AGENDA

FLOWER MOUND TOWN COUNCIL STRATEGIC PLANNING SESSION

FRIDAY, JUNE 19, 2020 – 4:00 P.M.
AND
SATURDAY, JUNE 20, 2020 – 9:00 A.M. ***(IF NEEDED)***

FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS RD, FLOWER MOUND

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An agenda information packet is available online at www.flower-mound.com/AgendaCenter

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There will be limited seating to allow for social distancing

Please silence or turn off all electronic devices in Jody Smith Hall

I. CALL STRATEGIC PLANNING SESSION TO ORDER

II. AGENDA ITEMS

Discussion of the Town's Strategic Plan including objectives, action items, targets, and performance for the goals of:

1. Safety and Security
2. First Rate Infrastructure
3. Financial Soundness and Operational Excellence
4. Superior Quality of Life
5. Dynamic Economic Environment
6. Regional Cooperation
7. Community Engagement
8. Quality Workforce

And including discussion involving:

A. Town communications, website, notifications, customer service, transparency, engagement, and benchmarking
B. Town finance, budget, revenues, expenditures, and facilities
C. Economic development
D. Town infrastructure (transportation, sidewalks/connectivity, lighting, water, and wastewater)
E. Development processes/standards/fees, neighborhood planning, growth, infill locations, permitted uses, undefined uses, housing, mobile food vendors, SMARTGrowth, Master Plan, and zoning regulations

III. ADJOURN PLANNING SESSION

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: June 16, 2020, at 12:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

_____
Theresa Scott, Town Secretary

This facility is wheelchair accessible. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting by contacting Theresa Scott, Town Secretary, at (972) 874-6076.

2020 Strategic Planning Session Agenda Packet
June 19, 2020 and June 20, 2020 (as needed)

TO: Town Council

FROM: JP Walton, Assistant to the Town Manager

ITEM: Town Council Strategic Planning Session

The agenda packet allows for broad discussion on a variety of topics related to the Council's strategic plan and initiatives as well as individual topics. The strategic planning session (SPS) provides an opportunity to review and discuss individual topics for discussion that were raised by boards, staff, and/or Town Council. Background is provided for the individual topics along with options for consideration. Several topics were requested by individual Councilmembers to be discussed openly amongst the Town Council. Therefore, background regarding those topics is limited until the intent of the topic is discussed and staff is given direction from Town Council

Topics

Item	Topic	Initiation by	Notes
1.	Previous SPS Topics in Progress	CM Engel on 05/29/20	Update on previous SPS topics in progress (Smart City Transportation Technology, Shiloh Road Improvements, and Review our Benchmark Cities).
2.	FY 2020-2021 Budget Discussion	CM Engel on 05/29/20	Discuss the upcoming FY 2020-2021 Budget.
3.	Reserve Account Discussion	CM Engel on 05/29/20	Discuss the Town's unassigned fund balance.
4.	Development Fee Survey	CM Pierson on 06/06/19	Present and discuss the benchmark development fee survey.
5.	New Revenue Opportunities	CM Engel on 05/29/20	Discuss new revenue opportunities.
6.	Cultural Arts Center	MPT Sharma on 06/05/19	Discuss the Cultural Arts Center feasibility study.
7.	Joint Fire Training Center	Staff	Discuss the proposed Joint Fire Training Center.
8.	Website Clean-up	CM Pierson on 06/06/19	Review the Town's website.

9.	Master Plan Study of Infill Locations	CM Engel on 06/07/19	Present and discuss infill locations.
10.	Provisional Zoning for Undeveloped Property	CM Pierson on 05/19/20	Discuss provisional zoning for undeveloped property.
11.	Permitted Uses	CM Engel on 05/29/20	Discuss permitted uses in the Town's zoning regulations.
12.	Food Trucks/Ice Cream Trucks	CM Bumgarner on 02/12/20	Discuss allowing food trucks and ice cream trucks to operate in the Town.
13.	Liquor Stores	CM Engel on 05/29/20	Discuss allowing liquor stores in the Town.
14.	Overhead Utilities	P&Z on 01/26/15	Present and discuss the requirement to place utility lines for new development underground.

Topic Background

Item 1 – Previous SPS Topics in Progress

RECENT SPS DISCUSSION: June 21, 2019

BACKGROUND: This topic was requested by Councilmember Engel on 05/29/20 to be discussed during the SPS. Discussion will include topics from the 2019 SPS that are currently in progress and not being discussed individually during the 2020 SPS. Those topics are Smart City Transportation Technology, Shiloh Road Improvements, and Review our Benchmark Cities.

