CITY OF CELINA, TEXAS

ORDINANCE NO. 2003-66

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 97-10, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING ON A CERTAIN TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS A 41.184 ACRE TRACT OF LAND SITUATED IN THE F. D. GRAY SURVEY, ABSTRACT NO. 360, COLLIN COUNTY, TEXAS AND BEING THE TRACT OF LAND DESCRIBED IN DEED RECORDED IN CLERK'S FILE 97-55651 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, LOCATED GENERALLY TO THE SOUTH OF FM 428 AND TO THE EAST OF CR 51, SUCH TRACT BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, TO BE ZONED "PD" PLANNED DEVELOPMENT, OLD CELINA LTD. NO. 2; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR ZONING DESIGNATION AND DEVELOPMENT STANDARDS; PROVIDING FOR APPLICABLE REGULATIONS; PROVIDING THAT THE ZONING MAP SHALL REFLECT THE PLANNED DEVELOPMENT ZONING DISTRICT FOR THE SUBJECT PROPERTY; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the tract of land (the "Land"), described as a 41.184 acre tract of land more specifically described in Exhibit "A" attached hereto and incorporated herein, filed an application with the City Planning and Zoning Commission requesting zoning of the Land to be "PD" Planned Development. Such application further requested an amendment to the official Zoning District Map of the City in accordance with Ordinance No. 97-10 of the City (the "Comprehensive Zoning Ordinance"); and

WHEREAS, all legal notices, requirements and conditions having been complied with, the case to zone the Land came before the Planning and Zoning Commission; and

WHEREAS, after public notices were given in compliance with State law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City has recommended to the City Council the adoption of the amendments to Comprehensive Zoning Ordinance No. 97-10 as set forth in this Ordinance; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before City Council at which the City Council considered, among other things, the character of the land and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and does hereby find that the zoning approved hereby accomplishes such objectives; and

WHEREAS, the City Council has determined that there is a necessity and need for the zoning designation and that the proposal is consistent with the Comprehensive Land Use Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CELINA, TEXAS:

SECTION 1.
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2.
FINDINGS

After due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the City Council has concluded that the adoption of this Ordinance is in the best interests of the City of Celina, Texas, and of the public health, safety and welfare.

SECTION 3.
ZONING AND DEVELOPMENT STANDARDS

Ordinance No. 97-10 of the City of Celina, Texas, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the Land, more particularly described in Exhibit "A", attached hereto and incorporated herein, as "PD" Planned Development, Old Celina Ltd. No. 2, for use in accordance with the requirements of this Ordinance and all other applicable ordinances, rules, and regulations of the City. Requirements of this Ordinance are more specifically described and set forth in Exhibit "B", Development Standards for Planned Development 2, which is attached hereto and incorporated herein for all purposes.

SECTION 4.
APPLICABLE REGULATIONS

In all respects the Land shall be subject to the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances and regulations of the City, in accordance with the rules and guidelines set forth in Exhibit "B".

SECTION 5.
ZONING MAP

The City Secretary is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning designation herein made.

SECTION 6.
CUMULATIVE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance.

SECTION 7.
SAVINGS

All rights and remedies of the City of Celina, Texas, are expressly saved as to any and all violations of the provisions of any other Ordinance affecting regulations governing and regulating the zoning, platting, and subdivision of land which have secured at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8.
SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 9.
PENALTY

9.01 That any person violating any of the provisions of this Ordinance shall be deemed

guilty of a Class C misdemeanor upon conviction and shall be fined, except as otherwise provided herein, in a sum not to exceed two thousand dollars ($2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

9.02 That if the governing body of the City of Celina determines that a violation of this Ordinance creates a threat to the public safety, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity. The City of Celina is not required to give bond as a condition to the issuance of injunctive relief.

SECTION 10.
PUBLICATION

The City Secretary of the City of Celina is hereby directed to publish the Caption, Penalty and Effective Date of this Ordinance as required by Section 52.011 of the Texas Local Government Code.

SECTION 11.
ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Celina is hereby directed to engross and enroll this Ordinance by copying the exact Caption, Penalty and Effective Date in the minutes of the City Council and by filing this Ordinance in the ordinance records of the City.

SECTION 12.
EFFECTIVE DATE.

This Ordinance shall become effective from and after its date of adoption and publication as provided by law, and it is so ordained.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, this 11 day of November, 2003.

Corbett Howard

Corbett Howard, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Annexation Petition and Zoning Submittal for

41.18 Acres

constituting

A Planned Development (PD #2)

in

Celina, Texas

Prepared For:

Old Celina Ltd.

17130 Dallas Parkway, Suite 200
Dallas, Texas 75248

Prepared By:

Huitt-Zollars, Inc.
3131 McKinney Avenue, Suite 600
Dallas, Texas 75204-2489

January 30, 2002
(revised June 25, 2002)
(revised January 31, 2003)
(revised June 24, 2003)

June 24, 2003

Mr. Scott Albert, City Administrator
City of Celina
302 W. Walnut
Celina, Texas 75009

RE: **Application for Annexation and Zoning Change and Related Documents for a Proposed Planned Development of 41.18 Acres in Celina, Texas.**

Dear Mr. Albert:

Please find enclosed for your review one revised copy of the proposed PD Document for approximately 41.18 acres of land. The proposed Planned Development (PD) is planned in accordance with Section 20 of the City's Zoning Ordinance and designed in conformance to current planning considerations published by the City.

