales																							*
Farmer's marketFarmers' market (98-980)	S																				P	P	*
Fruit and vegetable stand (98-981)	P																					P	*
Non-traditional smoking related business (98-1008)														S	S							P	*
Private club (98-989)																							*
Restaurant, drive-in														S	S			P					*

Extended stay hotel (98-1004)											S					S	S	S	S	S	S	S	S	P	*
Hotel or motel (98-1003)											S					P	P	P	P	P	P	S	P	*	
Mailing and shipping service											P	P	P	P	P	P	P	P	P				P	*	
Office, medical and dental											P	P	P	P	P	P							P	*	
Sexually oriented business (98-994)																		S	S				S	*	
Studio, television or radio											S			S	S	P	P	S	S				S	*	
Veterinary hospital (inside pens) (98-998)	S										S	S	S	P	P			P	P				P	*	
Veterinary hospital (outside pens) (98-999)	S																	P	P				P	*	
Wine retail establishment																							S	*	
Recreational and Entertainment Uses	A	SF E	SF -5	SF3 0	SF1 5	SF1 0	SF A	2F	MF	M H	O	R1	R2	C1	C2	CC	CI	I1	I2	W R	RE C	PD	CB D		
Amusement and recreation (indoors) (98-973)	S										S	S	S	S	P	P	P	P		SP	SP	P	*		
Amusement and recreation (outdoors)	S													S	P	S	P	P		P	PS	P	*		
Day camp for children	P	S												S	S			S	S	P	P	P	*		
Drag strip or commercial racing																			S			S	*		
Dude ranch	S																				SP	P	*		
Rodeo grounds	S																	S	S		S	S	*		
Shooting range, commercial																			S		S	S	*		
Swimming pool, commercial	S										P			P	P	P	P	P		S	P	P	*		

Theater, drive-in																		S	P		S	S	*
Automobile and Related Service Uses	A	SF E	SF -5	SF3 0	SF1 5	SF1 0	SF A	2F	MF	M H	O	R1	R2	C1	C2	CC	CI	I1	I2	W R	RE C	PD	CB D
Auto leasing or rental														PS	P			P				P	*
Auto painting or body shop																		P	P			P	*
Auto parts and accessory sales (outdoor display)																		P				P	*
Auto storage or auction																		P	P			P	*
Tire retreading or capping																		S	P			P	*
Wrecking or salvage yard																			S			S	*
Heavy Commercial Uses	A	SF E	SF -5	SF3 0	SF1 5	SF1 0	SF A	2F	MF	M H	O	R1	R2	C1	C2	CC	CI	I1	I2	W R	RE C	PD	CB D
Building material sales or storage (outdoors)																		S	P			S	*
Laboratory, manufacturing																		S	S			S	*
Miniwarehouse														S	S			S	P			P	*
Repair services, general																	S	S	P			S	*
Industrial Uses	A	SF E	SF -5	SF3 0	SF1 5	SF1 0	SF A	2F	MF	M H	O	R1	R2	C1	C2	CC	CI	I1	I2	W R	RE C	PD	CB D
Asphalt/concrete batching plant (permanent)																			S			S	*
Manufacturing, hazardous/objection able																			S			S	*
Agriculture and Extractive Uses	A	SF E	SF -5	SF3 0	SF1 5	SF1 0	SF A	2F	MF	M H	O	R1	R2	C1	C2	CC	CI	I1	I2	W R	RE C	PD	CB D
Livestock auction or feed lot	S																		S			S	*

Mining and quarrying	S																	S			S	*
Petroleum storage/collection facilities	S																	S		S	S	*

Sec. 98-980. - ~~Farmer's market~~Farmers' market.

- (a) All ~~farmer's market~~Farmers' markets shall be located in covered spaces providing shelter for vendors and customers and shall provide for adequate off-street parking. No more than ~~4920~~ percent of the display area shall be devoted to the sale of nonfood articles. All vendors shall abide by the provisions of applicable town ordinances and regulations and applicable state laws and regulations related to ~~farmer's market~~Farmers' markets, including Texas Administrative Code, Title 25, Chapter 229, Subchapter FF.
- (b) A ~~farmer's market~~Farmers' market may be permitted by the town to operate on any property owned by the town notwithstanding the district regulations applicable to said property.

