

CITY OF CELINA, TEXAS

ORDINANCE 2010-02

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 434.857 ACRES OF LAND SITUATED IN THE HENRY BENTLEY SURVEY, ABSTRACT NO. 124, THE GEORGE WILEY SURVEY, ABSTRACT NO. 988, THE SAMUEL MCCULLOUGH SURVEY, ABSTRACT NO. 593, B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 132, IN COLLIN COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 72.9923 ACRE TRACT OF LAND DESCRIBED IN A DEED TO OLD CELINA, LTD., RECORDED IN VOLUME 5208, PAGE 3376 (DOC. NO. 2002-0098682), ALL OF A CALLED 99.028 ACRE TRACT OF LAND DESCRIBED IN A DEED TO OLD CELINA, LTD., RECORDED IN VOLUME 5208, PAGE 3408 (DOC. NO. 2002-0098688), A PORTION OF A CALLED 43.545 ACRE TRACT OF LAND DESCRIBED IN A DEED TO OLD CELINA, LTD., RECORDED IN VOLUME 5554, PAGE 1019 (DOC. NO. 2003-0231729), ALL OF A CALLED 40.233 ACRE TRACT OF LAND DESCRIBED AS WEST TRACT IN A DEED TO OLD CELINA, LTD., RECORDED AS DOCUMENT NO. 2008-1203001382730, ALL OF A CALLED 16.141 ACRE TRACT OF LAND DESCRIBED IN A DEED TO OLD CELINA, LTD., RECORDED IN VOLUME 5208, PAGE 3366 (DOC. NO. 2002-0098680), ALL OF A CALLED 73.558 ACRE TRACT OF LAND DESCRIBED IN A DEED TO OLD CELINA, LTD., RECORDED IN VOLUME 5208, PAGE 3382 (DOC. NO. 2002-0098683), ALL OF A CALLED 93.523 ACRE TRACT OF LAND DESCRIBED IN A DEED TO OLD CELINA, LTD., RECORDED IN VOLUME 5208, PAGE 3387 (DOC. NO. 2002-0098684), DEED RECORDS, COLLIN COUNTY, TEXAS AND ALL OF A CALLED 0.837 ACRE TRACT OF LAND DESCRIBED AS EAST TRACT IN A DEED TO OLD CELINA, LTD., RECORDED AS DOCUMENT NO. 2008-1203001382730 AND MORE FULLY DESCRIBED IN EXHIBIT "A" AND SHOWN GRAPHICALLY IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN, TO BE ZONED "SF-7.5/PD38" SINGLE FAMILY RESIDENTIAL DISTRICT, "PH/PD38" PATIO HOME RESIDENTIAL DISTRICT, "TH/PD38" TOWNHOUSE RESIDENTIAL DISTRICT, "2F/PD38" TWO FAMILY RESIDENTIAL DISTRICT. "MF-2/PD38" MULTIPLE-FAMILY RESIDENTIAL DISTRICT, "C-2/PD38" GENERAL COMMERCIAL DISTRICT, "MU-2/PD38" MIXED USE REGIONAL DISTRICT, "B-2/PD38" EMPLOYMENT CENTER BUSINESS DISTRICT, AND "B-3/PD38" TECHNOLOGY CENTER BUSINESS DISTRICT AS DELINEATED IN EXHIBIT "C-1" and "C-2"; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF ZONING CLASSIFICATION; PROVIDING FOR ZONING DESIGNATION AND DEVELOPMENT STANDARDS; PROVIDING FOR REVISION OF ZONING MAP; PROVIDING FOR COMPLIANCE; 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 A CUMULATIVE REPEALER CLAUSE;

PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin County, and Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Council of the City of Celina, Texas is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Title 7, Chapter 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning district classification has been requested for the property more specifically described in Exhibit "A" attached hereto; and incorporated herein; and

WHEREAS, the tracts comprising the property have been depicted in detail in Exhibit "B" attached hereto; and incorporated herein; and

WHEREAS, the property is bisected by the future North Dallas Tollway; and

WHEREAS, the precise alignment of the future North Dallas Tollway has not been established as of the effective date of this Ordinance; and

WHEREAS, said alignment will be a critical factor in determining the overall design of the development; and

WHEREAS, the city council has determined that it is in the public interest to allow for flexibility in locating and arranging the authorized uses across the property, depending upon the final alignment of the North Dallas Tollway; and

WHEREAS, two alternative concept plans are set forth in Exhibits "C-1" and "C-2" attached hereto and incorporated herein; and

WHEREAS, these concept plans detail alternative alignments for the future North Dallas Tollway and set forth a mix of land uses that are compatible with each proposed alignment; and

WHEREAS, the development regulations set forth in Exhibit "D" attached hereto and incorporated herein define the base zoning districts and provide for certain modifications to such district regulations; and

WHEREAS, the City Council has considered, among other things, the character of the property 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 requested zoning accomplishes such objectives and is consistent with the provisions of Celina by Choice, The 2030 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

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

SECTION 1
INCORPORATION OF PREMISES

That 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 the City council has concluded that the adoption of this ordinance is in the best interest of the City of Celina, Texas., and of the public health, safety and welfare.

SECTION 3
AMENDMENT OF ZONING CLASSIFICATION

That the zoning classifications are hereby established as "SF-7.5/PD38" Single Family Residential District, "PH/PD38" Patio Home Residential District, "TH/PD38" Townhouse Residential District, "2F/PD38" Two Family Residential District. "MF-2/PD38" Multiple-Family Residential District, "C-2/PD38" General Commercial District, "MU-2/PD38" Mixed Use Regional District, "B-2/PD38" Employment Center Business District, and "B-3/PD38" Technology Center Business District as delineated in Exhibit "C-1" and "C-2" on the certain tract of land more particularly described in Exhibit "A" and shown on Exhibit "B".

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT STANDARDS

4.01 That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, 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", and depicted on Exhibit "B", attached hereto and incorporated herein, as "SF-7.5/PD38" Single Family Residential District, "PH/PD38" Patio Home Residential District, "TH/PD38" Townhouse Residential District, "2F/PD38" Two Family Residential District. "MF-2/PD38" Multiple-Family Residential District, "C-2/PD38" General Commercial District, "MU-2/PD38" Mixed Use Regional District, "B-2/PD38" Employment Center Business District, and "B-3/PD38" Technology Center Business District as delineated in Exhibit "C-1" and "C-2".

4.02 This ordinance only regulates the uses allowed for the property identified above. All development and construction shall occur in accordance with the requirements of this Ordinance and all other applicable ordinances, rules, and regulations of the City.

SECTION 5
REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

That the property described in Exhibit "A" and depicted on Exhibit "B" hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7
PENALTY CLAUSE

7.01 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.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, 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.

SECTION 8
CUMULATIVE REPEALER CLAUSE

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. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on the date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9
SAVINGS CLAUSE

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 the Comprehensive Zoning Ordinance or the zoning and development of land within the City of Celina, 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 court.

SECTION 10
SEVERABILITY

The provisions of this Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decision or enactment.

SECTION 11
PUBLICATION CLAUSE

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

SECTION 12
ENGROSSMENT AND ENROLLMENT

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

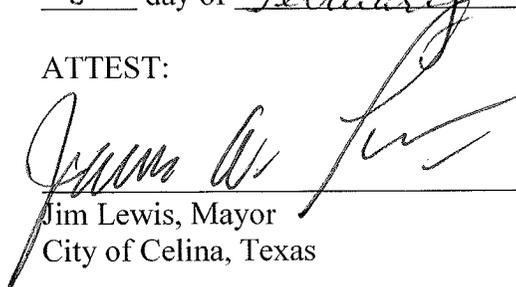
SECTION 13
EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED

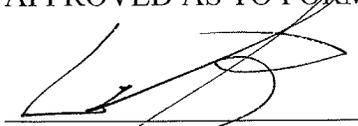
PASSED AND APPROVED by the City Council of the City of Celina, Texas, this ____
8 day of February, 2010.