At the request of the City, we have separated into five parts our previous single request for the zoning and annexation of approximately 742 acres. (Please reference previously submitted check in the amount of $4,090.00 dated January 30, 2002 as well as previously submitted deposit in the amount of $2,500.00 toward potential professional review costs as authorized by City of Celina Ordinance No. 02-22.)

Thank you for your consideration in this matter. If you need additional details or information, please contact me at 214-871-3311.

Thank you.

Respectfully,

Bill Muenchinger, AICP
Project Manager

c: Mr. Rex Glendenning
Mr William S. Dahlstrom

Form 1.07
Application for Zoning Change

1. Applicant- if owner(s), so state. If agent or other type of relationship, a letter of authorization must be furnished from owner(s).

   Name: **Ocie L. Vest, Vice-President**
   Huitt-Zollars, Inc.

   Mailing Address: **3131 McKinney, Suite 600**
   Dallas, TX 75204

   Telephone: **(214) 871.3311**

2. Property Location: **City of Celina / Celina ETJ, Collin County, Texas**

3. Legal Descriptions: **(see attached)**

   Acreage: **Approx. 41.18 acres (see attached metes and bounds descriptions.)**

4. Existing uses of Properties: **Agricultural uses**

5. Give explanation of proposed uses of property and attach supporting information:

   Commercial Uses

6. Zoning Request:
   From: **AG - Agricultural**
   To: **PD - Planned Development**

7. Give brief explanation of reason for request:

   To offer flexibility in the ongoing planning of this development over time and to provide the opportunity for the application of a broad planning concept that includes multiple land uses.

8. The undersigned hereby requests rezoning of the above-described properties as indicated.

_____ _____

Owner(s)/Agent Date

****

Fee Received by: _____

Date Received: _____ Amount: _____

Cash/Check Number: _____ Receipt Number: _____

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Development Standards for Planned Development 2

1. Concept Plan:

Consistent with the intent of Section 20 (Planned Development District) of the City of Celina's Zoning Ordinance, Exhibit 5 identifies and locates the general location of proposed land uses and illustrates the potential integration of these land uses in a mixed-use development (the "Concept Plan"). Development of the Property must generally conform with the Concept Plan.

2. Uses Permitted:

a. Main Uses: The only uses allowed on the Property are those uses set forth in the land use table in Exhibit 6 which is attached hereto for all purposes and advertising products, such as signs and billboards

b. Conditional Uses: Conditional uses allowed as a conditional use in the C-2 Commercial District, as specified in the City of Celina Zoning Ordinance No. 97-10, Section 16, are hereby allowed subject to the provisions of Section 6 of that Ordinance.

3. Area Regulations

The requirements regulating the minimum lot size, minimum yard sizes, maximum building height, and maximum percent of lot coverage by buildings as pertains to this district shall conform to the provisions of Section 22, "Schedule of District Regulations", and other applicable provisions of Section 23, "Supplementary District Regulations" of the City of Celina Zoning Ordinance No. 97-10, as amended. It is the intent of this Ordinance that all uses within this Planned Development conform to applicable City of Celina development regulations in effect at the time of development.

4. Parking

Parking regulations shall comply with Section 25 of the City of Celina Zoning Ordinance No. 97-10, as amended.

5. Screening Regulations

a. Location: Within this Planned Development, when a non-residential use adjoins a residential use, or when a multiple-family use adjoins a detached single-family use, a solid screen of not less than six feet nor more than eight feet in height shall be erected along the entire property line separating those districts, except where visibility triangles or easements are required.

b. Responsibility for Construction and Maintenance: The owner of the property of the lesser restrictive use shall be responsible for the construction and maintenance of the screen. In cases where the Planning and Zoning Commission finds that screening is impractical for immediate construction, it may grant a temporary or permanent waiver of the required screening until such time as the screening may be deemed necessary by the City Council.

c. Conflict: In the event of a conflict between these screening regulations and the screening regulations in the City of Celina Zoning Ordinance No. 97-10, as amended, the more restrictive regulation shall apply.

6. Effect of City of Celina Zoning Ordinance

Except as otherwise amended herein, the provisions of the City of Celina Zoning Ordinance No. 97-10 concerning "C-Z" Commercial District remain in full force and effect and apply to the development of the Property.

