

The City of Snellville
2342 Oak Road
Snellville, Georgia 30078
(770) 985-3500 • FAX (770) 985-3525



AGENDA

WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, FEBRUARY 10, 2025

Publication Date: February 6, 2025

TIME: 6:00 p.m.

DATE: February 10, 2025

PLACE: City Hall Conference Room 145

I. CALL TO ORDER

II. REVIEW REGULAR BUSINESS MEETING AND PUBLIC HEARING AGENDA ITEMS

III. REVIEW CORRESPONDENCE

IV. CITY ATTORNEY'S REPORT

V. DISCUSSION ITEMS

a) Update of Ongoing Projects [Bender]

VI. EXECUTIVE SESSION

An Executive Session may be called:

- To discuss pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).
- To authorize negotiations to purchase, dispose of, or lease property; authorize the ordering of an appraisal related to the acquisition or disposal of real estate; enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote; or enter into an option to purchase, dispose of, or lease real estate subject to approval in subsequent public vote, which is excluded from the Open Meetings Act pursuant to Section 50-14-3(b)(1)(C).
- Upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. Section 50-14-3(b)(2).

VII. ADJOURNMENT



AGENDA

PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, FEBRUARY 10, 2025

Publication Date: February 6, 2025

TIME: 7:30 p.m. (or upon completion of 6:30 p.m. public hearing)

DATE: February 10, 2025

PLACE: Council Chambers

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE TO THE FLAG

IV. CEREMONIAL MATTERS

- a) Recognition of Outgoing Snellville Tourism & Trade (STAT) Board Members
- b) PRO 2025-04 – Go Red for Women: American Heart Month

V. MINUTES

Approve the Minutes of the January 27, 2025 Meetings and the January 30, 2025 Public Hearing

VI. INVITED GUESTS

VII. COMMITTEE / DEPARTMENT REPORTS

VIII. APPROVAL OF THE AGENDA

IX. PUBLIC HEARING

- a) 2nd Reading RZ 24-05 RZ 24-06 (ORD 2025-01) SUP 24-03 (ORD 2025-02) – Consideration and Action on Applications by Parkland Communities, Inc. (Applicant) and Snellville Community Church, Inc. (Property Owner) Requesting: a) to Amend the Official Zoning Map From CI (Civic Institutional) District And TC-R (Towne Center Residential) District To TC-R (Towne Center Residential) District; b) a Special Use Permit; and c) Request for Variances from the Snellville Unified Development Ordinance for a 140-Stacked-Townhouse-Style (Stacked Flat) Community on a 8.95± Acre Tract of the Snellville Community Church Campus.

Located on Civic Drive Sw, Pate Street, and Henry Clower Boulevard, Snellville, Georgia (Tax Parcels 5026 051; 5026 177; and 5027 107). Additionally, the Applicant is also Requesting to Amend the Official Zoning Map from CI (Civic Institutional) District to BG (General Business) District on a 1.18 ± Acre Tract of the 7.77± Acre Total Site for a 14,000 Sq. Ft. Commercial Building for Adult Living/Day Care, Retail and Restaurant Uses

- b) 1st Reading – HRO 2025-01 - Home Rule Charter Amendment to the Charter of Snellville, Georgia by Amending Section 6.31 – Contracting Procedures Established By the Existing Charter
- c) 1st Reading - SUP 25-01 (ORD 2025-05) – Consideration and Action on Application by Michael Briscoe, Briscoe’s Pharmacy P.C. (d/b/a Snell’s Pharmacy) requesting a Special Use Permit for a 140 sq. ft. mural painted on the southern building elevation and variance from Sec. 207-6.2 (Definitions) of Article 7 Chapter 200 of the Snellville Unified Development Ordinance for the property zoned BG (General Business) District, 2295 Oak Road, Snellville, Georgia (Tax Parcel 5026 225)
- d) 1st Reading - RZ 25-01 (ORD 2025-03) – Consideration and Action on Application by Split Silk Properties, LLC, Representing Sinocoin Investment, LLC (property owner) Requesting: A) to Amend the Official Zoning Map From RS-30 (Single-Family Residential) District to R-TH (Townhouse Residential) District; And B) Request for Variances from the Snellville Unified Development Ordinance for a 67-Unit Single-Family (Attached) Townhome Development On A 17.44 +/- Acre Site with a Density of 3.84 Units Per Acre, Located Near the Intersection of U.S. Highway 78 (Athens Highway) and Rosebud Road, 3,000 Block Rosebud Road, Snellville, Georgia (Tax Parcel R5100 023)
- e) 1st Reading – UDO 25-01 – Consideration and Action on Amendment #8 to the Text of Chapter 200 (Zoning and Land Use) of the Snellville Unified Development Ordinance
- f) 1st Reading – ORD 2025-04 - Consideration and Action on an Ordinance to Amend the Alcoholic Beverage Ordinance (Chapter 6); To Provide for and Amend Procedures for Obtaining Special Event Licenses and Special Event Spaces to Obtain Alcohol Licenses; To Provide Severability; To Repeal Conflicting Ordinances; To Provide an Effective Date; And for Other Purposes

X. CONSENT AGENDA (Please see *Note)

XI. OLD BUSINESS

None

XII. NEW BUSINESS

- a) Consideration and Action on Surplus of City Police Vehicles [Bender]
Police Unit 171 – 2008 Ford Crown Victoria – 2FAFP71V98X154945
Police Unit 219 – 2016 Dodge Charger – 2C3CDXAGXGH319261

XIII. COUNCIL REPORTS

XIV. MAYOR'S REPORT

XV. PUBLIC COMMENTS

- Section 2-53

Each member of the public who wishes to address the Mayor and City Council in public session must submit their name, address and the topic (be as specific as possible) of their comments to the City Clerk prior to making such comments. Individuals will be allotted five minutes to make their comments and such comments must be limited to the chosen topic. Members of the public shall not make inappropriate or offensive comments at a City Council meeting and are expected to comply with our adopted rules of decorum.

- Decorum

You must conduct yourself in a professional and respectful manner. All remarks should be directed to the Chairman and not to individual Council Members, staff or citizens in attendance. Personal remarks are inappropriate.

XVI. EXECUTIVE SESSION

An Executive Session may be called:

- To discuss pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).
- To authorize negotiations to purchase, dispose of, or lease property; authorize the ordering of an appraisal related to the acquisition or disposal of real estate; enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote; or enter into an option to purchase, dispose of, or lease real estate subject to approval in subsequent public vote, which is excluded from the Open Meetings Act pursuant to Section 50-14-3(b)(1)(C).
- Upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee, which is excluded pursuant to O.C.G.A. Section 50-14-3(b)(2).

XVII. ADJOURNMENT

***Note: Items on the Consent Agenda may be read by title only. Upon the request of any Council Member, any item may be removed from the Consent Agenda and placed on the Regular Agenda prior to the adoption of the Regular Agenda. The Consent Agenda, or the remainder thereof omitting the challenged items, shall be adopted by unanimous consent.**

**CITY OF SNELLVILLE
MEETINGS AND LOCAL EVENTS
FEBRUARY 10, 2025**

February 10

Council Meeting

Monday, February 10, 2025

6:00 p.m. Work Session – Conference Room 145, City Hall

6:30 pm Public Hearing on Floating Homestead – Council Chambers, City Hall

7:30 pm Meeting (Or at conclusion of public hearing) - Council Chambers, City Hall

February 11

Board of Appeals Meeting - CANCELED

Tuesday, February 11, 2025

7:30 pm – Council Chambers, City Hall

February 16

Broadcast of 2/10/2025 Council Meeting

Sunday, February 16, 2025

Watch the broadcast on Comcast Channel 25 at 6:30 pm

February 19

Downtown Development Authority Meeting

Wednesday, February 19, 2025

4:30 p.m. – 2nd Floor Conference Room 259

February 24

Council Meeting

Monday, February 24, 2025

Work Session – Conference Room 145, City Hall

7:30 pm Meeting - Council Chambers, City Hall

February 25

Planning Commission Meeting

Tuesday, February 25, 2025

6:30 pm Work Session – Conference Room 145, City Hall

7:30 pm Meeting - Council Chambers, City Hall

March 2

Broadcast of 2/24/2025 Council Meeting

Sunday, March 2, 2025

Watch the broadcast on Comcast Channel 25 at 6:30 pm

March 10

Council Meeting

Monday, March 10, 2025

6:30 p.m. Work Session – Conference Room 145, City Hall

7:30 pm Meeting - Council Chambers, City Hall



CITY OF SNELLVILLE

Proclamation

PRO 2025-04
GO RED FOR WOMEN:
AMERICAN HEART MONTH

WHEREAS, each year, heart disease takes the lives of nearly 700,000 Americans and it is the leading cause of death in our Country.