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Take no action

Item 2 – FY 2020-2021 Budget Discussion

RECENT SPS DISCUSSION: None

BACKGROUND: This topic was requested by Councilmember Engel on 05/29/20 to be discussed during the SPS. The request is to discuss upcoming budget spending proposals, recent impacts to sales tax, recreational program and application fee revenues, and future reductions.

OPTIONS:

1. Discuss during SPS

2. Schedule for future work session
3. Take no action

Item 3 – Reserve Account Discussion

RECENT SPS DISCUSSION: None

BACKGROUND: This topic was requested by Councilmember Engel on 05/29/20 to be discussed during the SPS. The request is to discuss advantages and costs of maintaining a 20% reserve account balance versus a 15% reserve account balance. On September 9, 2018, Town Council approved an amendment to the Town's financial policies that changed the Town's minimum unassigned fund balance from 15% of annual General Fund expenditures to 20% (packet link).

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Take no action

Item 4 – Development Fee Survey

RECENT SPS DISCUSSION: June 21, 2019

BACKGROUND: This topic is from the 2019 SPS and is currently in progress. During the 2019 SPS, Town Council directed staff to perform a benchmark city fee survey and present to Town Council (2019 SPS Summary). Following that discussion, the topic was again brought up during Council's consideration of a contract for the Matrix Consulting Group to perform a development process review. Staff was asked to request a development fee study quote from the consultant. That quote ($30,000) was provided to the Council via email on November 14, 2019. The study would analyze the Town's development fees against the actual costs to review development applications and permits. The final product would allow the Council to discuss cost recovery options, and not simply compare fees against other city's fees. At that time, staff planned to bring forward the fee study as a decision package for FY 2020-2021. This topic is to present and discuss the benchmark development fee survey, as well as example development scenarios. The intent is to get direction from the Council on if staff should still bring forward the fee study as a decision package for the FY 2020-2021

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Take no action

Item 5 – Revenue Opportunities

RECENT SPS DISCUSSION: June 21, 2019

BACKGROUND: This topic was requested by Councilmember Engel on 05/29/20 to be discussed during the SPS. The request is to discuss revenue opportunities. During the 2019 SPS, Town Council discussed ways to increase Town revenue in consideration of Senate Bill 2 which requires municipalities to obtain voter approval for adopted ad valorem tax rates that would result in tax revenue over 3.5% of the effective rate.

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Take no action

Item 6 – Cultural Arts Center

RECENT SPS DISCUSSION: June 21, 2019

BACKGROUND: This topic is from the 2019 SPS and is currently in progress. On June 4, 2018, the Town Council approved a Third Amendment to the Development Agreement for Lakeside DFW, which included a requirement that no private development or use shall be permitted on the land area designated as the Arts Facility Location, per Ordinance No. 09-18, unless the Town fails to both: 1) deliver a letter of commitment to Developer by April 17, 2019, containing a firm intent to pursue construction of the Fine Arts Facility; and 2) commence construction of the Fine Arts Facility by December 31, 2022. The Fine Arts Facility was discussed during the April 15, 2019 Town Council Meeting and an extension to the letter of commitment to the Developer until January 7, 2020 was approved (video link, packet link). During the 2019 SPS, Town Council directed staff to conduct a Cultural Arts Center feasibility study (2019 SPS Summary). On October 7, 2019, Town Council approved a Consulting Agreement with Webb Management Services to conduct a feasibility study for a Cultural Arts Center (video link, packet link). This topic is to discuss the Cultural Arts Center feasibility study from Webb Management Services.

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Take no action

Item 7 – Joint Fire Training Center

RECENT SPS DISCUSSION: None

BACKGROUND: This topic was initiated by staff in order to discuss the proposed Joint Fire Training Center.

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Take no action

Item 8 – Website Clean-up

RECENT SPS DISCUSSION: June 21, 2019

BACKGROUND: This topic was requested by Councilmember Pierson on 05/19/20 to be discussed during the SPS. The request is to continue the clean-up of the Town's website and to simplify website menus. During the 2019 SPS, Town Council discussed the design of the Town's website to include improving the website's search function (2019 SPS Summary).