Exhibits

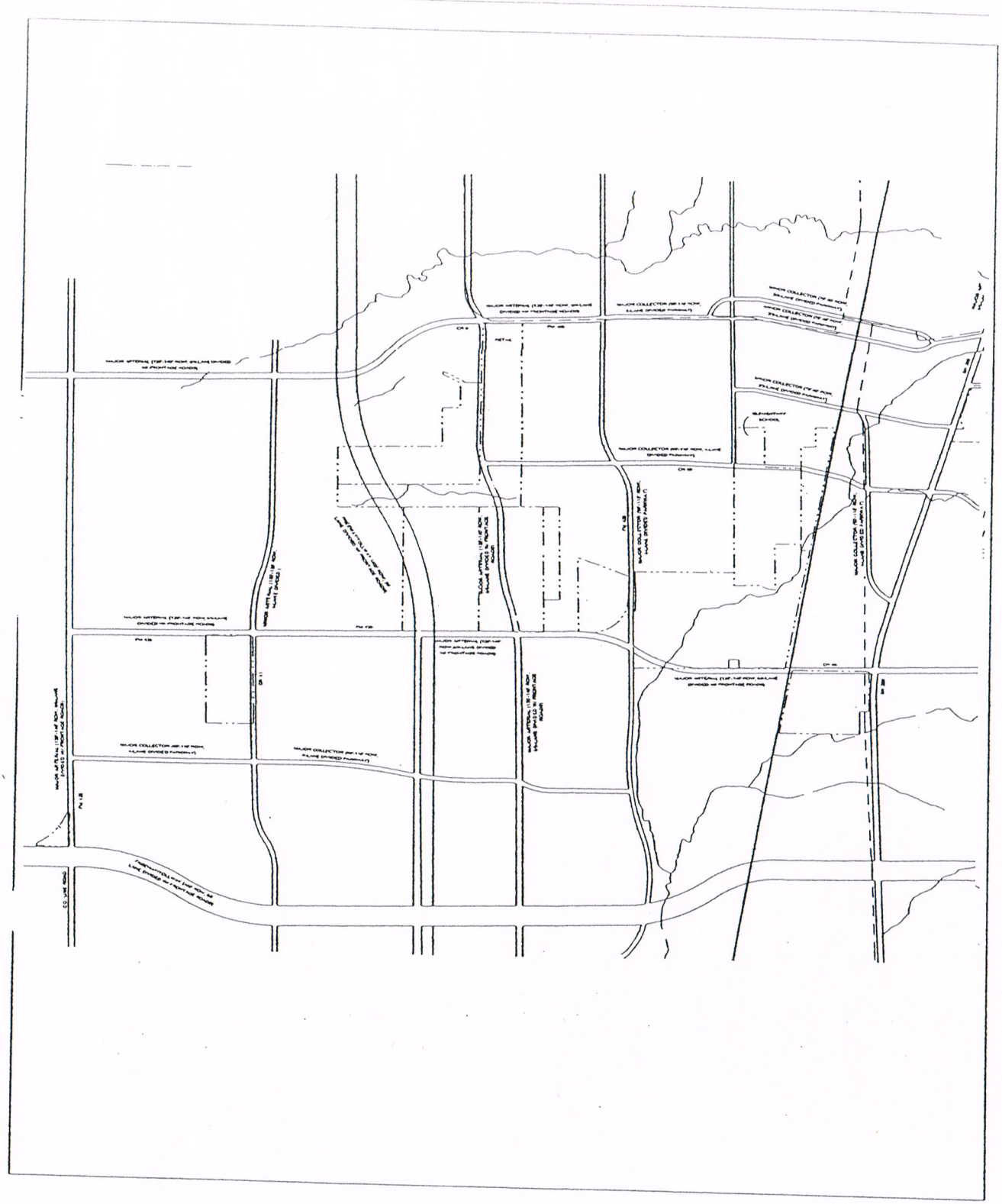

Exhibit 1 - Location Map

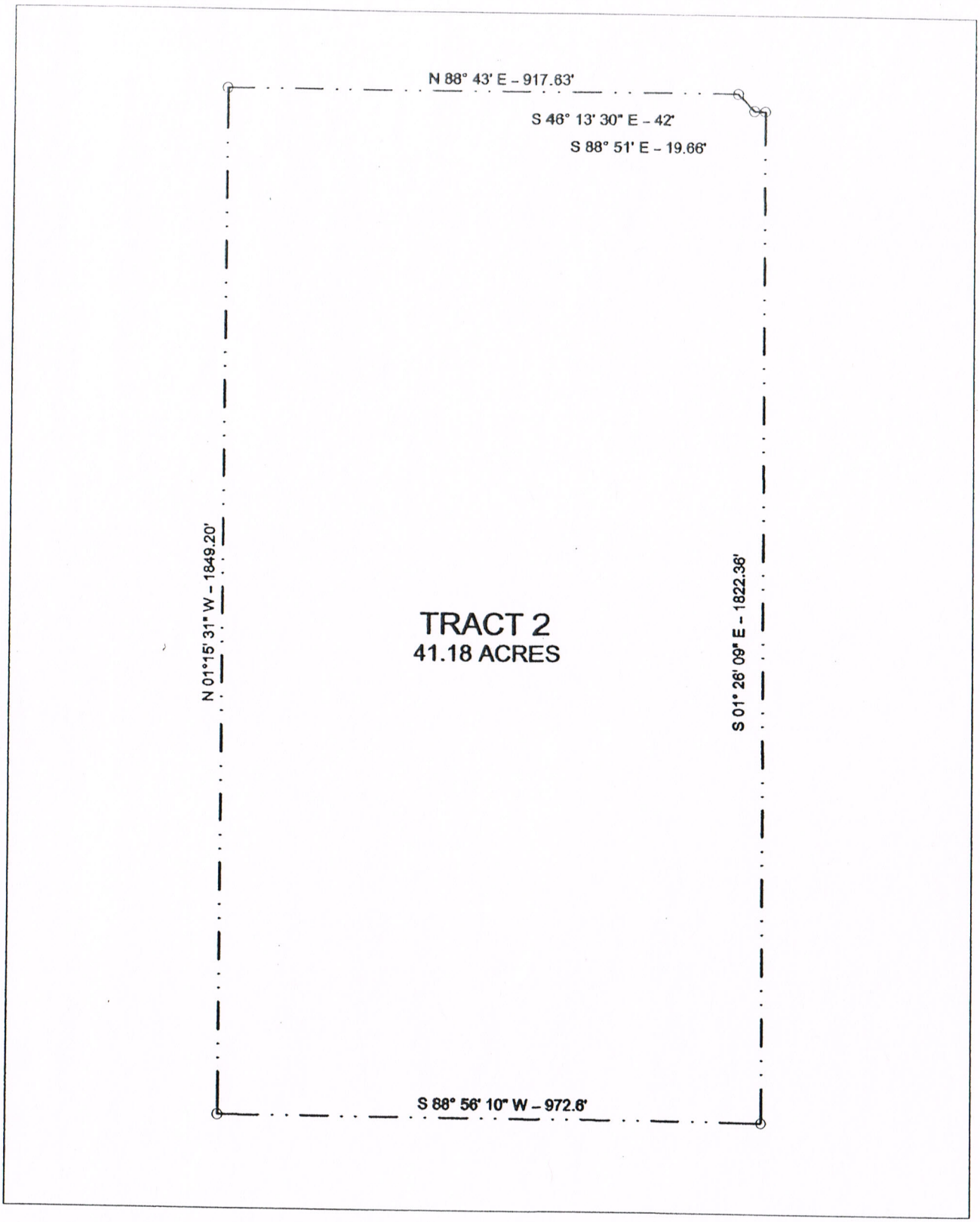

Exhibit 2 - Boundary Exhibit

Situated in the F.D. Gray Survey, Abstract No. 360 in Collin County, Texas, and being the tract of land described in Deed recorded in Clerk's File 97-55651 of the Land Records of Collin County, Texas, being more particularly described by meets and bounds to-wit:

BEGINNING at an Iron Pin found in County Road 51, Pin is the Southeast corner of said tract;
THENCE South 88 deg. 56 min. 10 sec. West 972.6 feet to an Iron Pin set;
THENCE North 1 deg. 15 min. 31 sec. West with the West line of said tract 1849.2 feet to an Iron Pin found in the South right-of-way line of FM Hwy. 428;
THENCE North 88 deg. 43 min. East with said line 917.63 feet to a wooden marker;
THENCE South 46 deg. 13 min. 30 sec. East with said right-of-way line 42 feet to an Iron Pin set;
THENCE South 88 deg. 51 min. East 19.66 feet to an Iron Pin found in the centerline of County Road 51;
THENCE South 1 deg. 26 min. 09 sec. East with said centerline 1822.36 feet to the place of beginning, containing 41.184 Acres.