WHEREAS, The American Heart Association's Go Red for Women movement was launched in 2004 with the goal of raising awareness and fighting a woman's greatest health threat — cardiovascular disease; and

WHEREAS, as part of the American Heart Association's initiative to raise awareness of cardiovascular disease the month of February is recognized as American Heart Month and the first Friday in February has been recognized as National Wear Red Day to encourage women to Go Red by wearing red, living a healthy lifestyle, and spreading awareness of heart disease to other women; and

WHEREAS, to raise awareness of an often-overlooked facet of heart health February 20th is observed as Heart Valve Disease Awareness Day to increase recognition of the specific risks and symptoms of heart valve disease, improve detection and treatment, and save lives.

NOW, THEREFORE, I, Barbara Bender, Mayor of the City of Snellville, Where Everybody's Proud to be Somebody, do hereby join with the City Council and the Citizens of Snellville to proclaim the month of February as **GO RED FOR WOMEN: AMERICAN HEART MONTH** and encourage residents to participate in Heart Valve Disease Awareness Day and to Go Red to raise awareness for heart disease and the steps we can all take to prevent it.

Proclaimed this 10th day of February 2025.



ATTEST:

Melisa Arnold, City Clerk

Barbara Bender, Mayor

Tod Warner, Mayor Pro Tem

Norman A. Carter Jr., Council Member

Kerry Hetherington, Council Member

Cristy Lenski, Council Member

Gretchen Schulz, Council Member



WORK SESSION
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JANUARY 27, 2025

Present: Mayor Barbara Bender, Mayor Pro Tem Tod Warner, Council Members Norman A. Carter Jr., Kerry Hetherington, Cristy Lenski, and Gretchen Schulz. Also present City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, City Attorney Jay Crowley with Powell and Crowley, Chief Greg Perry, Planning and Development Director Jason Thompson, Public Information Officer Brian Arrington and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 6:30 p.m.

REVIEW REGULAR BUSINESS MEETING AND PUBLIC HEARING AGENDA ITEMS

The agenda was reviewed and discussed.

REVIEW CORRESPONDENCE

None

CITY ATTORNEY'S REPORT

Attorney Crowley said that the change in the code that is needed for the City Manager's contract approval is referenced in the Charter so it will need to be done by Home Rule. The advertisements will be sent to the newspaper and the ordinance drafted.

Discussion was held with Planning Director Thompson about the public hearing item on the agenda from Parkland Communities. Mr. Thompson advised that the only change in the submitted site plan was a larger sidewalk and new planters. Discussion was held about right of way and the commercial building.

DISCUSSION ITEMS

Discussion of Gwinnett County House Delegation Rule Change Regarding Annexation [Bender]
City Manager Pepper explained that the City was made aware of a proposed rule change to the Gwinnett Delegation Rules for Local Legislation regarding annexation. The proposed rule change allows the entire Gwinnett Delegation to vote on local legislation involving legislative annexation. Mr. Pepper will share our local legislator contact information with Mayor and Council so they can reach out to them about the rule change.

City of Snellville Administration Department

2342 Oak Road Snellville, GA 30078 770-985-3500 770-985-3525 Fax www.snellville.org

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Update of Ongoing Projects [Bender]

City Manager Pepper gave an update on the status of The Grove restaurants, he said the AT&T poles along Pinehurst have finally been removed by the vendor so the sidewalk project can be finished and updated many other projects as well.

EXECUTIVE SESSION

Mayor Bender read the closed meeting notice into the record as follows:

- To discuss pending and/or potential litigation, settlement claims, administrative proceedings or other judicial actions, which is exempt from the Open Meetings Act pursuant to O.C.G.A. Section 50-14-2(1).

Upon a motion by Mayor Pro Tem Warner, 2nd by Council Member Hetherington, the meeting was closed, with all Council Members and the Mayor present and voting in favor.

The meeting was closed at 7:10 p.m.

The meeting reconvened at 7:18 p.m.

ADJOURNMENT

Council Member Carter made a motion to adjourn, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 7:18 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



PUBLIC HEARING & REGULAR BUSINESS MEETING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
MONDAY, JANUARY 27, 2025

Present: Mayor Barbara Bender, Mayor Pro Tem Tod Warner, Council Members Norman A. Carter Jr., Kerry Hetherington, Cristy Lenski, and Gretchen Schulz. Also present City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, City Attorney Jay Crowley with Powell and Crowley, Chief Greg Perry, Planning and Development Director Jason Thompson, Public Information Officer Brian Arrington, IT Administrator Erika Fleman and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 7:32 p.m.

INVOCATION

Tynecia Estrada, founder and CEO of Girls Breaking Chains, Inc., gave the invocation.

PLEDGE TO THE FLAG

Council Member Carter led the Pledge of Allegiance.

CEREMONIAL MATTERS

PRO 2025-03 – Recognizing Sirish Subash as Winner of America’s Top Young Scientist Award

A short video was shown of Mr. Subash explaining his project.

Mayor Bender read the proclamation into record and presented it to Sirish Subash and his family.

MINUTES

Approve the Minutes of the January 13, 2025 Meetings and the January 16, 2025 Special Called Work Session

Council Member Schulz made a motion to approve the minutes of the January 13, 2025 Meetings and the January 16, 2025 Special Called Work Session, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved.

INVITED GUESTS

None

COMMITTEE / DEPARTMENT REPORTS

None

APPROVAL OF THE AGENDA

Council Member Lenski made a motion to approve the agenda, 2nd by Council Member Carter; voted 6 in favor and 0 opposed, motion approved.

City of Snellville Administration Department

PUBLIC HEARING

2nd Reading RZ 24-05 SUP 24-03 RZ 24-06 – Consideration and Action on Applications by Parkland Communities, Inc. (Applicant) and Snellville Community Church, Inc. (Property Owner) Requesting: a) to Amend the Official Zoning Map From CI (Civic Institutional) District And TC-R (Towne Center Residential) District To TC-R (Towne Center Residential) District; b) a Special Use Permit; and c) Request for Variances from the Snellville Unified Development Ordinance for a 140-Stacked-Townhouse-Style (Stacked Flat) Community on a 7.77± Acre Tract of the Snellville Community Church Campus, Located on Civic Drive SW, Pate Street, and Henry Clower Boulevard, Snellville, Georgia (Tax Parcels 5026 051; 5026 177; and 5027 107). Additionally, the Applicant is also Requesting to Amend the Official Zoning Map from CI (Civic Institutional) District to BG (General Business) District on a 1.18 ± Acre Tract of the 7.77± Acre Total Site for a 14,000 Sq. Ft. Commercial Building for Adult Living/Day Care, Retail and Restaurant Uses

Planning and Development Director Thompson gave an overview of the application. He stated it met several goals that are set by the 2045 Comprehensive Plan. He reviewed the variances and conditions, including two variances that were recommended for denial. Mr. Thompson said the need for these variances were eliminated due to an updated site plan that was submitted. The Planning Commission and Planning Department both recommend approval. Council asked questions of Mr. Thompson.

Tyler Lasser, LJA Engineering, 299 S. Main Street, Alpharetta, Georgia was present and spoke representing applicant Parkland Communities, Inc.

Michael Kohler, Special Kneads and Treats, Inc. spoke about being able to open a location in the development and the positive impact it would have for his business.

Pastor Quincy Brown, Pastor of Snellville Community Church, spoke in favor of the Bethany Park project.

Bruce Hinkle, Trustee in the Snellville Community Church, spoke about the positive economic impact of the Bethany Park project.

Will Hargrove, 1842 Glenwood Lane, Snellville spoke about the improvements to the area due to the development.

Jim Jacobi, Parkland Communities, Inc., 925 Northpoint Parkway, Alpharetta, Georgia was present. He spoke about the development and answered questions of the Mayor and Council.

Mayor Bender explained the process for public input and then opened the floor for public comment for those in favor of the project. The following person came forward:

Josh Booth, 2127 Tanglewood Drive, Snellville spoke in favor of the Bethany Park project.

No one else came forward so Mayor Bender asked anyone in opposition to come forward to speak.

PUBLIC HEARING & REGULAR BUSINESS OF MAYOR AND COUNCIL
MONDAY, JANUARY 27, 2025
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No one came forward in opposition so Mayor Bender closed public comment.

Council Member Lenski made a motion to table RZ 24-05 and RZ 24-06 until the February 10, 2025 meeting. The motion was seconded by Mayor Pro Tem Warner for discussion.

After discussion the motion to table the item was voted 6 in favor and 0 opposed, motion approved.

Council Member Lenski made a motion to table SUP 24-03 until the February 10, 2025 meeting, 2nd by Council Member Carter; voted 6 in favor and 0 opposed, motion approved.

CONSENT AGENDA

None

OLD BUSINESS

None

NEW BUSINESS

Consideration and Action on Approval of 2025 Snellville Tourism and Trade (STAT) Contract [Bender]

Mayor Bender explained this is the annual contract for the City events.

