

CITY OF CELINA, TEXAS

ORDINANCE 2016-30
KEERAN TRACT - PD-67

AN ORDINANCE OF THE CITY COUNCIL 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 AN APPROXIMATELY 31.894 ACRE TRACT OF LAND SITED IN COLLIN COUNTY SCHOOL LAND SURVEY #14, ABSTRACT NO. 167, COLLIN COUNTY, TEXAS; AS DESCRIBED AND DEPICTED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN TO BE ZONED "PD" PLANNED DEVELOPMENT DISTRICT NUMBER 67 WITH A BASE ZONING OF RO, RETAIL OFFICE DISTRICT; 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, 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 classification has been requested for the property more specifically described and depicted in detail in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the concept plan, and development regulations set forth in Exhibit "B," and Exhibit "C," attached hereto and incorporated herein define the base zoning districts and provide for certain modifications to such district regulations.

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 is in the interest of public health, safety, and welfare, and does hereby find that the requested

zoning accomplishes such objectives and is consistent with the provisions of 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

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 classification is hereby established as "PD" Planned Development District, #67 on a certain tract of land described and depicted in in Exhibit "A".

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, described and depicted in Exhibit "A" attached hereto and incorporated herein, as "PD" Planned Development District #67.

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; the concept plan set forth in Exhibit "B"; and the development standards set forth in Exhibit "C" 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 on Exhibit "A" 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

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

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 this 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 zoning regulation 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 the 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 or 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 decisions 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, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

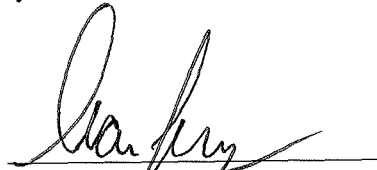
The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE


This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

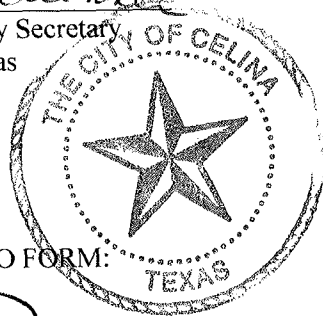
PASSED AND APPROVED by the City Council of the City of Celina, Texas this 12th day of April, 2016.


Sean Terry, Mayor
City of Celina, Texas

ATTEST:


Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]



APPROVED AS TO FORM:



City Attorney
City of Celina, Texas

EXHIBIT A - LEGAL DESCRIPTION

ZONNIG DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS, OUT OF THE COLLIN COUNTY SCHOOL LAND NO. 14 SURVEY, ABSTRACT 167, AND BEING A PART OF THE 134.88 ACRES OF LAND DESCRIBED IN DEEDS TO KEERAN FAMILY PARTNERSHIP, LTD, AS RECORDED IN COUNTY CLERKS FILE NUMBER 2001-0083874 AND 2001-0083876 OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS, AND INCLUDING PROPERTY IN THE ADJOINING RIGHT OF WAYS OF NORTH COLEMAN STREET AND STATE HIGHWAY NO. 289 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 134.88 ACRE TRACT, SAID POINT ALSO BEING IN THE EAST LINE OF A OF A 209.022 ACRE TRACT OF LAND CONVEYED TO LFC LAND COMPANY AS RECORDED IN COUNTY CLERK'S FILE NO. 2012-0423000464780 OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO OWNSBY FARMS, LTD., AS RECORDED IN VOLUME 4332, PAGE 1047, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 89° 35' 26" EAST (BASIS OF BEARINGS PER NORTH CENTRAL TEXAS ZONE 4203 STATE PLANE COORDINATES) AND FOLLOWING ALONG THE NORTH LINE OF SAID 134.88 ACRE TRACT AND THE SOUTH LINE OF SAID OWNSBY FARMS LTD. TRACT FOR A DISTANCE OF 1334.62 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 134.88 ACRE TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A CALLED 15.211 ACRE TRACT OF LAND CONVEYED TO J. ALTUS INC. PROFIT SHARING TRUST & METROPLEX PROPERTIES LLC & DALL DEVELOPMENTS, INC AS RECORDED IN VOLUME 5870 AT PAGE 5025 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 00° 15' 00" EAST AND FOLLOWING ALONG THE EAST LINE OF SAID 134.88 ACRE TRACT, AND THE WEST LINE OF SAID 15.211 ACRE J. ALTUS TRACT AND ALSO ALONG THE WEST LINE OF A 15.28 ACRE TRACT OF LAND CONVEYED TO JOHN FEIZY BY DEED AND RECORDED IN COUNTY CLERK'S FILE NO. 93-0056727, FOR A DISTANCE OF 1045.61 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 15.28 ACRE JOHN FEIZY TRACT AND THE NORTHWEST CORNER OF A 3.99 ACRE TRACT OF LAND CONVEYED TO TERRY BARNES BY DEED AS RECORDED IN VOLUME 2006, PAGE 93180, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 00° 54' 17" EAST AND CONTINUING ALONG THE EAST LINE OF THE KEERAN FAMILY 134.88 ACRE TRACT AND THE WEST LINE OF SAID 3.99 ACRE TERRY BARNES TRACT, FOR A DISTANCE OF 527.61 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 3.99 ACRE TERRY BARNES TRACT, SAME BEING THE NORTHWEST CORNER OF 12.0734 ACRE TRACT OF LAND CONVEYED TO J. ALTUS INC. PROFIT SHARING BY DEED AND RECORDED IN VOLUME 5826 AT PAGE 5441 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 00° 03' 36" WEST AND FOLLOWING ALONG THE WEST LINE OF SAID 12.0734 ACRE J. ALTUS INC. PROFIT SHARING TRACT, FOR A DISTANCE OF 417.19 FEET TO A 1/2" IRON ROD FOUND FOR THE **POINT OF BEGINNING FOR THIS DESCRIPTION** AND BEING THE SOUTHWEST CORNER OF SAID 12.0734 ACRE J. ALTUS INC. PROFIT SHARING TRACT;

THENCE NORTH 89° 58' 45" EAST AND FOLLOWING ALONG THE COMMON LINE OF SAID 134.88 ACRE TRACT AND THE 12.0734 ACRE TRACT FOR A DISTANCE OF 927.14 FEET TO A 60 "D" NAIL FOUND FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SUSIE KING CANNADAY BY DEED RECORDED IN VOLUME 4276 AT PAGE 1454 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 00° 23' 14" WEST (SOUTH 00°46'39" WEST PER DEED) AND FOLLOWING ALONG AN EAST LINE OF SAID 134.88 ACRE TRACT FOR A DISTANCE OF 625.18 FEET O A POINT FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF A 1.107 ACRE TRACT OF LAND CONVEYED TO KIM A. CANNADY BY DEED RECORDED IN VOLUME 4163 AT PAGE 133 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 89° 45' 53" EAST AND FOLLOWING ALONG THE COMMON LINE OF SAID 134.88 ACRE TRACT AND THE 1.107 ACRE TRACT AND PASSING AT A DISTANCE OF 300.06 FEET A POINT IN THE WEST RIGHT OF WAY LINE OF PRESTON ROAD (STATE HIGHWAY NO. 289) AS ESTABLISHED BY RIGHT OF WAY DEED OF A 0.3904 ACRE TRACT TO THE STATE OF TEXAS RECORDED UNDER COUNTY CLERKS FILE NO. 20110718000741730 OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS AND CONTINUING IN ALL FOR A DISTANCE OF 388.93 FEET TO A POINT FOR CORNER IN THE CENTER OF PRESTON ROAD (STATE HIGHWAY NO. 289);

THENCE SOUTH 01° 23' 28" WEST AND FOLLOWING ALONG THE CENTER OF PRESTON ROAD (STATE HIGHWAY NO. 289) FOR A DISTANCE OF 710.69 FEET TO A POINT FOR CORNER

THENCE SOUTH 89° 52' 33" WEST AND FOLLOWING ALONG THE CENTER OF BUSINESS HIGHWAY NO. 289 (NORTH COLEMAN STREET) AND THE SOUTH LINE OF SAID 134.88 ACRE TRACT, FOR A DISTANCE OF 596.84 FEET TO A RAILROAD SPIKE SET IN ASPHALT FOR CORNER;