Exhibit 3 - Legal Description

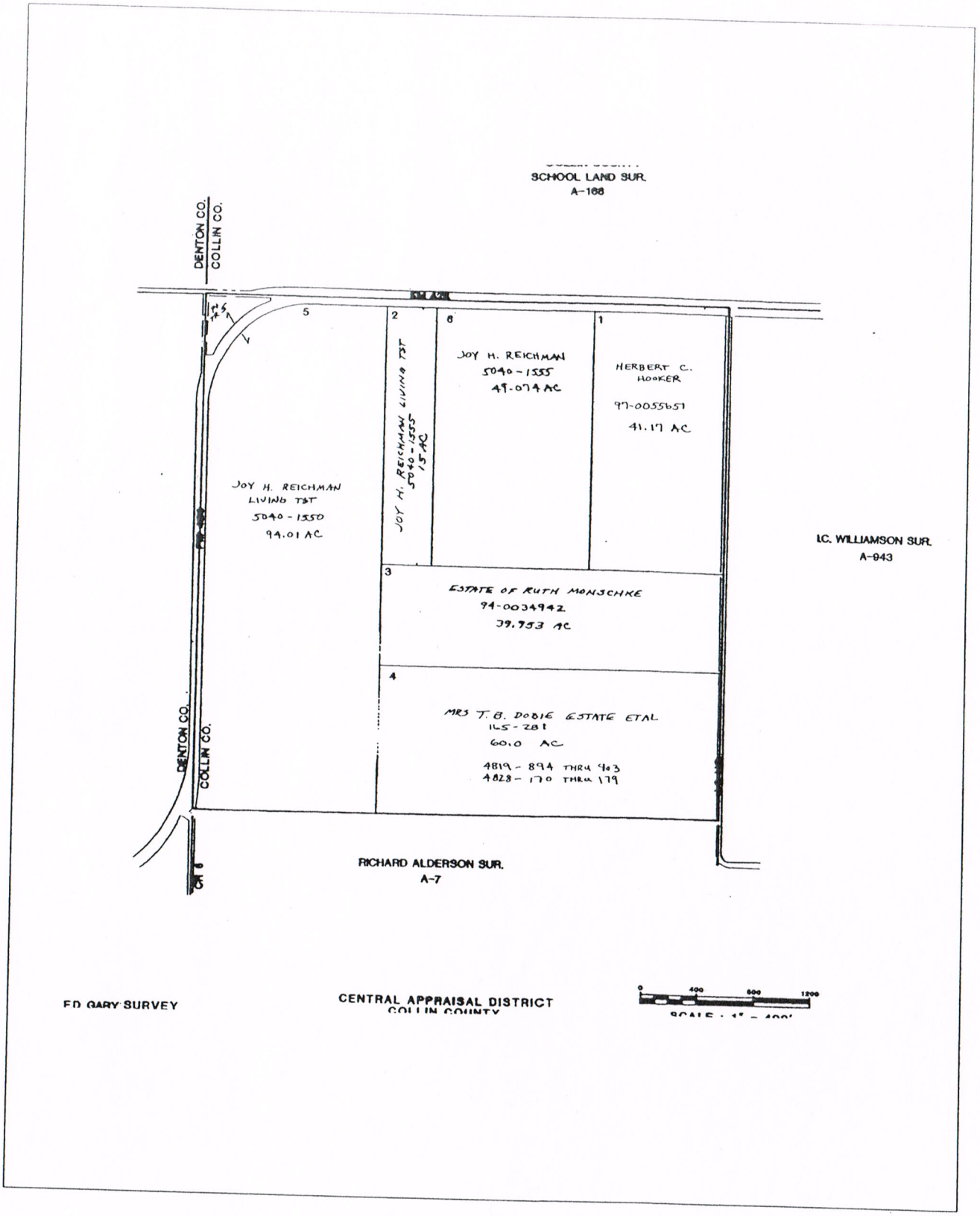

Exhibit 4 - Tax Map

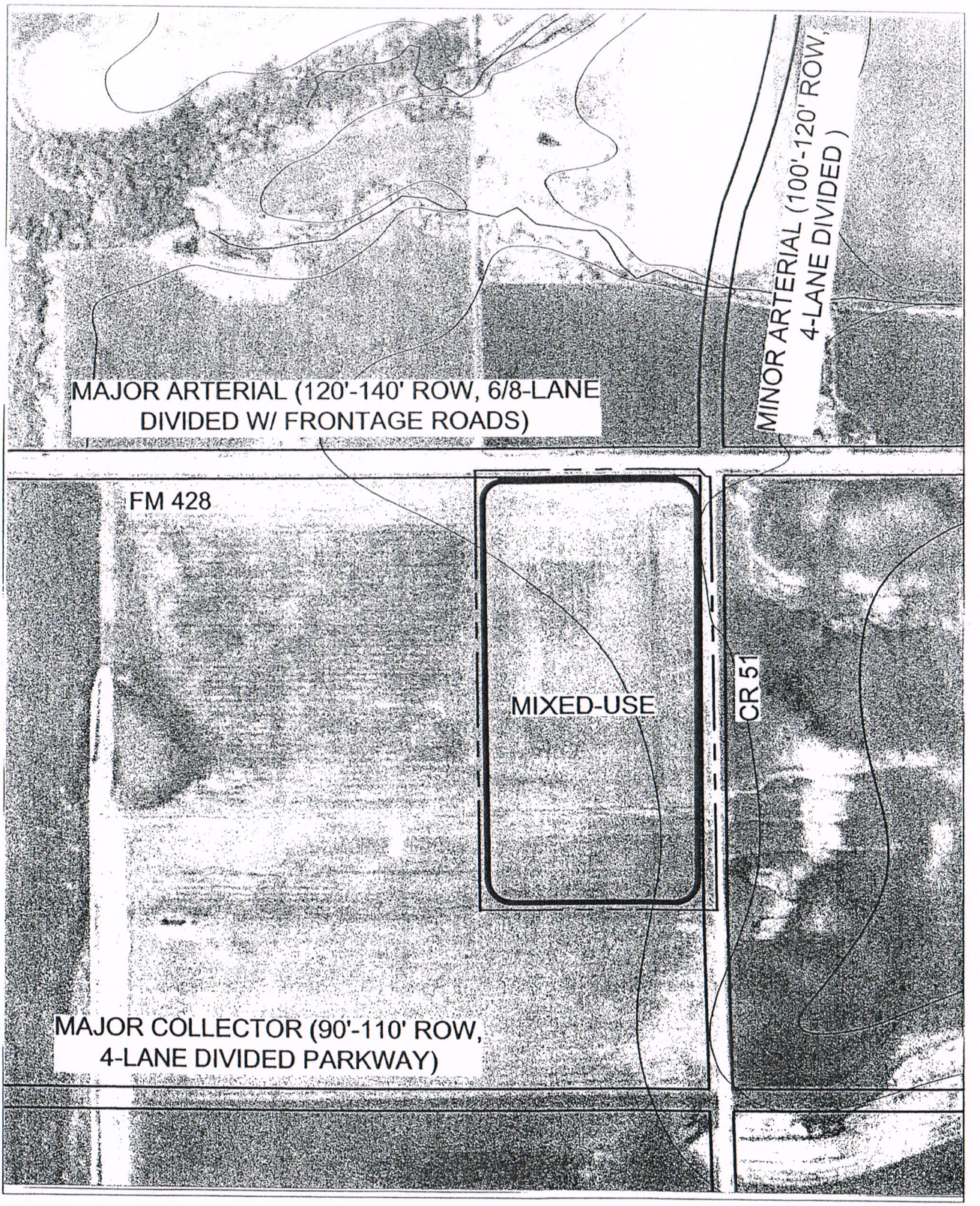

Exhibit 5 - Concept Plan

Exhibit 6 – Allowable Uses

RESIDENTIAL USES	PD-1	PD-2	PD-3	PD-4	PD-5
Accessory Building/Structure (Residential)		P	P	P	
Accessory Building/Structure (Non-residential)	P	P	P	P	P
Accessory Dwelling					
Caretaker's/Guard's Residence	C	C	C	C	
Community Home					
Duplex / Two-Family			P	P	
Family Home Adult Care					
Family Home Child Care					
Four Family (Quadraplex)			P	P	
Home Occupation			P	P	
Multi-Family (Apartments)		P	P	P	P
Private Street Subdivision			C	C	
Rooming/Boarding House			P		
Single Family Detached			P	P	
HUD code–Manufactured Home					
Single Family Industrialized Home					
Single Family Townhouse (Attached)			P	P	
Single Family Zero Lot Line / Patio Homes			P	P	
Swimming Pool (Private)			P	P	P
Three Family (Triplex)			P	P	

P - Designates use permitted in District indicated
- Designates use prohibited in District indicated
C - Designates use may be approved as Conditional Use

OFFICE USES	PD-1	PD-2	PD-3	PD-4	PD-5
Armed Services Recruiting Center	P	P	P	P	P
Check Cashing Service	P	P	P	P	P
Credit Agency	P	P	P	P	P
Insurance Agency Offices	P	P	P	P	P
Offices (Brokerage Services)	P	P	P	P	P
Offices (Health Services)	P	P	P	P	P
Offices (Legal Services)	P	P	P	P	P
Offices (Medical Office)	P	P	P	P	P
Offices (Professional)	P	P	P	P	P
Offices (Parole-Probation)	P	P	P	P	P
Real Estate Offices	P	P	P	P	P
Telemarketing Agency	C	P	P	C	P