Council Member Schulz made a motion to approve the contract, 2nd by Council Member Hetherington; voted 6 in favor and 0 opposed, motion approved.

COUNCIL REPORTS

Council Members Carter, Hetherington, Lenski, Schulz, and Mayor Pro Tem Warner each gave a report.

MAYOR'S REPORT

Mayor Bender gave a report.

PUBLIC COMMENTS

No one came forward for public comment.

EXECUTIVE SESSION

None

ADJOURNMENT

Council Member Hetherington made a motion to adjourn, 2nd by Council Member Schulz; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 9:11 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



SPECIAL CALLED PUBLIC HEARING
OF MAYOR AND COUNCIL
CITY OF SNELLVILLE, GEORGIA
THURSDAY, JANUARY 30, 2025

Present: Mayor Barbara Bender, Mayor Pro Tem Tod Warner, Council Members Norman A. Carter Jr., Kerry Hetherington, Cristy Lenski, and Gretchen Schulz. Also, present City Manager Matthew Pepper, Assistant City Manager Mercy Montgomery, City Attorney Jay Crowley with Powell and Crowley, Chief Greg Perry, Public Information Officer Brian Arrington, IT Administrator Erika Fleeman and City Clerk Melisa Arnold.

CALL TO ORDER

Mayor Bender called the meeting to order at 6:36 p.m.

NEW BUSINESS

Public Input on Opting Out of the Statewide Adjusted Base Year Ad Valorem Homestead Exemption for the City of Snellville [Bender]

Mayor Bender gave a brief overview of House Bill 581 which initiated the floating homestead exemption. She then explained how taxes are assessed and billed, including how exemptions affect the taxes. A PowerPoint was shown to explain the long-term impacts on the City's budget if we opt in to the homestead exemption.

Mayor Bender opened the floor to public comment and the following people spoke:

- Jim Tollis, no address given, spoke in favor of opting into the floating homestead.
- Christopher Cattle, no address given, spoke in favor of opting into the floating homestead.
- Art Sheldon, no address given, spoke in favor of opting out of the floating homestead.
- Kurt Schulz, no address given, spoke in favor of opting out of the floating homestead.
- Speaker, no name or address given, spoke in favor of opting into the floating homestead.
- Ibrahaim, no last name or address given, spoke in favor of opting into the floating homestead.
- Denise S., no address given, spoke in favor of opting into the floating homestead.
- Sam Merrill, no address given, spoke in favor of opting into the floating homestead.

Mayor Bender closed public comment and announced the next meeting for public input on February 10 at 6:30 p.m.

SPECIAL CALLED PUBLIC HEARING OF MAYOR AND COUNCIL
THURSDAY, JANUARY 30, 2025
PAGE TWO

EXECUTIVE SESSION

None

ADJOURNMENT

Council Member Hetherington made a motion to adjourn, 2nd by Council Member Carter; voted 6 in favor and 0 opposed, motion approved. The meeting adjourned at 7:44 p.m.

Barbara Bender, Mayor

Melisa Arnold, City Clerk



Agenda Item Summary

TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: February 10, 2025

CASE: #RZ 24-05 SUP 24-03 RZ 24-06 – Bethany Park

STATUS: Case Continuation from Jan 27th Public Hearing

Applications by Parkland Communities, Inc. and Snellville Community Church, Inc. requesting Rezoning, Special Use Permit and Variances from the Unified Development Ordinance for a 140-unit stacked-townhouse-style (stacked flats) multi-family development with 14,000 sq. ft. retail commercial building on a 8.95± acre site located at Civic Drive, Pate Street, Henry Clower Boulevard, and U.S. Hwy. 78 (E. Main Street), Snellville.

Financial Impact: Site Development Permit fees; Building Permit fees; and Real Property Taxes

Planning Department Recommendation: Approval with Conditions

Planning Commission Meeting and Recommendation: December 10, 2024 (Approval with Conditions)

Mayor and Council Meetings: January 13, 2025 (1st Reading)
January 27, 2025 (2nd Reading and Public Hearing)
February 10, 2025 (Case Continuation)

Action Requested: Consideration, Public Hearing and Action

Draft Ordinance(s): Attached

Case Documents (website link):

- [Letter of Intent \(10-16-2024\)](#)
- [#RZ 24-05 Rezoning Application \(10-16-2024\)](#)
- [#SUP 24-03 Special Use Permit Application \(10-16-2024\)](#)

- #RZ 24-06 Rezoning Application (10-16-2024)
- Application Supplements (10-16-2024)
- 08-16-2024 Boundary Survey (10-16-2024)
- Sample Building Elevations (10-16-2024)
- 10-14-2024 Rezoning Site Plan (10-16-2024)
- 11-6-2024 REVISED Rezoning Site Plan (11-7-2024)
- The Shoppes at Bethany Park Rendering 1 (11-7-2024)
- The Shoppes at Bethany Park Rendering 2 (11-7-2024)
- 11-8-2024 REVISED Rezoning Site Plan (11-11-2024)
- Dec 10 2024 Planning Department Case Summary & Analysis (11-25-2024)
- *Unofficial* Dec 10 2024 Planning Commission Special Called Meeting Minutes (12-12-2024)
- Dec 10 2024 Planning Commission Case Report (12-11-2024)
- Jan 13 2025 Planning Department Case Summary & Analysis with Planning Commission Report (12-11-2024)
- Jan 27 2025 Planning Department Case Summary & Analysis with Planning Commission Report (1-23-2025)
- 01-21-2025 REVISED Rezoning Plan (01-24-2025)
- 01-21-2025 REVISED Rezoning Plan Rendering (01-24-2025)
- 01-30-2025 REVISED Concept Option A alley (01-31-2025)
- 01-30-2025 REVISED Final Zoning Exhibit (01-31-2025)
- 01-30-2025 REVISED Snellville Church Rendering (01-31-2025)
- 01-30-2025 REVISED Snellville Church Rendering and Summary (01-31-2025)
- 02-03-2025 REVISED Site Plan Rendering (02-04-2025)

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2025-01

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 8.95± ACRE TRACT OF LAND LOCATED IN LAND LOTS 26 AND 27 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AT MAIN STREET EAST, CIVIC DRIVE, PATE STREET, AND HENRY CLOWER BOULEVARD, SNELLVILLE, GEORGIA; TO GRANT VARIANCES; TO ADD CONDITIONS AFFECTING THE PROPERTY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER: #RZ 24-05 and #RZ 24-06

LOCATION: Main Street East, Civic Drive, Pate Street, and Henry Clower Boulevard, Snellville, Georgia

SIZE: 8.95± Acres

TAX PARCEL(s): R5026 051; R5026 177; and R5027 107

OVERLAY DISTRICT: Towne Center Overlay

CURRENT FUTURE LAND USE MAP DESIGNATION: Towne Center

REQUESTED ZONING: TC-R (Towne Center Residential) District and BG (General Business) District

DEVELOPMENT/PROJECT: 140-Unit Stacked Townhouse Style (Stacked Flats) Multi-Family Development with 14,000 Sq. Ft. Commercial Retail Building

PROPERTY OWNER: Snellville Community Church, Inc.
2428 Main Street East, Snellville, Georgia

APPLICANT: Parkland Communities, Inc.

c/o Tyler Lasser, LJA Engineering, Inc.
470-202-9321 TLasser@LJA.com

WHEREAS, the governing authority of the City of Snellville, Georgia is the Mayor and Council thereof; and

WHEREAS, the governing authority of the City of Snellville, Georgia desires to amend its official zoning map as it applies to the 8.95± acre tract of land located at Main Street East, Civic Drive, Pate Street, and Henry Clower Boulevard, Snellville, Georgia (Tax Parcels R5026 051; R5026 177; and R5027 107) for a 140-unit Stacked Townhouse Style (Stacked Flats) Multi-Family Development with 14,000 Sq. Ft. Commercial Retail Building; and

WHEREAS, the TC-R (Towne Center Residential) District and BG (General Business) District are zoning districts deemed appropriate for the property's *Town Center* future land use map designation on the 2045 Comprehensive Plan Future Land Use Map for the City of Snellville, Georgia; and

WHEREAS, the governing authority of the City of Snellville, Georgia desires to grant variances from Articles 1, 5 and 6 of Chapter 200 and Article 1 of Chapter 400 of the Snellville Unified Development Ordinance; and,

WHEREAS, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance; therefore:

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1. The Official Zoning Map for the City of Snellville, Georgia for the 1.863± acre tract of land described and shown as Tract 3 and the 7.095± acre tract of land

described and shown as Tract 2 on the property boundary survey entitled “ALTA/NSPS Land title Survey for Parkland Communities & Snellville Community Church, Inc. & The Abram Law Group, LLC” sealed, signed and dated 08-16-2024 (stamped received Oct 16, 2024) in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby amended and changed as follows: a) the 7.776± acre tract of land described by property legal description in Exhibit “B” and shown in pink with single-hatching and blue with single-hatching in Exhibit “D” is rezoned from CI (Civic Institutional) District and TC-R (Towne Center Residential) District to TC-R (Towne Center Residential) District; and b) the 1.184± acre tract of land described by property legal description in Exhibit “C” and shown in pink with double-hatching in Exhibit “D” is rezoned from CI (Civic Institutional) District to BG (General Business) District, subject to the attachment of the following enumerated variances and conditions:

VARIANCES:

- A. UDO Sec. 201-2.8. (Parking Locations): to allow vehicle parking between the building and street, including within driveways.
- B. UDO Sec. 205-1.11. (Vehicle Access and Parking Locations): to allow off-street parking not from an alley.
- C. UDO Sec. 201-2.8. (Floor to Ceiling Height): to reduce the minimum 9-foot floor to ceiling height for all stories to 8 feet.
- D. UDO Sec. 205-1.8.B. (Number of Driveways) to exceed more than one (1) driveway for every three-hundred (300) feet of total road frontage or fraction thereof on Pate Street.
- E. UDO Sec. 206-3.1.F.2.E. (Towne Center Flat – Commercial Space Requirement): to allow off-site commercial space to meet vicinity commercial space requirement.