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Take no action

Item 9 – Master Plan Study of Infill Locations

RECENT SPS DISCUSSION: July 22, 2016 and June 21, 2019

BACKGROUND: This topic is from the 2019 SPS and is currently in progress. During the July 22, 2016 SPS, Town Council discussed infill development and directed staff to bring forward the item as a joint work session with P&Z and Town Council. Staff discussed infill development at the October 20,

2016 Town Council/Planning & Zoning Commission Joint Work Session (Packet/Video). The topic of "density" was discussed by the Planning and Zoning Commission on February 26, 2018, during their Board Input Session (Packet/Video). That topic was forwarded to the Council for consideration during their 2018 SPS. Council did not take up that topic during the 2018 SPS, however, during the 2019 SPS, Town Council directed staff to compile a list of remaining infill locations and provide to Town Council (2019 SPS Summary). Staff will present the list of remaining infill locations to Town Council during the SPS.

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Schedule for joint work session with Planning and Zoning Commission
4. Refer to Planning and Zoning Commission
5. Take no action

Item 10 – Provisional Zoning for Undeveloped Property

RECENT SPS DISCUSSION: None

BACKGROUND: This topic was requested by Councilmember Pierson on 05/19/20 to be discussed during the SPS. The request is to review undeveloped properties, outdated zoning areas, and to develop provisional zoning classifications for each that will give guidance to present and future staff, elected officials, and developers.

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Take no action

Item 11 – Permitted Uses

RECENT SPS DISCUSSION: None

BACKGROUND: This topic was requested by Councilmember Engel on 05/29/20 to be discussed during the SPS. The request is to discuss permitted uses by land use and zoning classifications to see if appropriate and if additional zoning classifications are required. Attachment 1 is the Town's schedule of uses that list each zoning district along with which uses are permitted by right (P), requires a specific use permit (S), or allowed on a temporary (T) basis.

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Take no action

Item 12 – Food Trucks/Ice Cream Trucks

RECENT SPS DISCUSSION: None

BACKGROUND: This topic was requested by Councilmember Bumgarner on 02/12/20. The request is to discuss allowing food trucks and ice cream trucks to operate in the Town of Flower Mound. Section 18-267 – "Solicitation on Public Property" prevents selling/vending from the street/ROW. However,

they are currently allowed under a special event permit and on active construction sites. Mobile food vendors are permitted under Sec. 18-122 as outlined in the Texas Food Establishment Rules as "Mobile Food Units." The Town has a permitting and inspection process for mobile food vendors when allowed under a special event and on construction sites.

OPTIONS:
1. Discuss during SPS
2. Schedule for future work session
3. Take no action

Item 13 – Liquor Stores

RECENT SPS DISCUSSION: August 4, 2017

BACKGROUND: This topic was requested by Councilmember Engel on 05/29/20 to be discussed during the SPS. The request is to discuss allowing liquor stores in the Town of Flower Mound.

OPTIONS:
1. Discuss during SPS
2. Schedule for future work session
3. Take no action

Item 14 – Overhead Utilities

RECENT SPS DISCUSSION: May 29, 2015, August 4, 2017, and July 17, 2018

BACKGROUND: Underground utilities have been an ongoing topic of discussion since the last update of the ordinance on December 5, 2005. During the 2018 SPS on July 17, 2018, Town Council gave staff direction to evaluate the Town's underground utility requirements and bring forward necessary amendments. The Town first adopted its underground utility ordinance in 1995. The 2005 update was initiated due to ambiguous language and conflicts with the intent of the Town's SMARTGrowth program adopted in 2002. The requirement for underground utilities in SMARTGrowth is below:

> *B. CRITERION: On-Site Utility Distribution Facilities. No development application or project shall be approved unless all on site utility distribution facilities are designed to be placed underground, including the land-wire distribution facilities of electrical, cable, telephone and telecommunications providers.*