ATTEST:



Jim Lewis, Mayor
City of Celina, Texas

APPROVED AS TO FORM:



City Attorney
City of Celina, Texas



Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

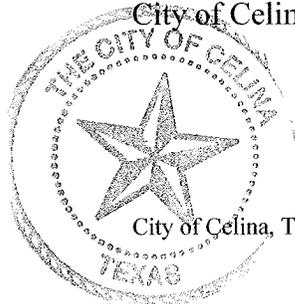


EXHIBIT "A"
434.857 ACRES

BEING 434.857 acres of land situated in the HENRY BENTLEY SURVEY, ABSTRACT NO. 124, the GEORGE WILEY SURVEY, ABSTRACT NO. 988, the SAMUEL McCULLOUGH SURVEY, ABSTRACT NO. 593, B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 132, in Collin County, Texas, said tract being all of a called 72.9923 acre tract of land described in a deed to Old Celina, Ltd., recorded in Volume 5208, Page 3376 (Doc. No. 2002-0098682), all of a called 99.028 acre tract of land described in a deed to Old Celina, Ltd., recorded in Volume 5208, Page 3408 (Doc. No. 2002-0098688), a portion of a called 43.545 acre tract of land described in a deed to Old Celina, Ltd., recorded in Volume 5554, Page 1019 (Doc. No. 2003-0231729), all of a called 40.233 acre tract of land described as West Tract in a deed to Old Celina, Ltd., recorded as Document No. 2008-1203001382730, all of a called 16.141 acre tract of land described in a deed to Old Celina, Ltd., recorded in Volume 5208, Page 3366 (Doc. No. 2002-0098680), all of a called 73.558 acre tract of land described in a deed to Old Celina, Ltd., recorded in Volume 5208, Page 3382 (Doc. No. 2002-0098683), and all of a called 93.523 acre tract of land described in a deed to Old Celina, Ltd., recorded in Volume 5208, Page 3387 (Doc. No. 2002-0098684), Deed Records, Collin County, Texas and being more particularly described as Tract 1 below and all of a called 0.837 acre tract of land described as East Tract in a deed to Old Celina, Ltd., recorded as Document No. 2008-1203001382730 and being more particularly described as Tract 2 below:

TRACT 1
434.020 ACRES

BEGINNING at the most northerly northwest corner of said 72.9923 acre tract;

THENCE along the north boundary of said 72.9923 acre tract, the following courses and distances:

South 65 degrees 13 minutes 06 seconds East, a distance of 470.05 feet;

South 00 degrees 05 minutes 35 seconds West, a distance of 31.35 feet;

South 89 degrees 54 minutes 25 seconds East, a distance of 366.53 feet to the most easterly northeast corner of said 72.9923 acre tract on the west boundary of said 99.028 acre tract;

THENCE North 00 degrees 23 minutes 02 seconds East, along the west boundary of said 99.028 acre tract, a distance of 1,239.40 feet to the northwest corner of said 99.028 acre tract;

THENCE along the north boundary of said 99.028 acre tract, the following courses and distances:

North 89 degrees 30 minutes 43 seconds East, a distance of 75.37 feet to the beginning of a non-tangent curve to the left;

Southeasterly, along said non-tangent curve to the left which has a chord that bears South 79 degrees 45 minutes 20 seconds East for 241.64 feet, a central angle of 21 degrees 27 minutes 53 seconds and a radius of 648.80 feet, for an arc distance of 243.06 feet to the end of said curve;

North 89 degrees 30 minutes 43 seconds East, a distance of 483.09 feet

THENCE South 00 degrees 06 minutes 08 seconds West, along the east boundary of said 99.028 acre tract, a distance of 9.16 feet to the northwest corner of said 43.545 acre tract;

THENCE North 89 degrees 25 minutes 08 seconds East, along the north boundary of said 43.545 acre tract, a distance of 885.98 feet to the northeast corner of said 43.545 acre tract;

THENCE South 00 degrees 13 minutes 23 seconds West, along the east boundary of said 43.545 acre tract, a distance of 1,904.09 feet to the northeast corner of a called 5.000 acre tract of land described in a deed to the City of Celina, recorded in Volume 5773, Page 2333 (Doc. No. 2004-0150216) of said Deed Records;

THENCE North 89 degrees 56 minutes 25 seconds West, along the north boundary of said 5.000 acre tract, a distance of 883.16 feet to the east boundary of said 99.028 acre tract for the northwest corner of said 5.000 acre tract;

THENCE along the east boundary of said 99.028 acre tract, the following courses and distances:

South 00 degrees 03 minutes 50 seconds East, a distance of 246.81 feet to the southeast corner of said 5.000 acre tract;

South 00 degrees 28 minutes 11 seconds West, a distance of 738.57 feet to the northwest corner of said 40.233 acre tract;

THENCE North 89 degrees 36 minutes 16 seconds East, along the north boundary of said 40.233 acre tract, a distance of 1,561.03 feet to the northeast corner of said 40.233 acre tract;

THENCE along the east boundary of said 40.233 acre tract, the following courses and distances:

North 89 degrees 25 minutes 34 seconds East, a distance of 224.07 feet to the beginning of a non-tangent curve to the left;

Southeasterly, along said non-tangent curve to the left which has a chord that bears South 39 degrees 45 minutes 46 seconds East for 33.72 feet, a central angle of 01 degree 37 minutes 20 seconds and a radius of 1,190.91 feet, for an arc distance of 33.72 feet to the end of said curve;

South 40 degrees 34 minutes 26 seconds East, a distance of 20.40 feet to the beginning of a tangent curve to the right;

Southeasterly, along said tangent curve to the right which has a chord that bears South 20 degrees 33 minutes 26 seconds East for 753.75 feet, a central angle of 40 degrees 02 minutes 00 seconds and a radius of 1,101.03 feet, for an arc distance of 769.30 feet to the end of said curve;

South 00 degrees 32 minutes 26 seconds East, a distance of 129.80 feet to the southeast corner of said 40.233 acre tract;

THENCE South 89 degrees 50 minutes 42 seconds West, along the south boundary of said 40.233 acre tract, a distance of 1,332.93 feet to the northeast corner of said 16.141 acre tract;

THENCE South 00 degrees 08 minutes 09 seconds West, along the east boundary of said 16.141 acre tract, a distance of 1,947.51 feet an exterior ell corner of said 16.141 acre tract;

THENCE North 89 degrees 54 minutes 12 seconds West, along a south boundary of said 16.141 acre tract, distance of 319.00 feet to an interior ell corner of said 16.141 acre tract;

THENCE South 00 degrees 18 minutes 04 seconds West, along an east boundary of said 16.141 acre tract, a distance of 657.40 feet to the most southerly southeast corner of said 16.141 acre tract;

THENCE North 89 degrees 39 minutes 57 seconds West, along the south boundary of said 16.141 acre tract, a distance of 30.53 feet to the southwest corner of said 16.141 acre tract and the southeast corner of said 73.558 acre tract;

THENCE North 89 degrees 39 minutes 20 seconds West, along the south boundary of said 73.558 acre tract, a distance of 1,231.00 feet to the southwest corner of said 73.558 acre tract and the southeast corner of said 93.523 acre tract;

THENCE along the south boundary of said 93.523 acre tract, the following courses and distances:

South 89 degrees 54 minutes 47 seconds West, a distance of 17.50 feet;