CONDITIONS:

- 1. The property shall be developed in general accordance with the conceptual rezoning site plan entitled “Zoning Plan for Bethany Park”, dated 11-6-24 (stamped received Nov 8, 2024) in Exhibit “E” and conceptual stacked-townhouse-style (stacked flats) Bethany Park building elevations (stamped received Oct 16, 2024) in Exhibit “F” and The Shoppes at Bethany Park building elevations (stamped received Nov 8, 2024) in Exhibit “G”, with modifications permitted to meet conditions of zoning or

State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after submitting a Change in Conditions application and receiving recommendations by the Planning Department and Planning Commission.

2. All variances and conditions of zoning approved 4-22-2019 by the Mayor and City Council for rezoning case #RZ 19-01 (Ordinance No. 2019-06) and Special Use Permit approval for case #SUP 19-01 (Ordinance No. 2019-07) are hereby repealed.
3. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
4. Signs higher than 15 feet or larger than 225 square feet are prohibited.

Section 2. The changes in zoning classification are to be noted on the Official Zoning Map of the City of Snellville, Georgia as approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The Official Zoning Map of the City of Snellville, Georgia, shall also be amended with an editorial note specifying the date these Snellville zoning amendments were approved by the Mayor and Council and specifying the parcels affected by this Ordinance. Until the changes are indicated on the Official Zoning Map of the City of Snellville, Georgia, as approved by the Mayor and Council, this Ordinance shall govern over Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council to the extent of any discrepancy between this Ordinance and the Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were,

upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. Penalties in effect for violations of Chapter 1 of the Code of Ordinances, City of Snellville, Georgia at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed

Section 7. This Ordinance was adopted on _____, 2025. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this ____ day of _____, 2025.

Barbara Bender, Mayor

ATTEST:

Tod Warner, Mayor Pro Tem

Melisa Arnold, City Clerk

Norman A. Carter, Council Member

APPROVED AS TO FORM:

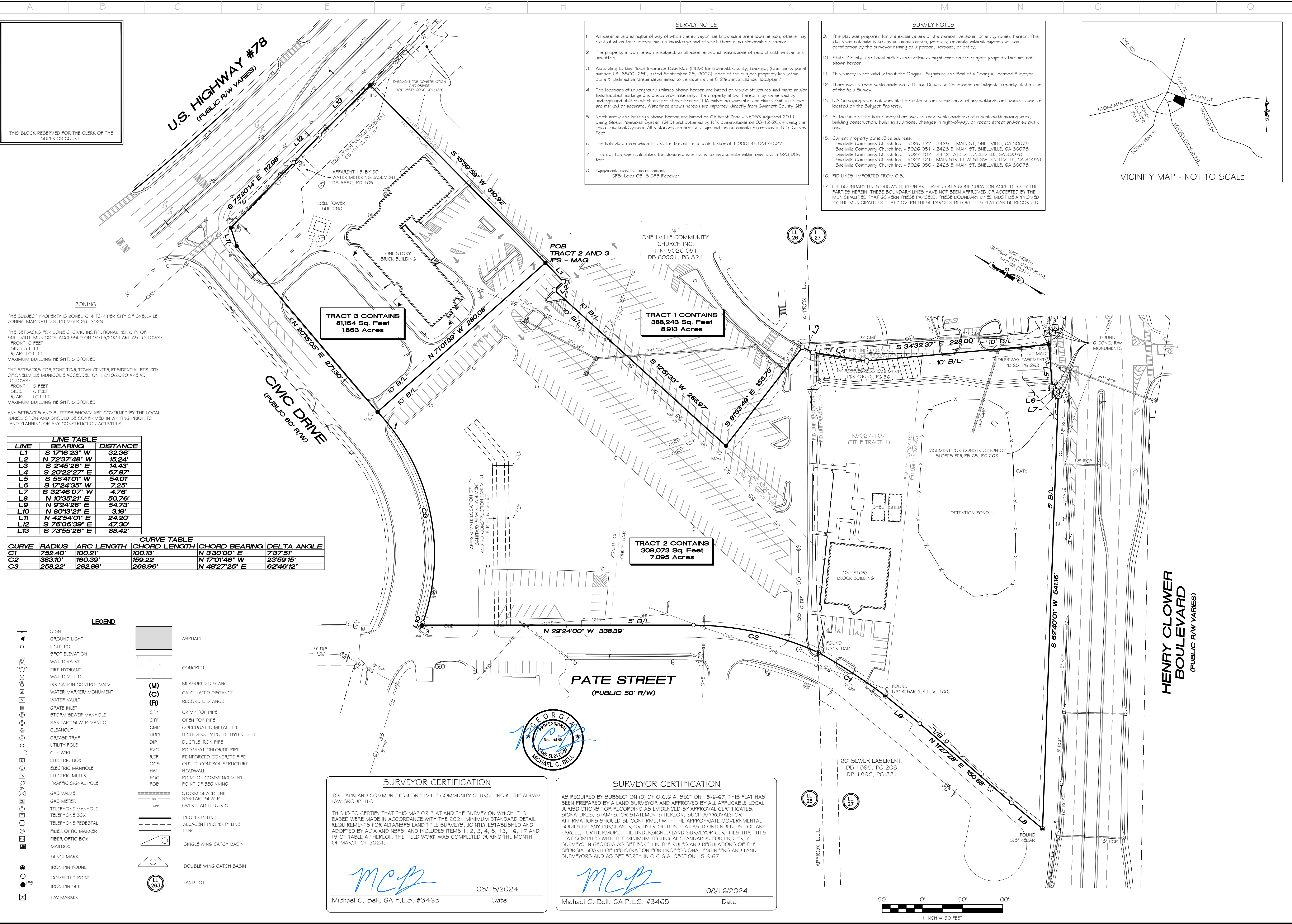
Kerry Hetherington, Council Member

Jay Crowley, City Attorney
Powell & Crowley, LLP

Cristy Lenski, Council Member

Gretchen Schulz, Council Member

EXHIBIT "A"



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

U.S. HIGHWAY #78
(PUBLIC R/W VARIES)

CIVIC DRIVE
(PUBLIC 60' R/W)

PATE STREET
(PUBLIC 50' R/W)

HENRY CLOWER BOULEVARD
(PUBLIC R/W VARIES)

ZONING

THE SUBJECT PROPERTY IS ZONED C1 4 TC-R PER CITY OF SNELLVILLE ZONING MAP DATED SEPTEMBER 28, 2023.