The 2005 update didn't explicitly include overhead utilities within public right-of-way (ROW), so in these situations, overhead utilities have been exempt from this ordinance requirement to date. However, this exempts the majority of properties from complying with these requirements, and staff believed the ordinance's original intent was to include them. So, the Town requested a legal interpretation from TOASE, who determined that there is nothing that requires ROWs to be exempt from the ordinance. The underground utility ordinance is further complicated by the fact that, under State statutes, an ordinance cannot require utility providers such as Oncor or CoServ to bury their facilities. However, an ordinance can require developers to relocate overhead utilities that serve their development underground, if the utility provider agrees. For example, if a new development has existing utility poles along its frontage, the Town can require the developer to relocate those utilities underground, as long as the utility provider doesn't refuse based on logistical concerns. Whereas, if Coserv is making improvements to their system, the Town cannot force Coserv to underground those improvements. The Town could pay the difference to place the utilities underground, if Coserv allows the lines to be buried. Another complication is that the Town cannot

force a developer to underground off-site utilities. For example, if a development is being proposed that requires Oncor to extend electrical to the site, the developer is only responsible for undergrounding the utilities along their frontage and within their property. The Town would need to participate in the cost in order to underground the extension between the proposed development and the utility's point of origin. The final complication is that, as previously mentioned, regardless of the circumstance, if the utility provider will not allow the utility to be buried, the Town cannot make burial of the line a condition of development. The utility provider has ultimate domain over their infrastructure, which cannot be superseded by the Town. This topic is to discuss the Town's requirement to place utility lines for new development underground.

OPTIONS:

1. Discuss during SPS
2. Schedule for future work session
3. Schedule for joint work session with Planning and Zoning Commission
4. Refer to Planning and Zoning Commission
5. Take no action

Use Type/Section	A 98-271	SFE 98-301	SF5 98-431	SF30 98-331	SF15 98-361	SF10 98-391	SFA 98-421	2F 98-451	MF 98-481	MH 98-511	O 98-541	R1 98-571	R2 98-601	C1 98-631	C2 98-661	CC 98-841	CI 98-871	I1 98-691	I2 98-721	WR 98-751	REC 98-781	PD 98-811	CBD 98-890
Residential Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
Accessory dwelling (98-983)	S	S																				S	*
Dwelling, duplex								P														P	*
Dwelling, mobile home (98-987)										P													*
Dwelling, multifamily									P													P	*
Dwelling, single-family attached							P															P	*
Dwelling, single-family detached	P	P	P	P	P	P														P		P	*
Mobile home park (98-987)										P													*
Accessory and Temporary Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
Accessory retail/service uses											P	P	P	P	P	P						P	*
Accessory use, general (98-972)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*
Animal exhibition	S																						*

Use Type/Section	A 98-271	SFE 98-301	SF5 98-431	SF30 98-331	SF15 98-361	SF10 98-391	SFA 98-421	2F 98-451	MF 98-481	MH 98-511	O 98-541	R1 98-571	R2 98-601	C1 98-631	C2 98-661	CC 98-841	CI 98-871	I1 98-691	I2 98-721	WR 98-751	REC 98-781	PD 98-811	CBD 98-890
Asphalt/concrete batch plant, temp. (98-974)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	*
Aviary	S																						*
Building material yard and construction office											T	T	T	T	T	T	T	T	T				*
Caretaker or guard residence (98-975)	S														S			S	S	S	S	S	*
Caretaker or guard residence (mobile home) (98-975)															S			S	S				*
Carnival or circus, temp. (98-976)	T											T	T	T	T			T	T			T	*
Day care home	P	P	P	P	P	P	P	P	P	P										P		P	*
Field office, temp.	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	*
Garage sale (98-982)	P	P	P	P	P	P	P	P	P	P										P		P	*
Home occupation (98-984)	P	P	P	P	P	P														P		P	*
Model home (98-1000)	P	P	P	P	P	P	P	P														P	*
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	*
Parking lot, commercial											P	P	P	P	P	P	P	P	P			P	*

	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
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
Parking structure, commercial											S	S	S	P	P	P	P	P	P			P	*
Recreation center											S	S	S				P				P	P	*
Recycling drop-off center (98-990)														S	S	S	S	S	S			S	*
Refreshment stand (98-991)												T	T	T	T					T	T	T	*
Sales trailer, temporary (98-993)	T	T	T	T	T	T	T	T	T	T										T		T	*
Sales, temporary or seasonal (98-992)	T										T	T	T	T	T			T	T	T	T	T	*
Swimming pool, private (98-996)	P	P	P	P	P	P	P	P	P	P										P		P	*
Temporary Special Event (98-976)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	*
Educational, Institutional and Civic Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
Animal control facility	S												S	P	P							P	*
Cemetery or mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S	S	*
Church or rectory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P		P	*
College or university	P	S	P	S	S	S	S	S	S	S	P			P	P	P	P	P	P			P	*