South 89 degrees 32 minutes 47 seconds West, a distance of 1,552.31 feet to the southwest corner of said 93.523 acre tract;

THENCE North 00 degrees 06 minutes 25 seconds East, along the west boundary of said 93.523 acre tract, a distance of 2,594.58 feet to the northwest corner of said 93.523 acre tract on the south boundary of said 99.028 acre tract;

THENCE South 89 degrees 42 minutes 35 seconds West, along the south boundary of said 93.523 acre tract, a distance of 1,330.83 feet to the southwest corner of said 93.523 acre tract;

THENCE North 00 degrees 12 minutes 32 seconds East, along the west boundary of said 93.523 acre tract, a distance of 421.72 feet to the most westerly northwest corner of said 93.523 acre tract and the southwest corner of said 72.9923 acre tract;

THENCE North 00 degrees 14 minutes 55 seconds East, along the west boundary of said 72.9923 acre tract, a distance of 788.48 feet to the most westerly northwest corner of said 72.9923 acre tract;

THENCE North 88 degrees 55 minutes 58 seconds East, along a northerly boundary of said 72.9923 acre tract, a distance of 2,144.18 feet to an interior ell corner of said 72.9923 acre tract;

THENCE along a westerly boundary of said 72.9923 acre tract, the following courses and distances:

North 00 degrees 37 minutes 04 seconds West, a distance of 437.83 feet;

North 00 degrees 00 minutes 13 seconds East, a distance of 366.97 feet to an exterior ell corner of said 72.9923 acre tract;

THENCE South 89 degrees 54 minutes 25 seconds East, along a northerly boundary of said 72.9923 acre tract, a distance of 365.91 feet to an interior ell corner of said 72.9923 acre tract;

THENCE along a westerly boundary of said 72.9923 acre tract, the following courses and distances:

North 00 degrees 05 minutes 35 seconds East, a distance of 438.70 feet to the beginning of a non-tangent curve to the left;

Northwesterly, along said non-tangent curve to the left which has a chord that bears North 32 degrees 33 minutes 47 seconds West for 129.50 feet, a central angle of 65 degrees 18 minutes 37 seconds and a radius of 120.00 feet, for an arc distance of 136.79 feet to the end of said curve;

North 65 degrees 13 minutes 06 seconds West, a distance of 326.99 feet;

North 00 degrees 00 minutes 03 seconds West, a distance of 66.10 feet to the **POINT OF BEGINNING** and containing 434.020 acres of land, more or less.

TRACT 2
0.837 ACRES

BEGINNING at the northwest corner of said 0.837 acre tract;

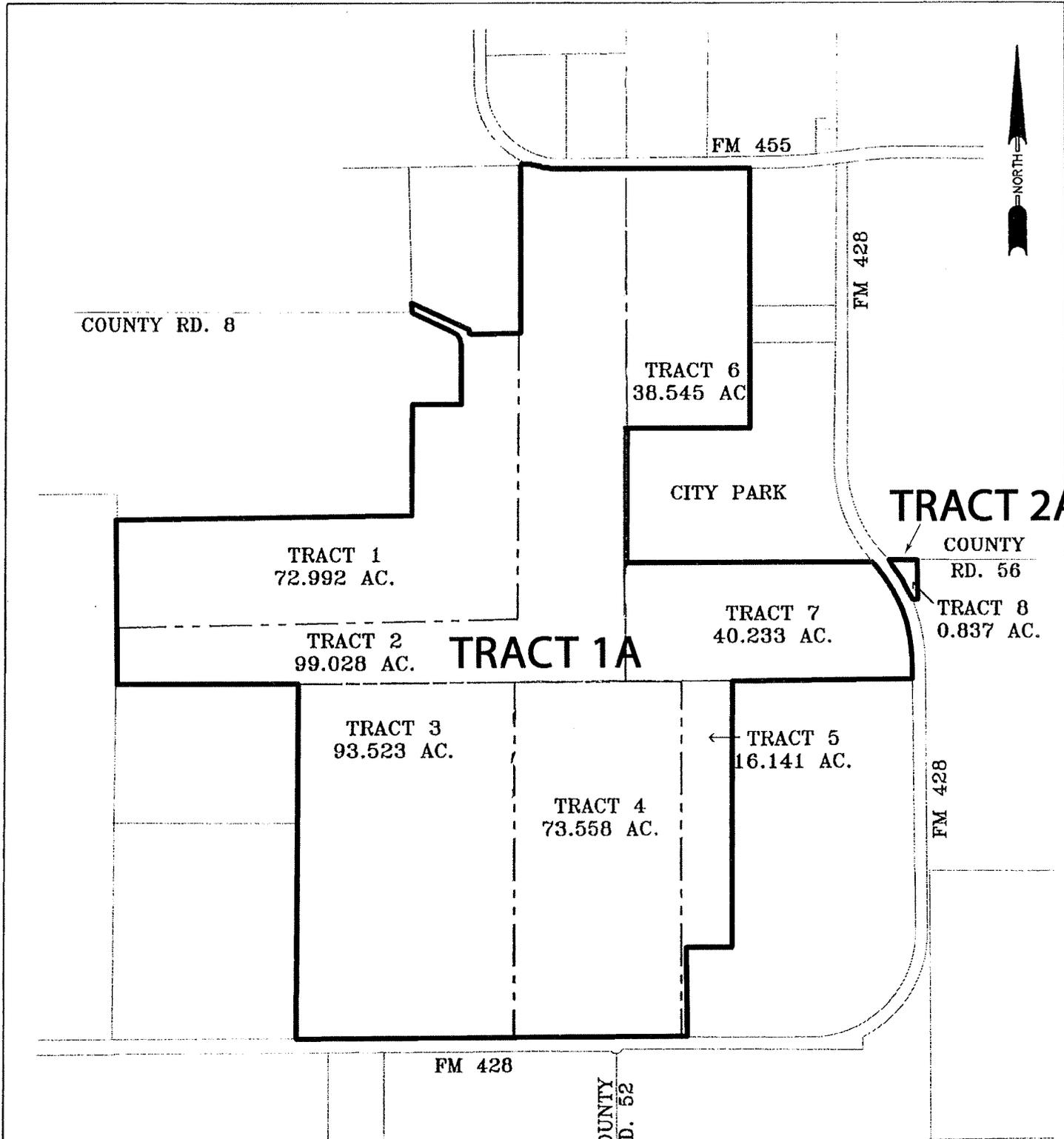
THENCE North 89 degrees 25 minutes 34 seconds East, along the north boundary of said tract, a distance of 220.82 feet;

THENCE South 00 degrees 32 minutes 26 seconds East, along the east boundary of said tract, a distance of 295.86 feet;

THENCE South 89 degrees 27 minutes 23 seconds West, along the south boundary of said tract, a distance of 45.04 feet to the beginning of a non-tangent curve to the left;

THENCE Northwesterly, along said non-tangent curve to the left which has a chord that bears North 31 degrees 16 minutes 01 second West for 344.03 feet, a central angle of 16 degrees 36 minutes 29 seconds and a radius of 1,191.03 feet, for an arc distance of 345.24 feet to the **POINT OF BEGINNING** and containing 0.837 acres of land, more or less, for a combined total of 434.857 acres of land, more or less.

This document was prepared under 22 *TAC* §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property.



TRACT 2A

TRACT 1A

———— PROPOSED DALLAS NORTH TOLLWAY
- - - - - PARCEL BOUNDARY

PARCEL SUMMARY:
Tract 1 = 72.992 Ac.
Tract 2 = 99.028 Ac.
Tract 3 = 93.523 Ac.
Tract 4 = 73.558 Ac.
Tract 5 = 16.141 Ac.
Tract 6 = 38.545 Ac.
Tract 7 = 40.233 Ac.
Tract 8 = 0.837 Ac.
TOTAL 434.857 Ac.