Cross reference— Businesses, ch. 18.

Sec. 98-990. - Recycling drop-off center.

A recycling drop-off center ~~may~~shall be permitted as an accessory use, ~~as allowed by Sec. 98-952(c) in shopping center parking lots or other appropriate places~~, subject to section 82-272 outdoor storage areas and the following conditions:

- (1) The use shall not occupy more than 500 square feet and shall not occupy any parking area required for the primary use.
- (2) The use shall employ no mechanical sorting or processing equipment.
- (3) The use shall be maintained free of litter, debris and residue on a daily basis.
- (4) Containers shall be durable and covered.
- (5) The name and phone number of a responsible party shall be clearly posted ~~on the collection bin on a sign no greater than 10 square feet in size~~.

Sec. 98-991. - Refreshment stand ~~or Food Truck Court, Accessory~~.

(a) *Generally.*

- (1) It shall be the responsibility of the applicant to comply with all provisions of this section.
- (2) All other applicable permits must be obtained.
- (3) Additional parking may be required as determined by the development review committee.
- (4) A refreshment stand or food truck court, accessory, and all appurtenances thereto, shall comply with all applicable requirements of the district in which it is located. Such facility shall not be required, however, to meet the landscaping, exterior masonry or underground utility requirements of the applicable zoning district.
- (5) A refreshment stand or food truck court, accessory, may be located on parking spaces, provided that such spaces are not necessary to meet the minimum parking requirements of the other uses on the lot or parcel.
- (6) A refreshment stand or food truck court, accessory, shall not be located within, nor encroach upon, a fire lane, maneuvering aisle, vehicle stacking space or required landscaping areas of the lot or

parcel upon which the facility is placed. The location of such facility shall comply with all visibility obstruction regulations of the town.

- (7) A site plan shall be submitted providing a well delineated "safety" area to keep vehicles from entry into the stand and table area; such site plan shall be reviewed and approved by the building official and the fire marshal.
- (8) A refreshment stand or food truck court, accessory, shall be located on an approved surface of either asphalt or concrete.
- (9) A refreshment stand or food truck court, accessory, shall meet all health requirements promulgated by the state department of health and set forth in article III of chapter 18 of this Code.

(b) *Refreshment stand.*

- (1) A temporary use permit for a refreshment stand may be issued by the building official, subject to compliance with ~~the following~~ conditions related to refreshment stands.
- (2) A portable building may be used on a temporary basis as a refreshment stand for a period not to exceed six months on the same lot or parcel within any consecutive 12-month period, measured from the date of the issuance of the temporary permit.
- (3) A deposit in a sum listed in appendix A of this Code shall be required at the time the temporary permit for the refreshment stand is obtained to ensure the removal of the stand if the use is discontinued and the stand is not removed from the site within ten days of the expiration or abandonment of the permit. Such deposit will be refunded once the stand has been removed, and all other requirements have been met.

~~(1)–~~

- ~~(1) A portable building may be used on a temporary basis as a refreshment stand for a period not to exceed six months on the same lot or parcel within any consecutive 12-month period, measured from the date of the issuance of the temporary permit.~~

~~(1) It shall be the responsibility of the applicant to comply with all provisions of this section.~~

- ~~(2) A deposit in a sum listed in appendix A of this Code shall be required at the time the temporary permit for the refreshment stand is obtained to ensure the removal of the stand if the use is discontinued and the stand is not removed from the site within ten days of the expiration or abandonment of the permit. Such deposit will be refunded once the stand has been removed, and all other requirements have been met.~~

~~(3) All other applicable permits must be obtained.~~

- ~~(4) A refreshment stand and all appurtenances thereto, shall comply with all applicable requirements of the district in which it is located. Such facility shall not be required, however, to meet the landscaping, exterior masonry or underground utility requirements of the applicable zoning district.~~

~~(5) A refreshment stand may be located on parking spaces, provided that such spaces are not necessary to meet the minimum parking requirements of the other uses on the lot or parcel.~~

- ~~(6) A refreshment stand in a portable building shall not be located within, nor encroach upon, a fire lane, maneuvering aisle, vehicle stacking space or required landscaping areas of the lot or parcel upon which the facility is placed. The location of such facility shall comply with all visibility obstruction regulations of the town.~~