	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
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
Community center, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P	*
Convent or monastery	P	P	S	S	S	S	P	P	P	P					P			P	P			P	*
Day care center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S	*
Exhibition area or fairgrounds	S													S	S			S	P	S	S	P	*
Fire station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	*
Fraternal club or lodge	S										S		P	P	P			P	P	S		P	*
Hospital	S	S		S	S	S	S	S	S	S	S		S	S	S	S	P	P	P	P	P	P	*
Institution, drug or psychiatric treatment	S										S			S	S	S	S	S				P	*
Museum, library or art gallery, public	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	S	P	S	P	*
Nursing or congregate care facility	S	S							S		S			S	S			S		P		P	*
Public building, shop or yard	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*
School, elementary or secondary	P	P	P	P	P	P	P	P	P	P	P			P	P			P				P	*
Utility and Public Services Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD

Use Type/Section	A 98-271	SFE 98-301	SF5 98-431	SF30 98-331	SF15 98-361	SF10 98-391	SFA 98-421	2F 98-451	MF 98-481	MH 98-511	O 98-541	R1 98-571	R2 98-601	C1 98-631	C2 98-661	CC 98-841	CI 98-871	I1 98-691	I2 98-721	WR 98-751	REC 98-781	PD 98-811	CBD 98-890
Communication tower, commercial (98-977)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	*
Dump or sanitary landfill area	S																		S				*
Electrical energy generating plant	S													S	S	S	S	S	S		S	S	*
Electrical line/substation, high voltage (98-979)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	*
Local utility line	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*
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		P	*
Private utility shop, yard or building	S																S	S	P		P	P	*
Sewage pump station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*
Sewage treatment plant	S																S	S	P	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	*
Transmission pipeline (98-997)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	*
Water well, storage or pump station	P	P	P	P	P	P	P	P	P	P	S	S	S	S	S	S	S	S	S	P	P	P	*

Use Type/Section	A 98-271	SFE 98-301	SF5 98-431	SF30 98-331	SF15 98-361	SF10 98-391	SFA 98-421	2F 98-451	MF 98-481	MH 98-511	O 98-541	R1 98-571	R2 98-601	C1 98-631	C2 98-661	CC 98-841	CI 98-871	I1 98-691	I2 98-721	WR 98-751	REC 98-781	PD 98-811	CBD 98-890
Transportation-Related Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	*
Airport or landing field	S																		P		P	S	*
Bus station or terminal											S				P		P	P	P	P		P	*
Heliport	S															P	P	S	S		S	P	*
Helistop	S										S				S	P	P	S	S	S		S	*
Parking lot, trucks or trailers (transport)																	S	S	P			P	*
Railroad freight or passenger station																	P	P	P			P	*
Railroad team track	S																P	P	P		S	P	*
Railroad track	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	*
Retail Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	*
Antique shop												P	P	P	P							P	*
Art gallery or handicraft sales												P	P	P	P	P						P	*
Art supply store											P	P	P	P	P	P						P	*
Bait and sporting goods sales													P	P	P			P		P	S	P	*

Use Type/Section	A 98-271	SFE 98-301	SF5 98-431	SF30 98-331	SF15 98-361	SF10 98-391	SFA 98-421	2F 98-451	MF 98-481	MH 98-511	O 98-541	R1 98-571	R2 98-601	C1 98-631	C2 98-661	CC 98-841	CI 98-871	I1 98-691	I2 98-721	WR 98-751	REC 98-781	PD 98-811	CBD 98-890
Bakery or confectionery shop, retail												P	P	P	P	P						P	*
Book or stationary store or newsstand											P	P	P	P	P	P				P		P	*
Convenience store													P	P	P	S				P		P	*
Convenience store with beer/wine sales																							*
Convenience store with gasoline sales													S	S	S	S				S		S	*
Drugstore or pharmacy											S	P	P	P	P	S				P		P	*
Farmer's market (98-980)	S																						*
Florist											P	P	P	P	P	P	P	P	P			P	*
Fruit and vegetable stand (98-981)	P																						*
Hardware store													P	P	P			P				P	*
Optical sales											P	P	P	P	P	P						P	*
Pet store (98-988)													P	P	P							P	*
Plant nursery or garden shop													P	P	P			P				P	*