THENCE SOUTH 89° 29' 33" WEST AND CONTINUING ALONG THE CENTER LINE OF SAID BUSINESS HIGHWAY NO. 289 AND THE SOUTH LINE OF SAID 134.88 ACRE TRACT FOR A DISTANCE OF 685.89 FEET TO A RAILROAD SPIKE SET IN ASPHALT FOR CORNER;

THENCE NORTH 00° 30' 27" WEST AND DEPARTING THE SOUTH LINE OF SAID 134.88 ACRE TRACT AND CROSSING SAME FOR A DISTANCE OF 1341.14 FEET TO THE **POINT OF BEGINNING AND CONTAINING 34.383 ACRES OF LAND**, MORE OR LESS OF WHICH 2.4893 ACRES OF LAND LIES WITHIN ROADWAYS, LEAVING 31.894 ACRES OF LAND NET OF RIGHT OF WAY, MORE OR LESS.

David Petree

DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890



ZONING EXHIBIT B
31.894 ACRES
NW CORNER PRESTON ROAD AND
FRONTIER PARKWAY
ZONING CASE: XX-XXXX
KEERAN FAMILY PARTNERSHIP

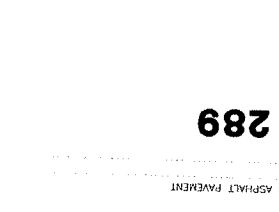
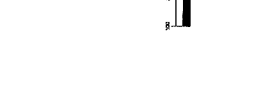
APRIL 16, 2015



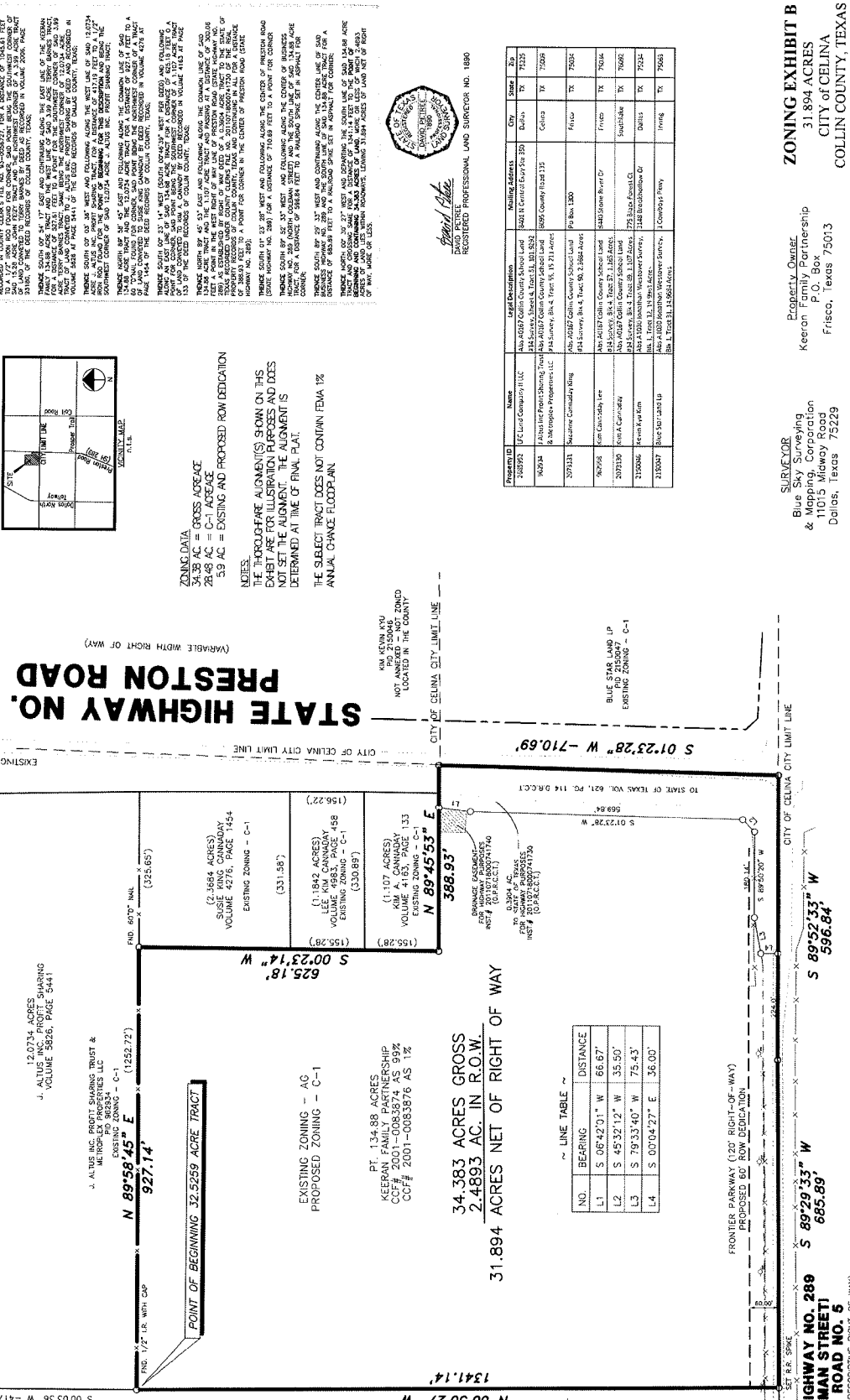
ZONING EXHIBIT B
31.894 ACRES
CITY OF CELINA
ABSTRACT NO. 167
COLLIN COUNTY SCHOOL LAND NO. 14 SURVEY
COLLIN COUNTY, TEXAS