Bank	P	P	P	P	P
Savings and Loan	P	P	P	P	P
Security Monitoring Company (No Outside Storage)	C	P	P	C	P

P - Designates use permitted in District indicated
- Designates use prohibited in District indicated
C - Designates use may be approved as Conditional Use

PERSONAL AND BUSINESS SERVICE USES	PD-1	PD-2	PD-3	PD-4	PD-5
Appliance Repair					P
Artist Studio	P		P	P	P
Ambulance Service (Private)	C		C	C	P
Automobile Driving School	C		C	C	P
Automatic Teller Machines (ATM's)	P	P	P	P	P
Barber Shop (Non-College)	P	P	P	P	P
Beauty Shop (Non-College)	P	P	P	P	P
Bed & Breakfast Inn					
Communication Equip. (Installation and/or Repair -- No outdoor sales or storage)					P
Computer Sales	P	P	P	P	P
Credit Unions	P	P	P	P	P
Dance/Drama/Music Schools (Performing Arts)	P	P	P	P	P
Extended Stay Hotels / Motels (Residence Hotels)	C	C	C	C	P
Exterminator Service (No outdoor sales or storage)					P
Financial Services (Advice/Invest)	P	P	P	P	P
Funeral Home					
Hotel/Motel	C	P	P	C	P
Martial Arts School	P			P	P
Kiosk (Providing A Service)	P	P	P	P	P
Laundry/Dry Cleaning (Drop Off/Pick Up)	P	P	P	P	P
Locksmith	P	P	P	P	P
Mini-Warehouse/Self Storage					P
Photo Studio	P	P	P	P	P
Photocopying/Duplicating	P	P	P	P	P
Security Quarters as Associated with a Business (Live-In)	C	C	C	C	C
Sexually Oriented Business					
Shoe Repair	P	P	P	P	P
Studio for Radio or Television (without tower)	P	P	P	P	P
Tailor Shop	P	P	P	P	P
Tool Rental (Indoor Storage)					P
Tool Rental (Outdoor Storage)					P
Travel Agency	P	P	P	P	P