THE SETBACKS FOR ZONE C1 CIVIC INSTITUTIONAL PER CITY OF SNELLVILLE MUNICODÉ ACCESSED ON 04/15/2024 ARE AS FOLLOWS:

FRONT: 0 FEET
SIDE: 5 FEET
REAR: 10 FEET
MAXIMUM BUILDING HEIGHT: 5 STORIES

THE SETBACKS FOR ZONE TC-R TOWN CENTER RESIDENTIAL PER CITY OF SNELLVILLE MUNICODÉ ACCESSED ON 12/19/2020 ARE AS FOLLOWS:

FRONT: 5 FEET
SIDE: 0 FEET
REAR: 10 FEET
MAXIMUM BUILDING HEIGHT: 5 STORIES

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

LINE	BEARING	DISTANCE
L1	S 17°16'23" W	32.36'
L2	N 72°37'48" W	15.24'
L3	S 2°45'26" E	14.43'
L4	S 20°22'27" E	67.87'
L5	S 55°41'01" W	54.01'
L6	S 17°24'35" W	7.25'
L7	S 32°46'07" W	4.76'
L8	N 10°35'21" E	50.76'
L9	N 9°24'28" E	54.73'
L10	N 80°13'21" E	3.19'
L11	N 42°54'01" E	24.20'
L12	S 76°06'39" E	47.30'
L13	S 73°55'28" E	88.42'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	752.40'	100.21'	100.13'	N 3°00'00" E	73°7'51"
C2	383.10'	160.39'	159.22'	N 17°01'48" W	23°59'15"
C3	258.22'	282.89'	268.96'	N 48°27'25" E	62°46'12"

- LEGEND**
- SIGN
 - GROUND LIGHT
 - LIGHT POLE
 - SPOT ELEVATION
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - IRRIGATION CONTROL VALVE
 - WATER MARKER/MONUMENT
 - WATER VAULT
 - GRATE INLET
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - CLEANOUT
 - GREASE TRAP
 - UTILITY POLE
 - GUY WIRE
 - ELECTRIC BOX
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - TRAFFIC SIGNAL POLE
 - GAS VALVE
 - GAS METER
 - TELEPHONE MANHOLE
 - TELEPHONE BOX
 - TELEPHONE PEDESTAL
 - FIBER OPTIC MARKER
 - FIBER OPTIC BOX
 - MAILBOX
 - BENCHMARK
 - IRON PIN FOUND
 - COMPUTED POINT
 - IRON PIN SET
 - RAW MARKER

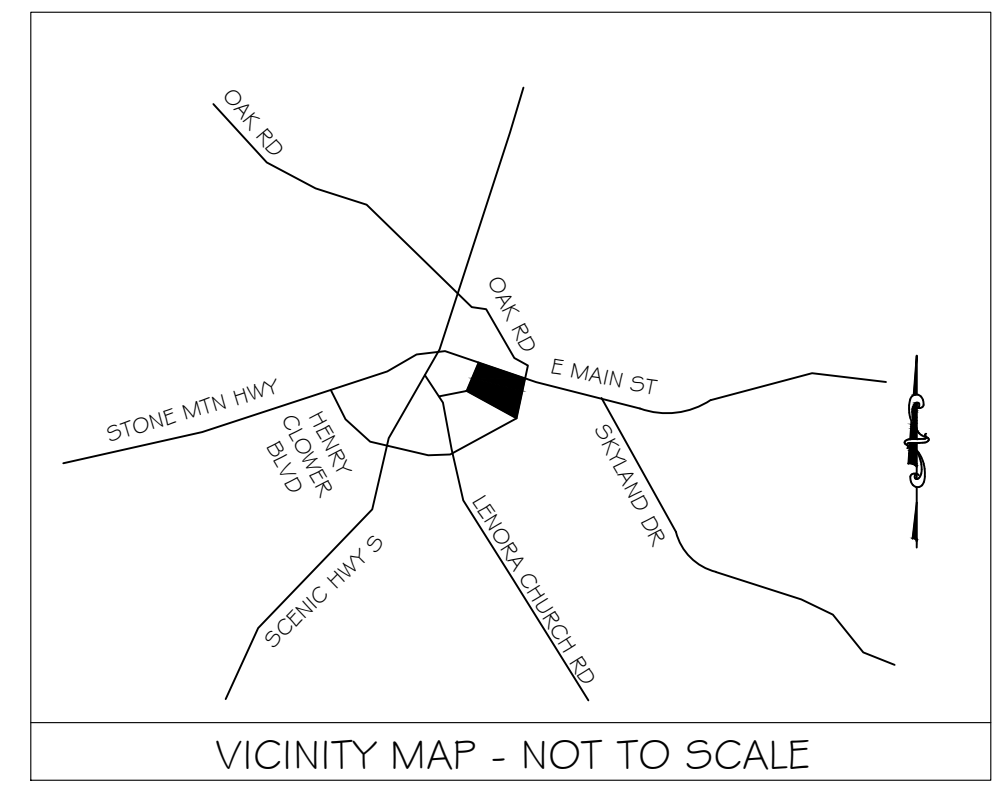
- ASPHALT
- CONCRETE
- MEASURED DISTANCE
- CALCULATED DISTANCE
- RECORD DISTANCE
- CRIMP TOP PIPE
- OPEN TOP PIPE
- CORRUGATED METAL PIPE
- HDPPE
- DIP
- PVC
- REINFORCED CONCRETE PIPE
- OCS
- HW
- POC
- POB
- STORM SEWER LINE
- SANITARY SEWER
- OVERHEAD ELECTRIC
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- LAND LOT

SURVEY NOTES

- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
- The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
- According to the Flood Insurance Rate Map (FIRM) for Gwinnett County, Georgia, (Community-panel number 1313500129F, dated September 29, 2006), none of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
- The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. LIA makes no warranties or claims that all utilities are marked or accurate. Waterlines shown hereon are imported directly from Gwinnett County GIS.
- North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positioning System (GPS) and obtained by RTK observations on 03-12-2024 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
- The field data upon which this plat is based has a scale factor of 1,0001431232627.
- This plat has been calculated for closure and is found to be accurate within one foot in 823,906 feet.
- Equipment used for measurement:
GPS - Leica GS19 GPS Receiver

SURVEY NOTES

- The plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
- State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
- This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
- There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field Survey.
- LIA Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
- At the time of the field survey there was no observable evidence of recent earth moving work, building construction, building additions, changes in right-of-way, or recent street and/or sidewalk repair.
- Current property owner/site address:
Snellville Community Church Inc. - 5026 177 - 2428 E. MAIN ST, SNELLVILLE, GA 30078
Snellville Community Church Inc. - 5026 051 - 2428 E. MAIN ST, SNELLVILLE, GA 30078
Snellville Community Church Inc. - 5027 107 - 2412 PATE ST, SNELLVILLE, GA 30078
Snellville Community Church Inc. - 5027 121 - MAIN STREET WEST SW, SNELLVILLE, GA 30078
Snellville Community Church Inc. - 5026 050 - 2428 E. MAIN ST, SNELLVILLE, GA 30078
- PID LINES: IMPORTED FROM GIS.
- THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A CONFIGURATION AGREED TO BY THE PARTIES HEREIN. THESE BOUNDARY LINES HAVE NOT BEEN APPROVED OR ACCEPTED BY THE MUNICIPALITIES THAT GOVERN THESE PARCELS. THESE BOUNDARY LINES MUST BE APPROVED BY THE MUNICIPALITIES THAT GOVERN THESE PARCELS BEFORE THIS PLAT CAN BE RECORDED.



TRACT 1 CONTAINS
388,243 Sq. Feet
8.913 Acres

TRACT 3 CONTAINS
81,164 Sq. Feet
1.863 Acres

TRACT 2 CONTAINS
309,073 Sq. Feet
7.095 Acres



SURVEYOR CERTIFICATION

TO: PARKLAND COMMUNITIES & SNELLVILLE COMMUNITY CHURCH INC & THE ABRAM LAW GROUP, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSF LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSFS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF MARCH OF 2024.

Michael C. Bell
Michael C. Bell, GA P.L.S. #3465
08/15/2024
Date

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Michael C. Bell
Michael C. Bell, GA P.L.S. #3465
08/16/2024
Date



LJA SURVEYING INC.
14525 SOUTH LEE STREET
DUFOR, GA 30516
Phone: 770.953.5200
LJA No. 1390

LOCATED IN:
LAND LOTS 26 & 27
5TH DISTRICT
GWINNETT COUNTY, GEORGIA

ALTANSF LAND TITLE SURVEY
FOR
PARKLAND COMMUNITIES & SNELLVILLE
COMMUNITY CHURCH, INC. & THE ABRAM
LAW GROUP, LLC

ISSUE	DATE	DESCRIPTION
INITIAL	08/16/2024	
REV. 1		
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: DLB
CHECKED BY: MCB

PROJECT #:
LIA3793-23119

811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

COPYRIGHT ©2024 LJA SURVEYING INC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF LJA SURVEYING INC.

SHEET NO:
1 OF 2

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SCHEDULE B-II EXCEPTIONS

SURVEYORS COMMENTS ON B TITLE EXCEPTIONS AS SHOWN IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, SAID COMMITMENT HAVING A FILE NO. 20-0222 AND AN EFFECTIVE DATE OF FEBRUARY 07, 2024 @ 5:00 PM.