EXHIBIT "B"

PARCEL MAP
CITY OF CELINA, COLLIN COUNTY, TEXAS

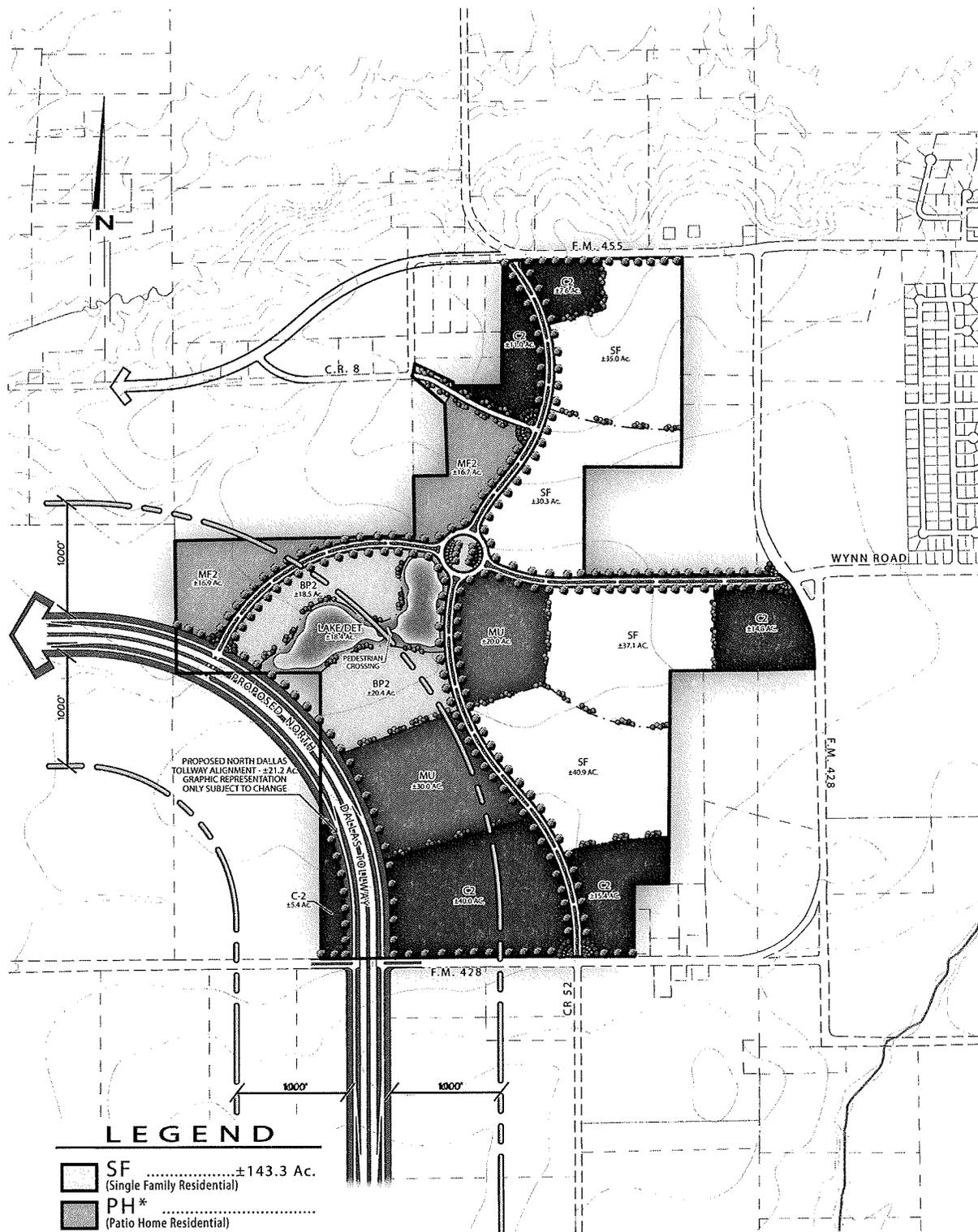


300 Municipal Drive
Richardson, Texas 75080
DATE: JAN. 2008
Tel. No. (214) 221-9855
Fax No. (214) 340-3550
SCALE: 1"=1000'
JOB NO. 08041-00

11/20/07 08:00 AM C:\Users\jbarraza\Desktop\08041-00.dwg

EXHIBIT "C-1" and "C-2"

CONCEPT PLAN



LEGEND

- SF±143.3 Ac.
(Single Family Residential)
- PH*
(Patio Home Residential)
- TH*
(Townhouse Residential)
- 2F*
(Two-Family Residential)
- MF2**±33.6 Ac.
(Multi-Family Res.- High Density)
- C-2±94.2 Ac.
(General Commercial District)
- MU±50.0 Ac.
(Mixed Use District)
- BP2±38.9 Ac.
(Employment Center District)

* PH (Patio Home Residential) TH (Townhouse Residential) and 2F (Two-Family Residential) are allowed anywhere within the property-referenced map and shall not exceed 1,756 Units.

**MF2(Multiple-Family Residential - High Density) shall not exceed 1,600 Units (exclusive of units in MU).

EXHIBIT "C-1"
a conceptual development plan for
±440.0 Ac. OLD CELINA

prepared for
OLD CELINA LTD.

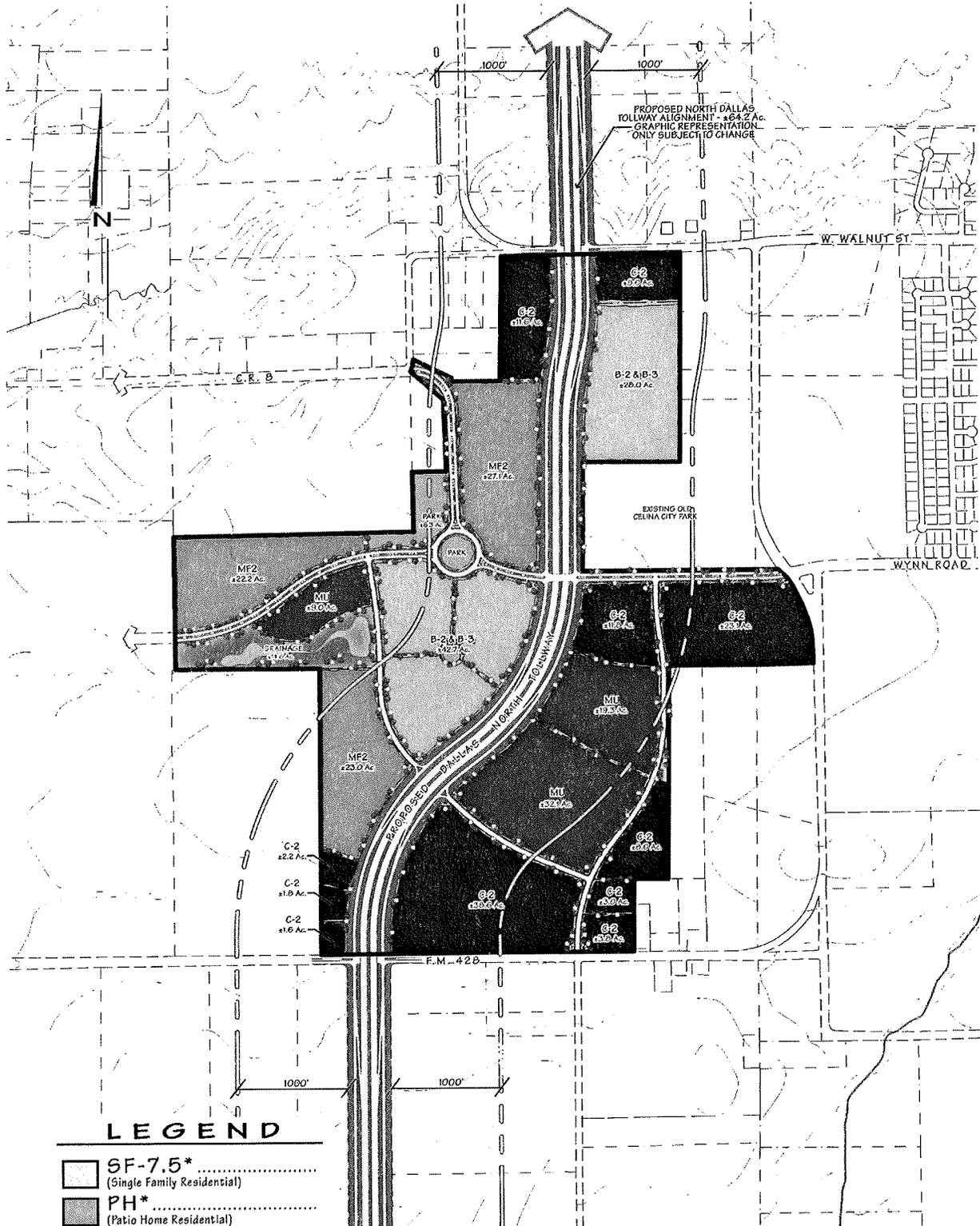
KERRY R. GILBERT & ASSOCIATES, INC. Land Planning Consultants