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- Designates use prohibited in District indicated
C - Designates use may be approved as Conditional Use

RETAIL USES	PD-1	PD-2	PD-3	PD-4	PD-5
All Terrain Vehicle (go-carts) Dealer / Sales Only					P
Art Dealer / Gallery	P	P	P	P	P
Auto Dealer (New)	C		C	C	P
Auto Supply Store for New & Rebuilt Parts					P
Bakery (Retail)	P	P	P	P	P
Bike Sales and/or Repair	P		P	P	P
Bakery (Retail)	P	P	P	P	P

RETAIL USES (cont.)	PD-1	PD-2	PD-3	PD-4	PD-5
Bike Sales and/or Repair	P		P	P	P
Book Store	P	P	P	P	P
Building Material Sales					P
Cabinet Shop (Manufacturing)					P
Cafeteria					P
Confectionery Store (Retail)	P	P	P	P	P
Consignment Shop	P		P	P	P
Convenience Store with or without gas sales	P	P	P	P	P
Department Store		P	P		P
Drapery Shop / Blind Shop	P	P	P	P	P
Florist	P	P	P	P	P
Food or Grocery Store	P	P	P	P	P
Furniture Sales (Indoor)	P	P	P		P
Garden Shop (Inside Storage)			P		P
Gravestone/Tombstone Sales					
Handicraft Shop	P	P	P	P	P
Hardware Store	P	P	P	P	P
Home Improvement Center					P
Lawnmower Sales and/or Repair					P
Major Appliance Sales (Indoor)					P
Market (Public)					P
Motorcycle Dealer (New)	C		C	C	P
Personal Watercraft Sales (New)	C		C	C	P
Needlework Shop	P	P	P	P	P
Pet Shop / Supplies	P	P	P	P	P
Pharmacy	P	P	P	P	P
Plant Nursery (Retail Sales / outdoors)		C	C		P
Recycling Kiosk	C	C	C	C	P
Restaurant	P	P	P	P	P
Restaurant (Drive-In)	P	P	P	P	P
Retail Store (Misc.)	P	P	P	P	P
Security Systems Installation Company	C	P	P	C	P
Studio Tattoo or Body Piercing		C	C		P
Temporary Outdoor Retail Sales / Commercial Promotion	P	P	P	P	P
Upholstery Shop (Non-Auto)	P	P	P	P	P
Used merchandise; Furniture, Antique Shop Store	P	P	P	P	P
Vacuum Cleaner Sales and Repair	P	P	P	P	P
Veterinarian (Indoor Kennels)	P	P	P	P	P
Woodworking Shop (Ornamental)					P

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- Designates use prohibited in District indicated
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TRANSPORTATION AND AUTO SERVICE USES	PD-1	PD-2	PD-3	PD-4	PD-5
Auto Body Repair					
Auto Financing & Leasing (Indoor)	P	P	P	P	P
Auto Glass Repair/Tinting					
Auto Interior Shop / Upholstery					
Auto Muffler Shop					
Auto Paint Shop					
Auto Repair (General)					
Auto Repair as an Associated Use to Retail Sales	C	C	C	C	P
Auto Tire Repair /Sales (Indoor)					
Auto Wrecker Service					
Car Wash (Self Service)	C	C	C	C	C
Full Service Car Wash (Detail Shop)	C	P	P	C	P
Limousine / Taxi Service	C	P	P	C	P
Public Garage / Parking Structure	C	P	P	C	P
Quick Lube/Oil Change/Minor Inspection	C	C	C	C	P
Tire Sales (Outdoors)					

P - Designates use permitted in District indicated
- Designates use prohibited in District indicated
C - Designates use may be approved as Conditional Use

AMUSEMENT AND RECREATION SERVICE USES	PD-1	PD-2	PD-3	PD-4	PD-5
Amusement Devices/Arcade (Four or More Devices)		C	C		P
Amusement Services (Indoors)	C	C	C	C	P
Amusement Services (Outdoors)		C	C		C
Billiard / Pool Facility (Three or More Tables)		C	C		C
Bingo Facility		C	C		C
Bowling Center		C	C		C
Broadcast Station (with Tower)	C	C	C	C	C
Country Club (Private)	C	C	C	C	C
Dance Hall / Dancing Facility					
Day Camp	C	C	C	C	C
Dinner Theatre	P	P	P	P	P
Driving Range	C	C	C	C	C
Earth Satellite Dish (Private, less than 3' in diameter)	P	P	P	P	P
Exhibition Hall					
Fair Ground	C		C	C	C
Golf Course (Miniature)	C	C	C	C	C
Golf Course (Public/Private)	C	C	C	C	C
Health Club (Physical Fitness)	C	P	P	C	P
Membership Sports					
Motion Picture Theater (Indoors)	C	P	P	C	P
Motion Picture Studio, Commercial Film		P	P		P