Exceptions

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any owner's policy issued pursuant hereto will contain under Schedule B the standard exceptions set forth on the inside cover. Any loan policy will also contain under Schedule B thereof, the standard exceptions set forth on the inside cover of this commitment relating to the owner's policy.
3. Standard Exceptions 2 and 3 may be removed from the policy when a satisfactory survey and inspection of the premises is made.
4. Taxes and assessments for the year 2024 and subsequent years, which are liens not yet due and payable.
5. Any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the county in which the subject property is located.
6. Rights of upper and lower riparian owners in and to the waters of creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.
7. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
8. All matters as shown on that certain Survey for Parkland Communities and First American Title Insurance Company prepared by LJA Surveying, Inc., Michael C. Bell, Georgia RLS #3465, dated June 6, 2024, last revised 11/11/2024.
9. Matters shown on the following plats recorded in Gwinnett County, Georgia records:
a. Plat Book L, page 378; ALL MATTERS SHOWN HEREON. NO EASEMENTS SHOWN.
b. Plat Book G, page 127; 10' SANITARY SEWER EASEMENT ON SOUTHWEST SIDE OF PROPERTY SHOWN HEREON.
c. Plat Book G, page 157A; LAND LOT LINE AND PATE STREET ARE SHOWN HEREON.
d. Plat Book 16, page 149; THE RIGHT OF WAY HAS BEEN CHANGED PER NEW GDOT PROJECT NUMBER CSSTP-000G-001(439).
e. Plat Book 16, page 325B; THE RIGHT OF WAY HAS BEEN CHANGED PER NEW GDOT PROJECT NUMBER CSSTP-000G-001(439).
f. Plat Book 53, page 277; ALL MATTERS SHOWN HEREON.
and
g. Plat Book 65, page 263; EASEMENTS FOR CONSTRUCTION OF SLOPES, DRAINAGE EASEMENT, AND DRIVEWAY EASEMENT ARE SHOWN HEREON.

- 11. Right of Way Easement from J. T. Snell and Mrs. J. T. Snell to the Walton Electric Membership Corporation, dated January 8, 1938, filed for record April 8, 1938, recorded in Deed Book 63, page 567(a), aforesaid records. DOCUMENT IS VAGUE AND BLANKET IN NATURE AND MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY.
12. Easement from Mrs. M. Lopez to City of Snellville, dated March 26, 1974, filed for record July 26, 1974, recorded in Deed Book 850, page 299, aforesaid records. DOCUMENT DOES NOT INCLUDE THE SUBJECT PROPERTY.

- 13. Terms and conditions of that certain Boundary Line Agreement by and between Gwinnett County Board of Education and Snellville United Methodist Church, dated August 30, 1974, filed for record October 2, 1974, recorded in Deed Book 877, page 296, aforesaid records. BOUNDARY LINE AGREEMENT IS MADE A PART OF THE BOUNDARY LINE BETWEEN SURVEY TRACTS 1 AND 3.
14. Easements contained in that certain Right of Way Deed from Snellville United Methodist Church to Department of Transportation, dated August 31, 1981, filed for record September 2, 1981, recorded in Deed Book 2243, page 50, aforesaid records. CONSTRUCTION OF SAID RIGHT-OF-WAY IS COMPLETED AND SHOWN HEREON.

- 15. Easements contained in that certain Right of Way Deed from Grace Brooks Snell and Joe T. Snell, Jr. to Department of Transportation, dated September 11, 1981, filed for record September 16, 1981, recorded in Deed Book 2251, page 214, aforesaid records. CONSTRUCTION OF SAID RIGHT-OF-WAY IS COMPLETED AND SHOWN HEREON.
16. Agreement for Commercial or Industrial Underground Electric Service by and between Walton Electric Membership Corporation and Snellville Methodist Church, dated October 11, 1984, filed for record December 5, 1984, recorded in Deed Book 2928, page 264, aforesaid records. AGREEMENT BURDENS SUBJECT PROPERTY OWNER WITH INSTALLATION AND MAINTENANCE FEES. INSTALLATION REQUIRES OWNER TO HAVE ALL OTHER UNDERGROUND UTILITIES MARKED PRIOR TO INSTALLATION.

- 17. Easement from Snellville United Methodist Church to Gwinnett County Water System, dated February 4, 1987, filed for record February 20, 1987, recorded in Deed Book 4122, page 103, aforesaid records APPARENT 10' WATER MAIN EASEMENT SHOWN HEREON BASED ON THE CENTERLINE OF THE 24" DUCTILE IRON PIPE WATERLINE ACQUIRED FROM GWINNETT COUNTY GIS DATABASE.
18. Easement from City of Snellville to Gwinnett County Water System, dated December 8, 1986, filed for record February 20, 1987, recorded in Deed Book 4122, page 107, aforesaid records. APPARENT 10' WATER MAIN EASEMENT SHOWN HEREON BASED ON THE CENTERLINE OF THE 24" DUCTILE IRON PIPE WATERLINE ACQUIRED FROM GWINNETT COUNTY GIS DATABASE.

- 19. Easement from First Baptist Church of Snellville to Gwinnett County, dated April 20, 1988, filed for record April 25, 1988, recorded in Deed Book 4859, page 92, aforesaid records. 20' SEWER EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.
20. Easement from Snellville United Methodist Church to Gwinnett County, dated June 15, 1988, filed for record July 13, 1988, recorded in Deed Book 4997, page 26, aforesaid records. APPARENT 20' SANITARY SEWER EASEMENT AFFECTS TRACT 1 AS SHOWN.

- 21. Easement from First Baptist Church of Snellville to Gwinnett County, dated August 4, 1988, filed for record July 7, 1988, recorded in Deed Book 5552, page 165, aforesaid records. 20' SEWER EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.
22. Easement from Snellville United Methodist Church to Gwinnett County, dated July 11, 1988, filed for record July 10, 1989, recorded in Deed Book 5555, page 256, aforesaid records. APPARENT 15' BY 30' PERMANENT WATER METERING EASEMENT SHOWN HEREON.

- 23. Right of Way Easement from Snellville Methodist Church to Walton Electric Membership Corporation, dated May 8, 1989, filed for record December 30, 1989, recorded in Deed Book 9794, page 14, aforesaid records. As to Items 10, 11 and 23, once we receive confirmation of containment letters from Walton Electric Membership Corporation the following will be added: The Company insures that Walton Electric Membership Corporation claims no further interest in this easement other than the right to own, operate, maintain, rebuild, renew, upgrade and modify the existing facilities located on the subject property. DOCUMENT IS BLANKET IN NATURE AND AFFECTS THE SUBJECT PROPERTY.

- 24. Temporary Construction Easement from First United Methodist Church of Snellville to Gwinnett County, dated March 9, 1994, filed for record March 17, 1994, recorded in Deed Book 10116, page 196, aforesaid records. EASEMENT EXPIRED.
25. Easements contained in that certain Right of Way Deed from First United Methodist Church of Snellville to Gwinnett County, dated March 9, 1994, filed for record March 17, 1994, recorded in Deed Book 10116, page 205, aforesaid records. EASEMENT EXPIRED.

- 26. Access Easement Agreement by and between City of Snellville and Snellville United Methodist Church, Inc., dated May 27, 2005, filed for record June 9, 2005, recorded in Deed Book 43052, page 52, aforesaid records. INGRESS/EGRESS EASEMENT AFFECTS THE SUBJECT PROPERTY AS SHOWN.
27. Detention Easement Agreement by and between City of Snellville and Snellville United Methodist Church, Inc., dated May 27, 2005, filed for record June 9, 2005, recorded in Deed Book 43052, page 59, aforesaid records. THIS DOCUMENT IS BLANKET IN NATURE AND BENEFITS THE SUBJECT PROPERTY TO CATCH STORMWATER RUN OFF IN THE DETENTION POND, HOWEVER, THE SUBJECT PROPERTY OWNER IS BURDENED BY THE SOLE RESPONSIBILITY OF MAINTENANCE AND CLEANING OF THE DETENTION FACILITY.

- 28. Easement from Snellville UMC to Gwinnett County, dated February 11, 2005, filed for record March 8, 2006, recorded in Deed Book 46235, page 337, aforesaid records. 20' SEWER EASEMENT AFFECTS THE SUBJECT PROPERTY.
29. Easements and relinquishment of access rights contained in that certain Right of Way Deed from Snellville United Methodist Church Inc. to Gwinnett County, dated June 1, 2016, filed for record June 7, 2016, recorded in Deed Book 54336, page 321, aforesaid records. GDOT PROJECT NUMBER CSSTP-000G-001(439) INCLUDES DRIVEWAY EASEMENTS ALONG U.S. HIGHWAY #78 WHICH ALLOWS ACCESS AND OTHERWISE DENIES ACCESS TO THE SUBJECT PROPERTY. ALL CONSTRUCTION AND DRIVEWAY EASEMENTS ARE SHOWN HEREON. THIS SET OF PLANS ALSO PROVIDES THE D.O.T. WITH PERMANENT SLOPE AND MAINTENANCE EASEMENTS WHICH ARE SHOWN HEREON. ALL OF THESE EASEMENTS ONLY AFFECT TRACT 1.