23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8212



NOVEMBER 4, 2009
KGA #15000

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO KERRY R. GILBERT & ASSOCIATES, INC. BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
©2008-2009 KERRY R. GILBERT & ASSOCIATES, INC. ALL RIGHTS RESERVED



LEGEND

- SF-7.5* (Single Family Residential)
- PH* (Patio Home Residential)
- TH* (Townhouse Residential)
- 2F* (Two-Family Residential)
- MF2** ±72.3 Ac. (Multi-Family Res.- High Density)
- C-2 ±113.5 Ac. (General Commercial District)
- MU ±60.4 Ac. (Mixed Use District)
- B-2 & B-3 ±70.7 Ac. (Employment Center District) (Technology Center District)

* SF-7.5 (Single Family Res.), PH (Patio Home Residential) TH (Townhouse Residential) and 2F (Two-Family Residential) are allowed anywhere within the property-referenced map and shall not exceed 1,750 Units.

** MF2 (Multiple-Family Residential - High Density) shall not exceed 1,600 Units (exclusive of units in MU).

a conceptual development plan for
± 440.0 Ac. OLD CELINA

prepared for
OLD CELINA LTD.

KERRY R. GILBERT & ASSOCIATES, INC. Land Planning Consultants



MARCH 23, 2009
 KGA #15000

23501 Cinco Ranch Blvd.
 Suite A-250
 Katy, Texas 77494
 (281) 579-0340
 Fax (281) 579-8212

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO KERRY R. GILBERT & ASSOCIATES, INC. BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLANS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

EXHIBIT "D"

Purpose and Applicability

Being adjacent to and bisected by the proposed Dallas North Tollway, the Property which is encompassed by this Planned Development ("PD") lends itself to a variety of uses, including major office, retail, commercial and employment center uses coupled with mixed-use and traditional neighborhood uses, which cannot be accommodated readily under any single district established in Zoning Ordinance No. 2006-57, adopted September 12, 2006, as codified in Chapter 160 of the Code of Ordinances of the City of Celina, Texas ("Zoning Ordinance No. 2006-57"). Further, because of the size of this PD, it is anticipated that development within the PD will occur over a period of many years and likely will include redevelopment of parcels within the PD as growth in population densities within and adjacent to the PD increase and the demand for uses changes.

It is the intent of this PD to adopt base zoning districts from Zoning Ordinance No. 2006-57, together with the uses and development regulations as designated therein, subject to modifications as set forth herein. Any conflict between this PD and Zoning Ordinance No. 2006-57 regarding the uses and/or development regulations set forth in this PD shall be resolved in favor of those set forth in this PD, or as may be ascertained through the intent of this PD. Uses and development regulations specifically modified in this PD for each base zoning district shall not be subject to amendment after the adoption of this PD (whether through the amendment of Zoning Ordinance No. 2006-57 or otherwise), except through an amendment of this PD. Uses and development regulations which otherwise are not specifically modified in this PD shall be controlled by Zoning Ordinance No. 2006-57, as it may be amended from time to time.

This Planned Development Ordinance and all attachments supercede any existing zoning, use and development regulations for all parcels of land identified in EXHIBIT "A".

Authorized Uses

The following categories of uses shall be allowed within this PD generally in the locations shown on the **Concept Plan** attached hereto as EXHIBIT "C-1" and "C-2" and incorporated herein by reference.

Residential

The purpose and intent of the residential portion of this PD is to provide for flexibility in the utilization of a variety of residential types throughout the Property, while maintaining a limit on the total number of residential units. The aggregate number of units which can be developed under the base zoning districts of SF-7.5 (Single Family Residential), PH (Patio Home Residential), TH (Townhouse Residential) and 2F (Two-Family Residential) shall not exceed 1,756 units, of which the aggregate number of units that comprise PH, TH and 2F cannot exceed 878 units in total. The aggregate number of units which can be

developed under the base zoning district of MF2 (Multiple-Family Residential – High Density) shall not exceed 1,600 units. Residential units may be located anywhere within this PD.

The residential base zoning districts for this PD are as follows:

SF-7.5, Single Family Residential – 7.5 District: Uses within this District shall conform to the Chart of Allowable Uses attached hereto as APPENDIX "A" and shall conform to the standards set forth in Zoning Ordinance No. 2006-57, as amended, except as otherwise set forth in the Residential Development Regulations Chart below.

PH, Patio Home Residential District: Uses within this District shall conform to the Chart of Allowable Uses attached hereto as APPENDIX "A" and shall conform to the standards set forth in Zoning Ordinance No. 2006-57, as amended from time to time, except as otherwise set forth in the Residential Development Regulations Chart below.

TH, Townhouse Residential District: Uses within this District shall conform to the Chart of Allowable Uses attached hereto as APPENDIX "A" and shall conform to the standards set forth in Zoning Ordinance No. 2006-57, as amended from time to time, except as otherwise set forth in the Residential Development Regulations Chart below.

2F, Two-Family Residential District: Uses within this District shall conform to the Chart of Allowable Uses attached hereto as APPENDIX "A" and shall conform to the standards set forth in Zoning Ordinance No. 2006-57, as amended from time to time, except as otherwise set forth in the Residential Development Regulations Chart below.

MF2, Multiple-Family Residential – High Density – District: Uses within this District shall conform to the Chart of Allowable Uses attached hereto as APPENDIX "A" and shall conform to the standards set forth in Zoning Ordinance No. 2006-57, as amended from time to time, except as otherwise set forth in the Residential Development Regulations Chart below.