AMUSEMENT AND RECREATION SERVICE USES (cont.)	PD-1	PD-2	PD-3	PD-4	PD-5
Museum	P	P	P	P	P
Park and/or Playground	P	P	P	P	P
Travel Trailers / R.V.'s (Short Term Stays)					
Rodeo grounds					
Skating Rink		P	P		P
Swimming Pool (Public / Private)	P	P	P	P	P
Tennis Court (Lighted)	C	P	P	C	P
Tennis Court (Private / Not Lighted)	P	P	P	P	P
Theater (Non-Motion Picture)	C	P	P	C	P
Video Rental / Sales	P	P	P	P	P

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- Designates use prohibited in District indicated
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INSTITUTIONAL AND GOVERNMENTAL USES	PD-1	PD-2	PD-3	PD-4	PD-5
Antenna (Non-Commercial)	P	P	P	P	P
Assisted Living Facility	C	P	P	C	C
Cemetery and/or Mausoleum					
Child Day Care (Business)	C	P	P	C	C
Church/Place of Worship	P	P	P	P	P
Civic Club	P	P	P	P	P
Clinic (Medical)	P	P	P	P	P
Community Center (Municipal)	P	P	P	P	P
Electrical Generating Plant	C	C	C	C	P
Electrical Substation	C	C	C	C	P
Electrical Transmission Line	C	C	C	C	P
Emergency Care Clinic	P	P	P	P	P
Fire Station	P	P	P	P	P
Franchised Private Utility (not listed)	P	P	P	P	P
Fraternal Organization		P	P		P
Gas Transmission Line (Regulating Station)	C	C	C	C	C
Governmental Building (Municipal, State or Federal)	P	P	P	P	P
Group Day Care Home		P	P		P
Heliport					
Helistop					
Hospice					
Hospital (Acute care / Chronic Care)		P	P		P
Library (Public)	P	P	P	P	P
Mailing Service (Private)		P	P		P
Maternity Homes					
Non-Profit Activities by Church	P	P	P	P	P
Nursing/Convalescent Home	P	P	P		P
Orphanage					
Philanthropic organization	P	P	P	P	P

INSTITUTIONAL AND GOVERNMENTAL USES (cont.)	PD-1	PD-2	PD-3	PD-4	PD-5
Phone Exchange/Switching Station		C	C		P
Police Station	P	P	P	P	P
Post Office (Governmental)	P	P	P	P	P
Radio/Television Tower (Commercial)		C	C		C
Rectory/Parsonage	C	P	P	C	P
Retirement Home/Home for the Aged	C	P	P	C	P
School, Driving/Defensive Driving	P	P	P	P	P
School, K through 12 (Private)	P	P	P	P	P
School, K through 12 (Public)	P	P	P	P	P
School, Vocational (Business/Commercial Trade)		P	P		P
Sewage Pumping Station	P	P	P	P	P
Utility Distribution Line	P	P	P	P	P
Wastewater Treatment Plant (Public)					P
Water Supply Facility (Private)					P
Water Supply Facility (Elevated Water Storage)	C	P	P	P	P
Water Treatment Plant (Public)					P

P - Designates use permitted in District indicated
- Designates use prohibited in District indicated
C - Designates use may be approved as Conditional Use

COMMERCIAL AND WHOLESALE TRADE USES	PD-1	PD-2	PD-3	PD-4	PD-5
Book Binding		P	P		P
Feed & Grain Store					
Furniture Manufacture		C	C		P
Heating & Air-conditioning Sales / Services					P
Livestock – Wholesale					
Pawn Shop					
Propane Sales (Retail)					P
Taxidermist					
Transfer Station (Refuse/Pick-up)					
Veterinarian (Outdoor Kennels or Pens)					P
Warehouse / Office		C	C		C
Welding Shop					P

P - Designates use permitted in District indicated
- Designates use prohibited in District indicated
C - Designates use may be approved as Conditional Use

MANUFACTURING AND INDUSTRIAL USES	PD-1	PD-2	PD-3	PD-4	PD-5
Contractor's Office/Sales, No Outside Storage including Vehicles	C	C	C	C	C
Contractor's Temporary On-Site Construction Office	C	C	C	C	C
Electronic Assembly			P		P
Engine Repair/Motor Manufacturing Re-Manufacturing and/or Repair					
Exploration and Extraction of Hydrocarbons					
Extraction of Sand, Gravel, Caliche or Stone					
Laboratory Equipment Manufacturing			P		P
Machine Shop					
Maintenance & Repair service for Buildings			C		P
Manufacturing or Assembly Processes other than Those Listed Elsewhere			C		C
Meat Packing Under State/Federal Regulations					
Micro Brewery (onsite mfg. & sales)					
Outside Storage					C
Plumbing Shop					
Research Lab (Non-Hazardous)			C		P
Sand/Gravel/Caliche/Stone Sales (Storage)					
Sign Manufacturing					
Smelter or Foundry					
Stone/Clay/Glass Manufacturing					

P - Designates use permitted in District indicated

- Designates use prohibited in District indicated

C - Designates use may be approved as Conditional Use