ZONING DESCRIPTION
THE CITY OF CELINA, TEXAS HAS ADOPTED THE CITY OF CELINA ZONING ORDINANCE, WHICH IS A COMPREHENSIVE ZONING ORDINANCE THAT PROVIDES FOR THE REGULATION OF LAND USES AND BUILDINGS IN THE CITY OF CELINA, TEXAS. THE CITY OF CELINA ZONING ORDINANCE IS A COMPREHENSIVE ZONING ORDINANCE THAT PROVIDES FOR THE REGULATION OF LAND USES AND BUILDINGS IN THE CITY OF CELINA, TEXAS. THE CITY OF CELINA ZONING ORDINANCE IS A COMPREHENSIVE ZONING ORDINANCE THAT PROVIDES FOR THE REGULATION OF LAND USES AND BUILDINGS IN THE CITY OF CELINA, TEXAS.

ZONING DATA
34.38 AC = GROSS ACREAGE
2.4893 AC = C-1 ACREAGE
3.9 AC = EXISTING AND PROPOSED ROW DEDICATION
NOTES:
THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAN.
THE SUBJECT TRACT DOES NOT CONTAIN FEMA 1% ANNUAL CHANCE FLOODPLAIN.



ZONING DATA
34.38 AC = GROSS ACREAGE
2.4893 AC = C-1 ACREAGE
3.9 AC = EXISTING AND PROPOSED ROW DEDICATION
NOTES:
THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAN.
THE SUBJECT TRACT DOES NOT CONTAIN FEMA 1% ANNUAL CHANCE FLOODPLAIN.



STATE HIGHWAY NO. 289
PRESTON ROAD
FRONTIER PARKWAY

CITY OF CELINA CITY LIMIT LINE

TO STATE OF TEXAS VOL. 621, PG. 114 OR C-1

BLUE STAR LAND LP
P.O. 2100047
EXISTING ZONING - C-1

34.383 ACRES GROSS
2.4893 AC. IN R.O.W.
31.894 ACRES NET OF RIGHT OF WAY

POINT OF BEGINNING 32.5259 ACRE TRACT

N 89°58'45" E 927.14'

S 00°23'14" W 625.18'

S 01°23'28" W - 710.69'

S 89°52'33" W 596.84'

S 89°29'33" W 685.89'

BUSINESS HIGHWAY NO. 289
IN COLEMAN STREET
COUNTY ROAD NO. 5

FRONTIER PARKWAY (120' RIGHT-OF-WAY)
PROPOSED 60' ROW DEDICATION

PROPERTY OWNER:
Keeran Family Partnership
P.O. Box
11015 Midway Road
Dallas, Texas 75229

SURVEYOR:
Blue Sky Surveying
& Mapping, Corporation
11015 Midway Road
Dallas, Texas 75229