RESIDENTIAL DEVELOPMENT REGULATIONS CHART

Development Requirement	SF 7.5 Detached Single-family	PH Patio Home	TH/Townhouse	2F Duplex	MF-2 Multiple-Family ¹
Max. Gross Density	Not applicable	Not applicable	Not applicable	Not applicable	24.0 du/ac
Min Lot Area	4,000 sq. ft.	4,000 sq. ft.	2,500 sq. ft.	7,000 sq. ft.	7,500'
Avg. Lot Area/Tract	7,500 sq. ft.	5,000 sq. ft.	Not applicable	Not applicable	Not applicable
Min. Lot Width	40'	40'	20'	65'	75'
Min. Lot Depth	100'	100'	90'	100'	120'
Min. Front Setback	20' ²	20' ²	20'/0' with alley access	20'	25'
Min. Rear Setback	10'	10'	15'/5' with alley access	10'	15'
Min. Side Setback (interior lot)	The greater of 10% of lot width or 5'	One side zero; other minimum of 10' OR minimum of 5' for both sides	Zero for side of unit attached to another unit; 10' separation between buildings	10% of lot width	15'
Min Side Setback (corner lot)	15'	15'	15'	15'	15'
Max. Lot Coverage ³	55%	65%	75%	60%	50% (includes parking lots and loading areas)
Min. Floor Area/Dwelling Unit	1,600 sq. ft.	1,200 sq. ft.	850 sq. ft.	800 sq. ft. per unit	650 sq. ft.-one bedroom; 750 sq. ft.-two bedroom
Max. Building Height	35'	40'	45'	35'	45'

¹ For multifamily units within a Mixed Use development where the residential units are part of one or more structures which also house non-residential uses (C-2, B-2 or B-3), the development regulations relating to the non-residential use shall apply except that each residential unit must have a minimum floor area of 650 sq. ft. and 1 parking space.

² Porches that are architecturally designed as an integral element of the main structure may extend up to five (5) feet from the established front building line into the front yard area.

³ Exclusive of swimming pools, spas, decks, patios, driveways, walks and other paved areas.

Mixed Use

To encourage and promote efficient land use through vertically and horizontally integrated, compact and viable commercial developments which incorporate attached residential, multi-family residential, intense retail and large scale office within the Property, this PD allows mixed use developments. These developments may be located generally in the locations shown on the Concept Plan and the residential units contained therein shall not be included in the calculation of maximum number of units allowed within the residential districts. Mixed use developments shall allow those uses which conform to the Chart of Allowable Uses attached hereto as APPENDIX "A" and shall conform to the standards set forth in the *MU-2, Mixed Use Regional District* set forth in Section 160.068 of the Code of Ordinances, as amended from time to time except as otherwise set forth herein. The requirement for a minimum number of feet of offset and articulation shall not apply to that portion of structures above the third floor.

Non-Residential

Because of the location of the Property in relation to the Dallas North Tollway, the following non-residential base zoning districts are permitted within this PD, generally in the locations shown on the **Concept Plan** attached hereto as EXHIBIT "C-1" and "C-2".

C-2, General Commercial District: Uses within this District shall conform to the Chart of Allowable Uses attached hereto as APPENDIX "A" and shall conform to the standards set forth in Zoning Ordinance No. 2006-57, as amended from time to time, except as otherwise set forth in the Non-Residential Development Regulations Chart below.

B-2, Employment Center Business District: Uses within this District shall conform to the Chart of Allowable Uses attached hereto as APPENDIX "A" and shall conform to the standards set forth in Zoning Ordinance No. 2006-57, as amended from time to time, except as otherwise set forth in the Non-Residential Development Regulations Chart below.

B-3, Technology Center Business District: Uses within this District shall conform to the Chart of Allowable Uses attached hereto as APPENDIX "A" and shall conform to the standards set forth in Zoning Ordinance No. 2006-57, as amended from time to time, except as otherwise set forth in the Non-Residential Development Regulations Chart below.

NON-RESIDENTIAL DEVELOPMENT REGULATIONS CHART

		C-2, General Commercial District	B-2, Employment Center Business District	B-3, Technology Center Business District
1	Min. lot size/dimension	10,000/100x100	5 ac./NA	N/A
2	Bldg. height	100'	N/A	175'
3	Front yard setback	20'	50'	50'
4	Side yard setback/adj. to res.	10'/15'	30'	30'
5	Rear yard setback/adj. to res.	10'/25'	30'/50'	30'/50'
6	Open space/impervious cover	20/80%	20/80%	20/80%
7	Max. bldg. footprint	100,000 sf	N/A	NA
8	Parking ³			
9	Landscape ⁴			
10	Open Storage	Yes	No	No

³ See Section entitled Off-Street Parking Regulations in this PD.

⁴ See Section entitled Landscape Regulations in this PD.

Special Regulations

Off-Street Parking Regulations

Off-street parking and loading requirements shall conform to those set forth in Section 160.095 of Zoning Ordinance No. 2006-57, as amended from time to time, except as set forth herein.

In residential districts, except for residential uses in Mixed Use developments, required off-street parking shall be provided on the same lot as the use it is to serve.

For all Mixed Use Developments, on-street or off-street parking may be shared among residential and non-residential users and among users of different properties so long as a shared parking agreement is executed among the owners of the properties and is filed with the City. For Mixed Use structures, parking for each structure shall be computed separately on each type of use within that structure. No minimum distance requirement shall be imposed on off-street parking for multifamily and non-residential uses; however, all current federal accessibility standards shall be met.

Parking stalls shall be nine (9) feet wide, except for parallel parking spaces, and shall be eighteen (18) feet in depth, unless a lesser standard is approved by the City Manager.

The following number of parking spaces shall be provided for the following described uses (for uses not listed, the provisions of Zoning Ordinance 2006-57, as amended from time to time shall control):

1. Business or professional office (general) – one (1) space per three hundred (300) square feet of gross floor area.
2. Commercial use – one (1) space per two hundred fifty (250) square feet of floor area.
3. Hotel or Motel – one (1) space per room for the first two hundred fifty (250) rooms and 0.75 space per room for each room in excess of two hundred fifty (250), plus one (1) space per five (5) restaurant/lounge area seats (based upon maximum capacity), plus one (1) space per one hundred twenty-five (125) square feet of meeting/conference area.
4. Medical or dental office – one (1) space per two hundred (200) square feet of floor area.
5. Office (administrative or professional) – one (1) space for each three hundred (300) square feet of floor area.
6. Real estate office – one (1) space for each two hundred (200) square feet of floor area.
7. Restaurant, recreation or amusement establishment – one (1) space for each one hundred (100) square feet of floor area, including indoor and outdoor dining areas, or one (1) space for every three (3) seats under maximum seating arrangement, whichever is greater.
8. Retail or personal service establishment – One (1) space per two hundred (200) square feet of floor area. For any retail use or structure over fifty thousand (50,000) square feet of floor area,

the minimum number of spaces shall be one (1) per two hundred fifty (250) square feet of floor area, unless a lesser number of parking spaces is approved by the City based upon a study prepared by a qualified traffic engineer.

9. Telemarketing – one (1) space per two hundred fifty (250) square feet of floor area.
10. Theater, sports arena, stadium or gymnasium – one (1) space for each three (3) seats or bench seating spaces.
11. Warehouse or wholesale establishment – one (1) space per five thousand (5,000) square feet of floor area.

Landscape Regulations

In order to provide maximum flexibility of development within this PD, the standards set forth in Section 160.096(F)(1)(b) relating to the percentage of landscaping required in the front yard shall be modified to be not less than twenty percent (20%), the location and dimension of which shall be determined at the time of site plan approval.

Otherwise, landscaping shall conform to the provisions of Section 160.096 of Zoning Ordinance No. 2006-57, as amended from time to time.