~~(7) A site plan shall be submitted providing a well delineated "safety" area to keep vehicles from entry into the stand and table area; such site plan shall be reviewed and approved by the building official and the fire marshal.~~

~~(8) AThe refreshment stand shall be located on an approved surface of either asphalt or concrete.~~

~~(9) AThe refreshment stand shall meet all health requirements promulgated by the state department of health and set forth in article III of chapter 18 of this Code.~~

Sec. 98-1006. – Boutique Vendor Market

- (1) It shall be the responsibility of the applicant to comply with all provisions of this section.
- (2) Land uses not permitted within the base zoning district or planned development may not operate as a vendor within the market.
- (3) All outdoor boutique vendor markets shall provide a permanent covered structure for seventy (70) percent of the maximum number of vendors to be expected.
- (4) All other applicable permits must be obtained.

Sec. 98-1007. – Alternative Financial Establishment

- (1) Alternative Financial Establishments meeting the definition of a “Credit Access Business,” as defined by the V.T.C.A., Finance Code § 393.601, shall be required to meet Chapter 18, Article XI – Credit Access Business of the Town of Flower Mound Code of Ordinances, as amended.

98-1008. – Non-Traditional Smoking Related Business

The sale of devices commonly related with “Smoke, Smokes, Smoking,” as defined in Section 18-530 of the Town’s Code of Ordinances, within 300 feet of a public school is hereby prohibited. The measurement of distance between the place of business where such devices are sold and the public school shall be:

- (1) In a direct line from the property line of the public school to the property line of the place of business, and in a direct line across intersections; or
- (2) If the place of business is located on or above the fifth story of a multistory building, in a direct line from the property line of the public school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which such devices are sold from.

98-1009. - Alcoholic Beverage Establishment

- (1) If such establishment includes a production area occupying more than 6,000 square feet for the processing and production of beverages, including canning, bottling and packaging for sale and/or distribution to retailers, drinking establishments, restaurants, or wholesalers, a Specific Use Permit shall be required as noted in Sec. 98-952(c).

98-1010. - Retail, Large Tenant

- (1) A Specific Use Permit shall be required, as noted in Sec. 98-952(c), for new construction.
- (2) A Specific Use Permit shall be required, as noted in Sec. 98-952(c), for remodeling and/or expanding a tenant space where the total square footage established would require a Specific Use Permit as new construction.-

Secs. 98-1011~~06~~—98-1020. - Reserved.

Sec. 98-1032. - Accessory buildings.

(a) *Generally.* Attached accessory buildings shall conform to the regulations applicable to the main building to which they are attached.

- (1) *Number; area.* Except in A agricultural zoning districts, no more than two accessory buildings may be placed on any residential lot. The combined floor area of all accessory buildings shall not exceed 750 square feet or 25 percent of the floor area of the primary structure, whichever is less, except for SF-E single-family estate zoning districts, in which the combined floor area of all accessory buildings shall not exceed 1,500 square feet. In no case shall the combined area of the primary structure and accessory buildings exceed the maximum percentage of lot coverage allowed for the zoning district in which the structures are located. Accessory dwellings are not subject to these regulations and shall be governed by other provisions of this chapter.
- (2) *Barns~~and~~, stables, and riding arenas.* In SF-E single-family estate and A agricultural zoning districts, barns and/or stables directly associated with the support of a bona fide agricultural use of the property, ~~and/or riding arenas~~, shall be limited in area to that allowed by the building code for their use and construction type, but in no case shall the combined floor area of the primary use and all accessory buildings exceed the maximum percentage of lot coverage allowed for in an A or SF-E zoning district. In SF-E and A zoning districts, barns, ~~and/or~~ stables, ~~and/or riding arenas~~ shall be limited to a height of not more than twenty feet to the top of the roof. Such barns, ~~and/or~~ stables, ~~and/or riding arenas~~ shall not be located within 50 feet of any property line. ~~Riding or rodeo arenas, whether enclosed, partially enclosed, or open air, shall require a specific use permit as provided in subsection 98-952(c), schedule of use regulations.~~
- (3) *Location.* Accessory buildings must be located at least five feet from any other building or structure on the property.
- (4) *Walls abutting property line.* When accessory buildings are constructed less than five feet from any property line, no windows, doors or other penetrations of the exterior wall shall be allowed in the wall abutting that property line.