- 30. Easements conveyed and/or reserved and covenants contained in the following:
a. Warranty Deed from E. H. Bishop, et al. to William J. Gouge, Jr., dated July 6, 1977, filed for record July 6, 1977, recorded in Deed Book 1302, page 22, aforesaid records; A 20' SEWER EASEMENT THAT IS FULLY ENCOMPASSED BY SURVEY TRACT 2 IS SHOWN HEREON.
b. Warranty Deed from Jim R. Clower, Sr. to Snellville Baptist Church, dated February 15, 1980, filed for record February 18, 1980, recorded in Deed Book 1895, page 203, aforesaid records; DOCUMENT INCLUDES THE SUBJECT PROPERTY AND THE 20' NONEXCLUSIVE SANITARY SEWER EASEMENT BENEFITS TITLE TRACT 1 WHICH IS PART OF SURVEY TRACT 2 AS SHOWN HEREON.
c. Warranty Deed from Jim R. Clower, Sr. to William E. Lusterby, dated February 15, 1980, filed for record February 20, 1980, recorded in Deed Book 1896, page 331, aforesaid records; DOCUMENT INCLUDES THE SUBJECT PROPERTY AND THE 20' NONEXCLUSIVE SANITARY SEWER EASEMENT BENEFITS TITLE TRACT 1 WHICH IS PART OF SURVEY TRACT 2 AS SHOWN HEREON.
d. Warranty Deed from Grace B. Snell to Joseph Thomas Snell, Jr., dated January 10, 1966, filed for record August 17, 1981, recorded in Deed Book 2231, page 235, aforesaid records; DOCUMENT IS VAGUE IN NATURE AND MAY OR MAY NOT INCLUDE THE SUBJECT PROPERTY.
and
e. Quitclaim Deed from Trustee of Snellville United Methodist Church to Snellville United Methodist Church, Inc., dated June 9, 1994, filed for record June 23, 1994, recorded in Deed Book 10438, page 71, aforesaid records. NO EASEMENTS INCLUDED.

SURVEY LEGAL DESCRIPTION

Tract 1

A parcel of land lying in Land Lots 26 and 27 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the centerline intersection of U.S. Highway #78 (Variable public right-of-way) and Henry Clower Boulevard (variable public right-of-way), thence run South 30 degrees 28 minutes 28 seconds West for a distance of 898.05 feet to a set mag nail with washer (L.S.F. #1390) in the asphalt of a private drive and lying on the northerly right of way of aforementioned Henry Clower Boulevard and being the POINT OF BEGINNING of the parcel herein described.

Thence run North 34 degrees 32 minutes 37 seconds West for a distance of 228.00 feet to a point; thence run North 20 degrees 22 minutes 27 seconds West for a distance of 67.87 feet to a point; thence run North 02 degrees 45 minutes 26 seconds West for a distance of 1.443 feet to a point; thence run North 01 degrees 33 minutes 49 seconds West for a distance of 1.5573 feet to a set mag nail with washer (L.S.F. #1390) in an asphalt parking lot; thence run North 12 degrees 51 minutes 33 seconds East for a distance of 268.97 feet to a point; thence run South 72 degrees 28 minutes 48 seconds East for a distance of 15.24 feet to a point; thence run North 17 degrees 16 minutes 23 seconds East for a distance of 32.36 feet to a set mag nail with washer (L.S.F. #1390) in the asphalt; thence North 15 degrees 59 minutes 59 seconds for a distance of 310.90 feet to a set 5/8" capped rebar (L.S.F. #1390) lying on the southerly right of way of U.S. Highway 78 (Variable public right of way); thence run South 74 degrees 21 minutes 21 seconds East along said right of way for a distance of 157.92 feet to a point; thence run South 73 degrees 57 minutes 38 seconds East along said right of way for a distance of 130.08 feet to a point; thence run South 79 degrees 49 degrees 21 seconds East along said right of way for a distance of 50.28 feet to a point; thence run South 73 degrees 30 minutes 06 seconds East along said right of way for a distance of 43.99 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 17 degrees 47 minutes 43 seconds West along said right of way for a distance of 11.31 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 73 degrees 10 minutes 48 seconds East along said right of way for a distance of 133.81 feet to a set 5/8" capped rebar (L.S.F. #1390) being a mitered intersection of aforementioned southerly right of way of U.S. Highway #78 and westerly right of way of aforementioned Henry Clower Boulevard; thence run North 26 minutes 56 seconds East along said miter for a distance of 50.71 feet to a found 5/8" rebar; thence run South 11 degrees 49 minutes 03 seconds West along aforementioned Henry Clower Boulevard for a distance of 118.49 feet to a point; thence run South 15 degrees 25 minutes 39 seconds West along said right of way for a distance of 223.45 feet to a point on a curve to the right, said curve having a radius of 666.20 feet, a central angle of 11 degrees 39 minutes 11 seconds, a chord bearing of South 21 degrees 03 minutes 48 seconds West and a chord length of 135.26 feet; thence run along the arc of said curve and night of way for a distance of 135.49 feet to a point on a curve to the right, said curve having a radius of 200 feet, a central angle of 77 degrees 53 minutes 54 seconds, a chord bearing of South 41 degrees 00 minutes 55 seconds West and a chord length of 321.19 feet; thence run along the arc of said curve and night of way for a distance of 324.39 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 35 degrees 02 minutes 07 seconds West along said right of way for a distance of 10.00 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 63 degrees 54 minutes 45 seconds West along said right of way for a distance of 12.71 feet to a found concrete right of way monument; thence run North 80 degrees 47 minutes 27 seconds West along said right of way for a distance of 5.68 to a found concrete night of way monument; thence run North 55 degrees 14 minutes 01 seconds West along said right of way for a distance of 6.42 feet to a found concrete right of way monument; thence run South 55 degrees 41 minutes 01 seconds West along said right of way for a distance of 14.15 feet to the POINT OF BEGINNING.

Said tract contains 388,243 square feet or 8.913 acres.

Tract 2

A parcel of land lying in Land Lots 26 and 27 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the centerline intersection of U.S. Highway #78 (Variable public right-of-way) and Henry Clower Boulevard (variable public right-of-way), thence run South 30 degrees 28 minutes 28 seconds West for a distance of 898.05 feet to a set mag nail with washer (L.S.F. #1390) in the asphalt of a private drive and lying on the northerly right of way of aforementioned Henry Clower Boulevard and being the POINT OF BEGINNING of the parcel herein described.

Thence run South 55 degrees 41 minutes 01 seconds West along said right of way for a distance of 54.01 feet to a found concrete right of way monument; thence run South 17 degrees 24 minutes 35 seconds West along said right of way for a distance of 7.25 feet to a found concrete right of way monument; thence run South 32 degrees 46 minutes 07 seconds West along said right of way for a distance of 4.76 feet to a found concrete right of way monument; thence run South 62 degrees 40 minutes 01 seconds West along said right of way for a distance of 54.116 feet to a found 5/8" rebar being the intersection of the aforementioned northerly right of way monument, Henry Clower Boulevard and the easterly right of way of Pate Street (50' public right of way); thence run North 10 degrees 35 minutes 21 seconds East along said easterly right of way of Pate Street for a distance of 50.76 feet to a point; thence run North 11 degrees 27 minutes 28 seconds East along said right of way for a distance of 150.88 feet to a point; thence run North 09 degrees 24 minutes 28 seconds East along said right of way for a distance of 54.73 feet to a found 1/2" capped rebar (L.S.F. #1160) said point lying on a curve to the left, said curve having a radius of 752.40 feet, a central angle of 07 degrees 37 minutes 51 seconds, a chord bearing of North 03 degrees 30 minutes 00 seconds East, and a chord length of 100.13 feet; thence run along the arc of said curve and night of way for a distance of 100.21 feet to a found 1/2" rebar lying on a curve to the left, said curve having a radius of 383.10 feet, a central angle of 23 degrees 59 minutes 15 seconds, a chord bearing of North 17 degrees 01 minutes 46 seconds West and a chord length of 150.22 feet; thence run along the arc of said curve and night of way for a distance of 160.39 feet to a point; thence run North 29 degrees 24 minutes 00 seconds West for a distance of 338.39 feet to a set 5/8" capped rebar (L.S.F. #1390) being the right of way intersection of aforementioned easterly right of way of Pate Street and the southerly right of way of Civic Drive (60' public right of way); thence run North 80 degrees 13 minutes 21 seconds East along the night of way of Civic Drive for a distance of 3.19 feet to a point on a curve to the left, said curve having a radius of 258.22 feet, a central angle of 62 degrees 46 minutes 12 seconds, a chord bearing of North 48 degrees 27 minutes 25 seconds East and a chord length of 268.96 feet; thence run along the arc of said curve and night of way for a distance of 282.89 feet to a set mag with washer (L.S.F. #1390); thence leaving said right of way run South 71 degrees 01 minutes 39 seconds East for a distance of 280.08 feet to a set mag with washer (L.S.F. #1390); thence run South 17 degrees 16 minutes 23 seconds West for a distance of 32.36 feet to a point; thence run North 72 degrees 37 minutes 48 seconds West for a distance of 15.24 feet to a point; thence run North 12 degrees 51 minutes 33 seconds West for a distance of 268.97 feet to a set mag with washer (L.S.F. #1390); thence run South 81 degrees 33 minutes 49 seconds East for a distance of 155.73 feet to a point; thence run South 02 degrees 45 minutes 26 seconds East for a distance of 14.43 feet to a point; thence run South 20 degrees 22 minutes 27 seconds East for a distance of 67.87 feet to a point; thence run South 34 degrees 32 minutes 37 seconds East for a distance of 228.00 feet to the POINT OF BEGINNING.