APRIL 16, 2015

ZONING EXHIBIT B
31.894 ACRES
CITY OF CELINA
COLLIN COUNTY, TEXAS

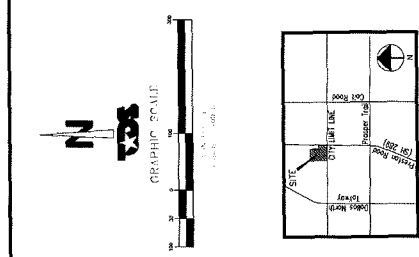
DAVID PETRE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 18890

ZONING EXHIBIT C
 31.894 ACRES
 COLLIN COUNTY SCHOOL LAND NO. 14 SURVEY
 ABSTRACT NO. 167
 CITY OF CELINA
 COLLIN COUNTY, TEXAS

KEERAN FAMILY PARTNERSHIP
 NW CORNER PRESTON ROAD AND
 FRONTIER PARKWAY
 ZONING CASE: XX-XXXX



7-02



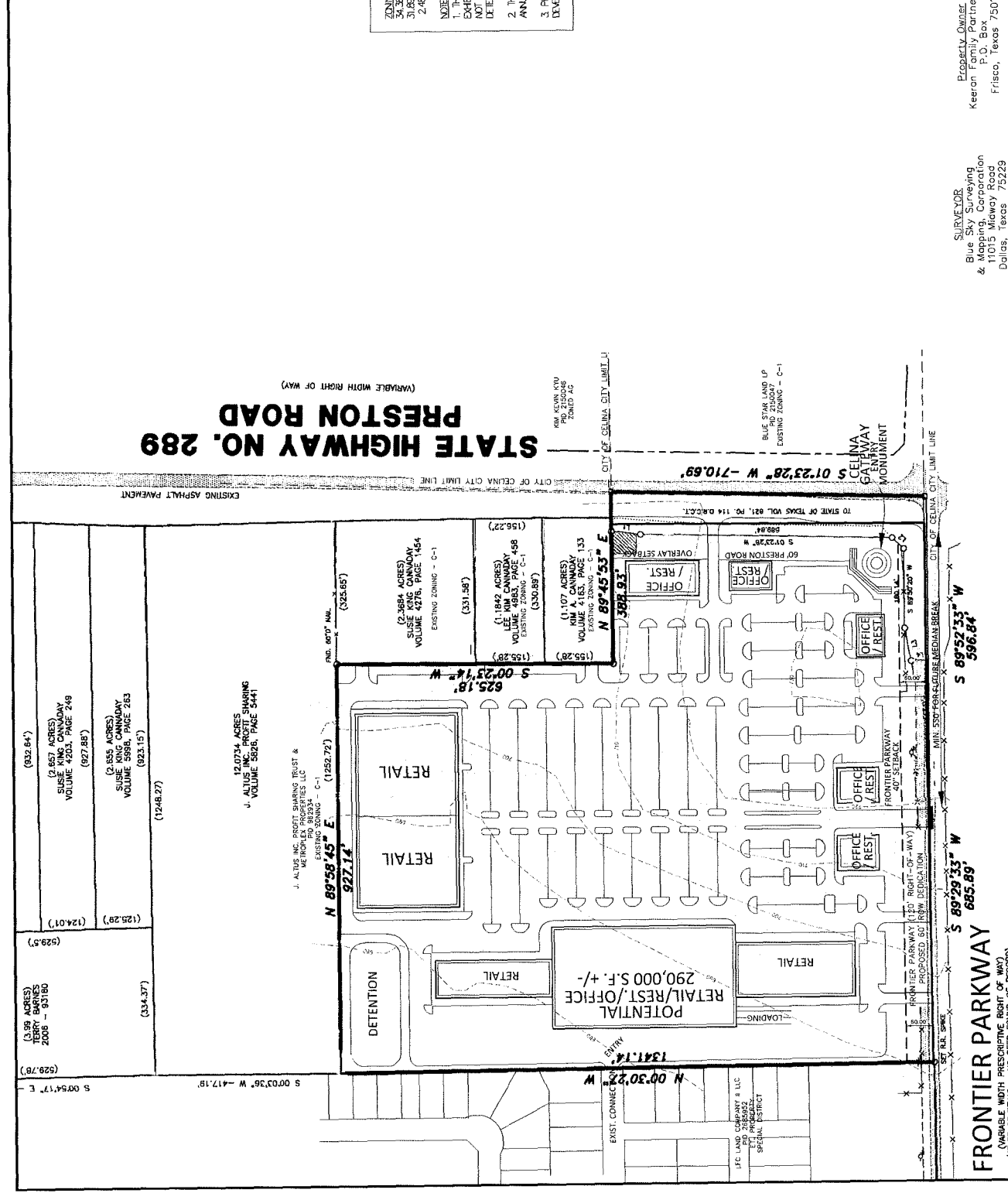
ZONING DATA
 34.38 AC = GROSS ACREAGE
 31.894 AC = ROW ACREAGE
 2.488 AC = EXISTING AND PROPOSED ROW DEDICATION