Use Type/Section	A 98-271	SFE 98-301	SF5 98-431	SF30 98-331	SF15 98-361	SF10 98-391	SFA 98-421	2F 98-451	MF 98-481	MH 98-511	O 98-541	R1 98-571	R2 98-601	C1 98-631	C2 98-661	CC 98-841	CI 98-871	I1 98-691	I2 98-721	WR 98-751	REC 98-781	PD 98-811	CBD 98-890
Private club (98-989)																							*
Restaurant, drive-in														S	S			P					*
Restaurant, fast food													P	P	P	S	S	P				P	*
Restaurant, general											P	P	P	P	P	P	P	P	P	P	S	P	*
Retail general (indoors)												S	P	P	P	P						P	*
Retail, general (outdoors)															S								*
Retail, single tenant (less than 25,000 sq. ft.)												P	P	P	P	P	P	P	P			P	*
Retail, single tenant (25,000 square feet but less than 50,000 sq. ft.)												S	S	P	P	S	P	P	P			P	*
Retail, single tenant (50,000 sq. ft. but less than 75,000 sq. ft.)													S	P	P	S	P	P	P			P	*
Retail, single tenant (75,000 sq. ft. but less than 100,000 sq. ft.)														S	P	S	S	P	P			P	*
Retail, single tenant (100,000 sq. ft. or more)															S	S	S	S	S			S	*
Secondhand store															P							P	*

	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
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
Supermarket													P	P	P			P	P	S		P	*
Supermarket with beer/wine sales																							*
Personal Service Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
Assembly hall												S	S	S	S							S	*
Bank or savings and loan											P	P	P	P	P	P	P	P				P	*
Boardinghouse or roominghouse									P														*
Cleaning/laundry pickup station only											P	P	P	P	P	P	P	P	P			P	*
Cleaning/laundry shop with onsite plant												S	S	P	P			P	P			P	*
Cleaning/laundry shop with pickup station											S	P	P	P	P	P						P	*
Custom personal service											P	P	P	P	P	P				P		P	*
Dance hall															P			P				P	*
Dancing, drama, and music school											S	P	P	P	P	P						P	*
Extended stay hotel											S				S	S	S	S	S	S	S	P	*

Use Type/Section	A 98-271	SFE 98-301	SF5 98-431	SF30 98-331	SF15 98-361	SF10 98-391	SFA 98-421	2F 98-451	MF 98-481	MH 98-511	O 98-541	R1 98-571	R2 98-601	C1 98-631	C2 98-661	CC 98-841	CI 98-871	I1 98-691	I2 98-721	WR 98-751	REC 98-781	PD 98-811	CBD 98-890
Hotel or motel											S				P	P	P	P	P	P	S	P	*
Laboratory, medical and dental											S	P	P	P	P	P	P	P	P			P	*
Laundry, self-service												P	P	P	P							P	*
Mortuary or funeral home											S	S	P	P	P							P	*
Office, general business and professional											P	P	P	P	P	P	P	P	P			P	*
Office, medical and dental											P	P	P	P	P	P						P	*
Personal improvement services											P	P	P	P	P	P	P	P	P	P	S	P	*
Repair services, limited													P	P	P			P				P	*
School, business											P			P	P	P	P	P				P	*
School, commercial trade	S													S	S	S	P	S	P			P	*
Sexually oriented business (98-994)																		S	S				*
Studio, television or radio											S			S	S	P	P	S	S				*

	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
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
Tool rental (domestic equipment)															P		P	P				P	*
Travel bureau or consultant											P	P	P	P	P	P				P		P	*
Veterinary hospital (inside pens) (98-998)	S												S	P	P							P	*
Veterinary hospital (outside pens) (98-999)	S																	P	P				*
Wine retail establishment																						S	*
Recreational and Entertainment Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
Amusement and recreation (indoors) (98-973)	S										S		S	S	P	P	P	P		S	S	P	*
Amusement and recreation (outdoors)	S													S	P	S	P	P			S		*
Boat storage and service	S																	P	P	P	S	P	*
Country club, private (98-978)	P	P	S	S	S	S	S	S	S	S								P	P	P	S	P	*
Day camp for children	P	S												S	S			S	S	P		P	*