Concept Plan

The **Concept Plans** attached hereto as EXHIBIT "C-1" and "C-2", and incorporated herein by reference, demonstrate potential locations and relationships of the base zoning use permitted under this PD (for the purposes of this concept plan, any residential base zoning use would be compatible with those areas shown as MF-2 and Mixed Use) with the potential alignment of the Dallas North Tollway. At the time of the adoption of this PD, the ultimate alignment of the Dallas North Tollway, other than its intersection with the southern boundary of the Property, has not been determined. Because of the anticipated development dynamics created by the Dallas North Tollway on land within this PD, it is anticipated that the overall concept plan will change from time to time. Notwithstanding the provisions of Section 160.065(F)(2) of Zoning Ordinance No. 2006-57, amendments to the Concept Plan which conform to the following criteria shall be considered minor deviations and shall be subject to approval by the City Manager or his/her designee:

1. The right-of-way for the Dallas North Tollway continues to be located within the Property within this PD;
2. High density multifamily, mixed use developments, commercial, employment center and technology center uses predominantly abut and extend a distance of 1,000 feet from either side of the Dallas North Tollway right-of-way (although single family attached and detached uses shall not be entirely prohibited); and
3. Building heights on the perimeter of the Property located outside of 1,000 feet from the Dallas North Tollway right-of-way are no higher than three (3) stories if the same abut single family residential not separated by a roadway of at least four (4) lanes divided.

The amended Concept Plan shall be appended to this PD and shall be the controlling Concept Plan until a future amendment thereof.

Site Plans and Plats

Site plans shall be required for all non-residential, multi-family and mixed use developments within this PD and shall be subject to review by the Planning and Zoning Commission and approval, not to be unreasonably withheld, by the City Manager, or his designee, with full rights of appeal to the City Council. At the time of platting of each lot within this PD, such lot shall be assigned a specific base zoning district.

Lapse of Development

Notwithstanding the provisions of Section 160.065(J) of Zoning Ordinance No. 2006-57, an application for approval of a site plan, subdivision plat or other development application (a "Development Application") shall be submitted for approval within seven (7) years of the date of the completion of an access road associated with the Dallas North Tollway across the Property. If no Development Application is submitted for approval within such seven (7) year period, the authority to submit Development Applications for property within this PD shall be suspended.

If the initial Development Application does not encompass all of the property within this PD, Development Applications for subsequent projects or phases of development within this PD must be filed in intervals not to exceed two (2) years from the date of the last filed Development Application, or the authority to submit such Development Applications shall be suspended.

Suspension of the authority to submit a Development Application shall not void this Planned Development Ordinance, but shall subject it to review by the Planning and Zoning Commission and action by the City Council in accordance with the provisions of Section 160.065(J) of Zoning Ordinance No. 2006-57.

APPENDIX "A"

CHART OF ALLOWABLE USES

Agriculture Uses									
	Residential Districts					Non-Residential Districts			Mixed Use
	SF-7.5	PH	T H	2F	MF2	C-2	B-2	B-3	
Bulk Grain and/or Feed Storage						P	P	P	P
Farms, General (Crops or Livestock/Ranch)	P	P	P	P	P	P	P	P	P
Hay, Grain and/or Feed Sales						P	P	P	P
Orchard/Crop Propagation	P	P	P	P	P	P	P	P	P
Plant Nursery (Grown for Commercial Purposes)						P			

Residential Uses

	Residential Districts					Non-Residential Districts			Mixed Use
	SF-7.5	PH	TH	2F	MF2	C-2	B-2	B-3	
Accessory Building/Structure (Residential)	P	P	P	P	P				P
Accessory Building/Structure (Non-residential)						P	P	P	P
Community Home	P	P	P	P	P				
Duplex/Two-Family				P	P				P
Dwelling Unit Above Ground Floor Business								P	P
Four Family (Quadraplex)					P				
Home Occupation	P	P	P	P	P				
Living Quarters On-Site With a Business						P	P	P	P
Multi-Family (Apartments)					P				P
Private Street Subdivision	P	P	P	P	P				P
Single-Family Detached	P	P	P	P	P				P
Single-Family Townhouse (Attached)			P		P				P
Single-Family Zero Lot Line/Patio Homes		P			P				P
Three-Family (Triplex)			P	P	P				P

Office Uses

	Residential Districts					Non-Residential Districts			Mixed Use
	SF-7.5	PH	TH	2F	MF2	C-2	B-2	B-3	
Armed Services Recruiting Center						P	P	P	P
Credit Agency						P	P	P	P
Insurance Agency Offices						P	P	P	P
Offices (Brokerage/Financial Services)						P	P	P	P
Offices (Health Services)						P	P	P	P
Offices (Legal Services)						P	P	P	P
Offices (Medical Office)						P	P	P	P
Offices (Professional and General)						P	P	P	P
Real Estate Offices						P	P	P	P
Telemarketing Agency						P	P	P	P
Bank/Credit Union						P	P	P	P
Savings and Loan						P	P	P	P
Security Monitoring Company (No Outside Storage)						P	P	P	P

Personal and Business Service Uses

	Residential Districts					Non-Residential Districts			Mixed Use
	SF-7.5	PH	TH	2F	MF2	C-2	B-2	B-3	
Appliance Repair						P	P	P	P
Artist Studio						P	P	P	P
Ambulance Service (Private)						P			P
Automobile Driving School						P			P
Automatic Teller Machines (ATM's)						P	P	P	P
Barber Shop (Non-College)						P	P	P	P
Beauty Shop (Non-College)						P	P	P	P
Bed & Breakfast Inn			P	P	P	P	P	P	P
Computer Sales						P	P	P	P
Dance/Drama/Music Schools (Performing Arts)						P	P	P	P
Extended Stay Hotels/Motels (Residence Hotels)						P	P	P	P
Exterminator Service (No Outdoor sales or storage)						P			P
Funeral Home						P			P
Hotel/Motel						P	P	P	P
Martial Arts School						P	P	P	P
Kiosk (Providing a Service)						P	P	P	P
Laundry/Dry Cleaning Off/Pick Up)						P	P	P	P
Locksmith						P	P	P	P
Media Production Studio (See Section 4.I.H) Ord. No. 2007-26, 8-31-07)						P	P	P	P
Mini-Warehouse/Self Storage						P			P
Photo Studio						P	P	P	P
Photocopying/Duplicating						P	P	P	P
Security Quarters as Associated With a Business (Live In)						P	P	P	P
Shoe Repair						P	P	P	P
Studio for Radio or Television (without tower)						P	P	P	P
Tailor Shop						P	P	P	P
Tool Rental (Indoor Storage)						P	P	P	P
Tool Rental (Outdoor Storage)						P			P
Travel Agency						P	P	P	P

Retail Uses

	Residential Districts					Non-Residential Districts			Mixed Use
	SF-7.5	PH	TH	2F	MF2	C-2	B-2	B-3	
All Terrain Vehicle Dealer (New and/or Repair)						P			P
Antique Sale						P			P
Art Dealer/Gallery						P	P	P	P
Auto Supply Store for New & Rebuilt Parts						P			P
Bakery (Retail)						P			P
Bike Sales and/or Repair						P	P	P	P
Book Store						P	P	P	P
Building Material Sales/Lumber (Inside & Outside)						P	P	P	P
Cabinet Shop (Manufacturing)						P	P	P	P
Cafeteria						P	P	P	P
Clothing and Accessories (New)						P	P	P	P
Confectionery Shop (Retail)						P	P	P	P
Consignment Shop						P	P	P	P
Convenience Store (With or Without Gas Sales)						P	P	P	P
Convenience Store (Beer & Wine Sales)						P	P	P	P
Department Store						P	P	P	P
Drapery Shop/Blind Shop						P	P	P	P
Florist						P	P	P	P
Food or Grocery Store						P	P	P	P
Furniture Sales (Indoor)						P	P	P	P
Garden Shop (Inside & Outside Storage)						P	P	P	P
Gift/Toy Shop						P	P	P	P
Gravestone/Tombstone Sales						P			P
Handicraft Shop						P	P	P	P
Hardware Store						P	P	P	P
Home Improvement Center (Inside & Outside Storage)						P	P	P	P
Jewelry Store						P	P	P	P
Lawnmower Sales and/or Repair						P			P
Major Appliance Sales (Indoor)						P	P	P	P
Market (Public)						P			P
Motorcycle Dealer (New and/or Repair)						P			P
Needlework Shop						P	P	P	P
Personal Water Craft Sales (New and/or Repair)						P			P
Pet Shop/Supplies						P	P	P	P