NOTES
 1. THE PROPOSED ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAN.
 2. THE SUBJECT TRACT DOES NOT CONTAIN FEMA 1% ANNUAL CHANCE FLOODPLAIN.
 3. PHASES WILL BE IDENTIFIED AT TIME OF GENERAL DEVELOPMENT PLAN.

CONCEPT PLAN
EXHIBIT C
 31.894 ACRES
 CITY OF CELINA
 COLLIN COUNTY, TEXAS

Property Owner
 Keeran Family Partnership
 P.O. Box
 Frisco, Texas 75013

SURVEYOR
 Blue Sky Surveying
 & Mapping, Corporation
 11015 Mieway Road
 Dallas, Texas 75229



STATE HIGHWAY NO. 289
 (VARIABLE WIDTH RIGHT OF WAY)

FRONTIER PARKWAY
 (STATE OF TEXAS - NO DEED FOUND OF RECORD)

EXISTING ASPHALT PAVEMENT
 CITY OF CELINA CITY LIMIT LINE
 S 01°23'28" W - 710.69'

EXISTING ASPHALT PAVEMENT
 CITY OF CELINA CITY LIMIT LINE
 S 89°29'33" W - 685.89'

EXISTING ASPHALT PAVEMENT
 CITY OF CELINA CITY LIMIT LINE
 S 89°52'53" W - 596.84'

EXISTING ASPHALT PAVEMENT
 CITY OF CELINA CITY LIMIT LINE
 S 89°52'53" W - 596.84'

EXHIBIT "D"

PD- Regulations

List of requested deviations from RO base zoning district.

1. There shall be no maximum lot size
2. Maximum Building Height shall be fifty (50) feet.
3. Building size for structures: A single building footprint area shall not exceed 225,000 square feet in size.
4. Minimum open space requirement will be 15% of the total net lot area after right of way dedications. Open space is defined as all required and voluntary, planters not located in parking areas and 50% of areas set aside for detention requirements. Because of the physical constraints for the location of the required detention, amenities will include sidewalk on two sides with at least one picnic bench. There also will be three inch trees (3") trees planted thirty feet o.c. (on center) (30') around the perimeter of the detention area.

(b) Permitted (P) or conditional (C) uses:

Armed services recruiting center	P
General retail store	P
Artist studio	P
Kiosk (providing a service, must have main use)	C
Auto laundry or carwash	C
Laundry/dry cleaning (drop off/pick up)	P
Auto supply store for new & rebuilt parts	P
Motorcycle sales and repair	C
Bakery or confectionery (retail)	P
Nursing/convalescent home	C
Bank/credit unions	P
Offices (professional and general business)	P
Child day care (business)	P

Parking lot structure, commercial (auto)	P
Church/place of worship	P
Personal services shop	P
Concrete or asphalt batching plant (temporary)	C
Pet and animal grooming shop (no outdoor enclosures/runs)	P
Convenience store (with beer and wine sales)	C
Recycling kiosk	P
Convenience store (with or without gas sales)	P
Restaurant (with drive-through service)	C
Farmers market (public)	C
Restaurant (with no drive-through service)	P
Food or grocery store	P
Retirement home/home for the aged	P
Garden Shop (inside storage)	P
Theater or playhouse (indoor)	P
Funeral home (no crematorium)	C
Veterinarian (indoor kennels)	P