Use Type/Section	A 98-271	SFE 98-301	SF5 98-431	SF30 98-331	SF15 98-361	SF10 98-391	SFA 98-421	2F 98-451	MF 98-481	MH 98-511	O 98-541	R1 98-571	R2 98-601	C1 98-631	C2 98-661	CC 98-841	CI 98-871	I1 98-691	I2 98-721	WR 98-751	REC 98-781	PD 98-811	CBD 98-890
Drag strip or commercial racing																			S				*
Dude ranch	S																				S		*
Golf course, private	S																	S	S	S		P	*
Golf course, public	P	P	P	P	P	P	P	P	P	P	P			P	P			P	P	P	S	P	*
Health club or athletic club											S	S	P	P	P	S	S					P	*
Marina	S																	S	S	P	S	P	*
Park or playground, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	*
Recreation center, public	P	P	P	P	P	P	P	P	P	P				P	P	P		P		P		P	*
Rodeo grounds	S																	S	S		S		*
Shooting range, commercial																			S		S		*
Stable, commercial boarding or rental (98-995)	S																				S	S	*
Stadium or playfield, public	P	S	S	S	S	S	S	S	S					S	S			S	P	S		P	*
Swimming pool, commercial	S										P			P	P	P	P	P		S		P	*

Use Type/Section	A 98-271	SFE 98-301	SF5 98-431	SF30 98-331	SF15 98-361	SF10 98-391	SFA 98-421	2F 98-451	MF 98-481	MH 98-511	O 98-541	R1 98-571	R2 98-601	C1 98-631	C2 98-661	CC 98-841	CI 98-871	I1 98-691	I2 98-721	WR 98-751	REC 98-781	PD 98-811	CBD 98-890
Swimming pool, public	P	P	P	P	P	P	P	P	P	P	P	P	S	P	P			P	P	P	P	P	*
Theater											S		P	P	P	P	P	P		P	S	P	*
Theater, drive-in																		S	P		S		*
Automobile and Related Service Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
Auto leasing or rental														P	P			P				P	*
Auto painting or body shop																		P	P				*
Auto parts and accessory sales (indoors)													P	P	P			P				P	*
Auto parts and accessory sales (outdoor display)																		P					*
Auto repair garage													S	S	P			P	P			P	*
Auto storage or auction																		P	P				*
Car sales, new or used															P			P				P	*
Car wash, automatic													S	S	P	S	S	P	P	P		P	*
Car wash, full service													S	S	P	S		P	P	P		P	*
Car wash, self-service													S	S	S			S	S	S		P	*

	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
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
Motor vehicle fuel service station													S	S	P			P	P	P		P	*
Tire retreading or capping																		S	P				*
Wrecking or salvage yard																			S				*
Heavy Commercial Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
Building material sales or storage (indoors)															P		P	P	P			P	*
Building material sales or storage (outdoors)																		S	P				*
Cabinet and upholstery shop														P	P		P	P	P			P	*
Cleaning, dyeing or laundry plant															P		P	P				P	*
Laboratory, manufacturing																		S	S				*
Laboratory, scientific and research											S	S	P	P	P	P	P	P	P			P	*
Lithographic or print shop														P	P	P	P	P	P			P	*

	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
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
Maintenance service															P		P	P	P			P	*
Miniwarehouse														S	S			S	P				*
Office—showroom/warehouse															S	S	P	P	P			P	*
Repair services, general																	S	S	P				*
Vehicle and equipment sales or rental															P			P	P			P	*
Warehousing and wholesale, general																	P	P	P			P	*
Welding or machine shop																			P			P	*
Industrial Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
Asphalt/concrete batching plant (permanent)																			S				*
Bakery or confectionery, wholesale															P		P	P	P			P	*
Bottling works															S		P	P	P			P	*
Food processing															P		P	P	P			P	*
Manufacturing, general																			P			P	*

	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
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
Manufacturing, hazardous/objectionable																			S				*
Manufacturing, light																	P	P	P			P	*
Agriculture and Extractive Uses	A	SFE	SF5	SF30	SF15	SF10	SFA	2F	MF	MH	O	R1	R2	C1	C2	CC	CI	I1	I2	WR	REC	PD	CBD
Crop agriculture	P	P																		P		P	*
Feed store														S	P			P	P			P	*
Greenhouse, wholesale	P														P			P	P			P	*
Keeping of livestock or poultry (Keeping animals 98-985)	P	P																				P	*
Kennel (In enclosed building only) (98-986)	S												S	P	P			P	P			P	*
Kennel (with outside runs or pens) (98-986)	S																	P	P			P	*
Livestock auction or feed lot	S																		S				*
Mining and quarrying	S																		S				*
Petroleum storage/collection facilities	S																		S		S		*