Pharmacy						P	P	P	P
Plant Nursery (Retail Sales/Outdoors)						P	P	P	P
Recycling Kiosk						P	P	P	P
Restaurant (with Alcoholic Beverage Service)						P	P	P	P
Restaurant (with Drive-Through Service)						P	P	P	P
Restaurant (with No Drive-Through Service)						P	P	P	P
Restaurant with a private club Designation						P	P	P	P
Security Systems Installation Company						P	P	P	P
Silk Screen Printing/Tee Shirt Shop						P			P
Sporting Goods						P	P	P	P
Stamps, Coin & Other Collectables						P	P	P	P
Temporary Outdoor Retail Sales/Commercial Promotion						P	P	P	P
Upholstery Shop (Non-auto)						P			P
Used Merchandise; Furniture, Antique Shop Store						P			P
Video Rentals						P	P	P	P
Vacuum Cleaner Sales and Repair						P			P
Veterinarian (Indoor Kennels)						P			P
Woodworking Shop (Ornamental)						P			P

Transportation and Auto Service Uses

	Residential Districts					Non-Residential Districts			Mixed Use
	SF-7.5	PH	TH	2F	MF2	C-2	B-2	B-3	
Auto Body Repair						P			P
Auto Sales (New)						P	P	P	P
Auto Sales (Used)						P			P
Auto Financing & Leasing (Indoor)						P	P	P	P
Automobile Accessory Installation (Minor)						P			P
Auto Glass Repair/Tinting						P			P
Auto Interior Shop/Upholstery						P			P
Auto Muffler Shop						P			P
Auto Paint Shop						P			P
Auto Repair (Major)						P			P
Auto Repair (Minor)						P			P
Auto Repair as an Associated Use to Retail Sales						P			P
Auto Tire Repair/Sales (Indoor)						P	P	P	P
Car Wash (Self Service)						P	P	P	P
Full Service Car Wash (Detail Shop)						P	P	P	P
Limousine/Taxi Service						P	P	P	P
Parking Lot Structure, Commercial (Auto)						P	P	P	P
Quick Lube/Oil Change/Minor Inspection						P	P	P	P

Amusement and Recreation Service

	Residential Districts					Non-Residential Districts			Mixed Use
	SF-7.5	PH	TH	2F	MF2	C-2	B-2	B-3	
Amusement Devices/Arcade (Four or More Devices)						P			P
Amusement Services (Indoors)						P	P	P	P
Amusement Services (Outdoors)						P			P
Billiard/Pool Facility (Three or More Tables)						P			P
Bingo Facility						P			P
Bowling Center						P			P
Broadcast Station (with Tower)						P			P
Country Club (Private)						P	P	P	P
Dance Hall/Dancing Facility Day Camp						P			P
Dinner Theatre						P	P	P	P
Driving Range						P	P	P	P
Exhibition Hall						P	P	P	P
Fair Ground						P			P
Golf Course (Miniature)						P			P
Golf Course (Public/Private)							P	P	P
Health Club (Physical Fitness)						P	P	P	P
Recreation Center						P	P	P	P
Motion Picture Theater (Indoors)						P	P	P	P
Motion Picture Studio, Commercial Film						P	P	P	P
Museum						P	P	P	P
Park and/or Playground						P			P
Skating Rink						P			P
Swimming Pool (Public/Private)						P			P
Tennis Court (Lighted)						P	P	P	P
Tennis Court (Private/Not Lighted)						P	P	P	P
Theater (Non-Motion Picture)						P	P	P	P

Institutional and Governmental Uses

	Residential Districts					Non-Residential Districts			Mixed Use
	SF-7.5	PH	TH	2F	MF2	C-2	B-2	B-3	
Antenna (Non-Commercial)	C	C	C	C	C	C	C	C	C
Assisted Living Facility						P	P	P	P
Child Day Care (Business)						P	P	P	P
Church/Place of Worship	P	P	P	P	P	P	P	P	P
Civic Club						P	P	P	P
Clinic (Medical)						P	P	P	P
Community Center (Municipal)	P	P	P	P	P	P	P	P	P
Electrical Substation	C	C	C	C	C	C	C	C	C
Emergency Care Clinic						P	P	P	P
Fire Station	P	P	P	P	P	P	P	P	P
Franchised Private Utility (not listed)	P	P	P	P	P	P	P	P	P
Fraternal Organization						P	P	P	P
Governmental Building (Municipal, State or Federal)	P	P	P	P	P	P	P	P	P
Group Day Care Home						P			P
Helistop						P	P	P	P
Hospice						P	P	P	P
Hospital (Acute care/Chronic Care)	P	P	P	P	P	P	P	P	P
Library (Public)	P	P	P	P	P	P	P	P	P
Mailing Service (Private)						P			P
Non-Profit Activities by Church	P	P	P	P	P	P	P	P	P
Nursing/Convalescent Home						P	P	P	P
Orphanage	P	P	P	P	P	P	P	P	P
Philanthropic Organization						P	P	P	P
Post Office (Governmental)	P	P	P	P	P	P	P	P	P
Radio/Television Tower (Commercial)						C			C
Rectory/Parsonage	P	P	P	P	P	P	P	P	P
Retirement Home/Home for the Aged						P	P	P	P
School, K through 12 (Private)	P	P	P	P	P	P	P	P	P
School, K through 12 (Public)	P	P	P	P	P	P	P	P	P
School, Vocational (Business/Commercial Trade)						P	P	P	P
Senior Center					P	P	P	P	P

Commercial and Wholesale Trade Uses

	Residential Districts					Non-Residential Districts			Mixed Use
	SF-7.5	PH	TH	2F	MF2	C-2	B-2	B-3	
Book Binding						P	P	P	P
Dry Cleaning Plant						P			P
Feed & Grain Store						P			P
Furniture Manufacture						P			P
Heating & Air-Conditioning Sales/Services						P			P
Pawn Shop						P			P
Propane Sales (Retail)						P			P
Taxidermist						P			P
Veterinarian (Outdoor Kennels or Pens)						P			P
Warehouse/Office						P	P	P	P
Welding Shop						P			P

Manufacturing and Industrial Uses

	Residential Districts					Non-Residential Districts			Mixed Use
	SF-7.5	PH	TH	2F	MF2	C-2	B-2	B-3	
Contractors Office/Sales, No Outside Storage Including Vehicles						P			P
Contractor's Temporary On-Site Construction Office	P	P	P	P	P	P	P	P	P
Electronic Assembly						P	P	P	P
Laboratory Equipment Manufacturing						P	P	P	P
Light Manufacturing						P	P	P	P
Maintenance & Repair Service for Buildings						P	P	P	P
Manufacturing or Assembly Processes other than those listed elsewhere						P	P	P	P
Micro Brewery (onsite mfg. & sales)						P	P	P	P
Outside Storage as Accessory Use Only						C	C	C	C
Plumbing Shop						P	P	P	P
Research Lab (Non-Hazardous)						P	P	P	P
Sign Manufacturing (no outdoor storage)						P	P	P	P