Said tract contains 309,073 square feet or 7.095 acres.

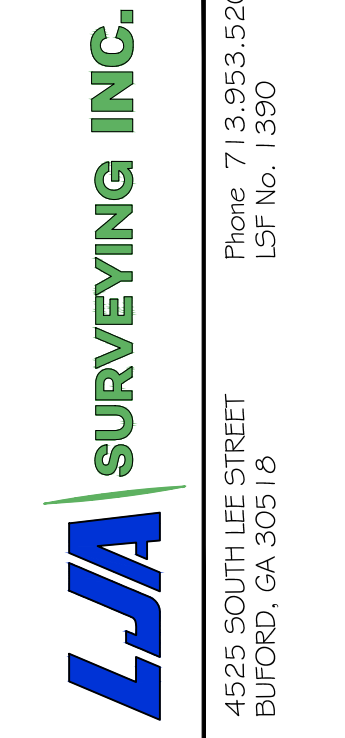
Tract 3

A parcel of land lying in Land Lots 26 and 27 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the centerline intersection of U.S. Highway #78 (Variable public right-of-way) and Henry Clower Boulevard (variable public right-of-way), thence run North 78 degrees 20 minutes 08 seconds West for a distance of 601.30 feet to a set 5/8" capped rebar (L.S.F. #1380) and lying on the southerly right of way of the aforementioned U.S. Highway #78 (variable rw) and being the POINT OF BEGINNING of the parcel herein described.

Thence leaving said right of way run South 15 degrees 59 minutes 59 seconds West for a distance of 310.92 feet to a set mag nail; thence run North 71 degrees 01 minutes 39 seconds West for a distance of 280.08 feet to a set mag nail on the easterly right of way of Civic Drive (60' RW); thence run North 20 degrees 15 minutes 05 seconds East along said right of way for a distance of 271.30 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 42 degrees 54 minutes 01 seconds East for a distance of 24.20 feet to a set 5/8" capped rebar (L.S.F. #1390) lying on the southerly right of way of U.S. Highway #78; thence run South 75 degrees 20 minutes 14 seconds East along said right of way for a distance of 112.98 feet to a point; thence run South 76 degrees 06 minutes 39 seconds East along said right of way for a distance of 47.30 feet to a point; thence run South 73 degrees 55 minutes 26 seconds East for a distance of 88.42 feet to the POINT OF BEGINNING.

Said tract contains 81,164 square feet or 1.863 acres.



14525 SOUTH LEE STREET ATLANTA, GA 30316 Phone: 770.995.5200 FAX No.: 1.990

LOCATED IN: LAND LOTS 26 & 27 5TH DISTRICT GWINNETT COUNTY, GEORGIA

ALTAIRSPS LAND TITLE SURVEY FOR

PARKLAND COMMUNITIES & SNELLVILLE COMMUNITY CHURCH, INC. & THE ABRAM LAW GROUP, LLC

Table with columns: ISSUE DATE, INITIAL, REV. 1, REV. 2, REV. 3, REV. 4, REV. 5, REV. 6, REV. 7

DRAFTED BY: DLB

CHECKED BY: MCB

PROJECT #: LJA53793-23119



Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY DAMAGE TO SUCH UTILITIES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO DILIGENTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SHEET NO: 2 OF 2

EXHIBIT "B"

TC-R Tract

A parcel of land lying in Land Lots 26 and 27 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the centerline intersection of U.S. Highway #78 (Variable public right-of-way) and Henry Clower Boulevard (variable public right-of-way), thence run South 42 Degrees 48 Minutes 31 Seconds West for a distance of 1,450.21 feet to a found 1/2" rebar at the intersection of said northerly right-of-way and the easterly right-of-way of Pate Street 50' right-of-way), said point being the POINT OF BEGINNING of the parcel herein described;

Thence leaving said northerly right-of-way, run North 10 Degrees 35 Minutes 21 Seconds East along said easterly right-of-way of Pate Street for a distance of 50.76 feet to a point; thence run North 11 Degrees 27 Minutes 28 Seconds East along said right-of-way for a distance of 150.88 feet to a point; thence run North 09 Degrees 24 Minutes 28 Seconds East along said right-of-way for a distance of 54.73 feet to a point, said point lying on a curve to the left, said curve having radius of 752.40 feet, a central angle of 07 Degrees 37 Minutes 51 Seconds, a chord bearing of North 03 Degrees 30 Minutes 00 Seconds East and a chord distance of 100.13 feet; thence run along the arc of said curve and said right-of-way for a distance of 100.21 feet to a point, said point lying on a curve to the left, said curve having a radius of 383.10 feet, a central angle of 23 degrees 59 minutes 15 seconds, a chord bearing of North 17 Degrees 01 Minutes 46 Seconds West and a chord length of 159.22 feet; thence run along the arc of said curve and said right-of-way for a distance of 160.39 feet to a point; thence run North 29 Degrees 24 Minutes 00 Seconds West along said right-of-way for a distance of 110.82 feet to a point; Thence run North 65 Degrees 41 Minutes 22 Seconds East for a distance of 209.37 feet to a point; Thence run South 52 Degrees 09 Minutes 45 Seconds East for a distance of 95.78 feet to a point; Thence run South 52 Degrees 09 Minutes 45 Seconds East for a distance of 133.92 feet to a point; Thence run South 23 Degrees 58 Minutes 12 Seconds East for a distance of 34.42 feet to a point; Thence run South 23 Degrees 58 Minutes 12 Seconds East for a distance of 38.37 feet to a point, said point lying on a curve to the left said curve having a radius of 205.00 feet, a central angle of 10 Degrees 13 Minutes 54 Seconds, a chord bearing of South 29 Degrees 05 Minutes 08 Seconds East and a chord distance of 36.56 feet; Thence run along the arc of said curve for a distance of 36.61 feet to a point; Thence run South 34 Degrees 12 Minutes 03 Seconds East for a distance of 52.63 feet to a point; Thence run South 34 Degrees 12 Minutes 03 Seconds East for a distance of 35.78 feet to a point; Thence run South 20 Degrees 54 Minutes 56 Seconds East for a distance of 50.76 feet to a point; Thence run South 32 Degrees 55 Minutes 18 Seconds East for a distance of 68.92 feet to a point; Thence run South 05 Degrees 41 Minutes 49 Seconds East for a distance of 20.83 feet to a point on the northerly right-of-way of the aforementioned Henry Clower Boulevard, thence run South 62 Degrees 40 Minutes 01 Seconds West along said right-of-way for a distance of 540.58 feet to the POINT OF BEGINNING.

Said parcel contains 338,736 square feet, or 7.776 acres.

EXHIBIT "C"

BG Tract

A parcel of land lying in Land Lot 26 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the centerline intersection of U.S. Highway #78 (Variable public right-of-way) and Henry Clower Boulevard (variable public right-of-way), thence run North 78 Degrees 20 Minutes 08 Seconds West for a distance of 601.30 feet to a set 5/8" capped rebar (L.S.F. #1390) lying on the westerly right-of-way of U.S. Highway #78; thence leaving said right-of-way, run South 15 Degrees 59 Minutes 59 Seconds West for a distance of 206.55 feet to a set mag nail, said point being the POINT OF BEGINNING of the parcel herein described;

Thence run North 69 Degrees 44 Minutes 55 Seconds West for a distance of 272.27 feet to a set mag nail on the easterly right-of-way of Civic Drive 60' right-of-way; thence run North 20 Degrees 15 minutes 05 seconds east along said right-of-way for a distance of 160.97 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 42 Degrees 54 Minutes 01 Seconds East along said right-of-way for a distance of 24.20 feet to a set 5/8" capped rebar (L.S.F. #1390) at the intersection of said right-of-way and the westerly right-of-way of the aforementioned U.S. Highway #78; thence leaving said right-of-way of Civic Drive, run South 75 Degrees 20 Minutes 14 Seconds East along said right-of-way of U.S. Highway #78 for a distance of 112.98 feet to a point; thence run South 76 Degrees 06 Minutes 39 Seconds East along said right-of-way for a distance of 47.30 feet to a point; thence run South 73 Degrees 55 Minutes 26 Seconds East along said right-of-way for a distance of 88.42 feet to a set 5/8" capped rebar (L.S.F. #1390); thence leaving said right-of-way, run South 15 Degrees 59 Minutes 59 Seconds West for a distance of 206.55 feet to the POINT OF BEGINNING;

Said parcel contains 51,563 square feet, or 1.184 acres.

EXHIBIT "D"

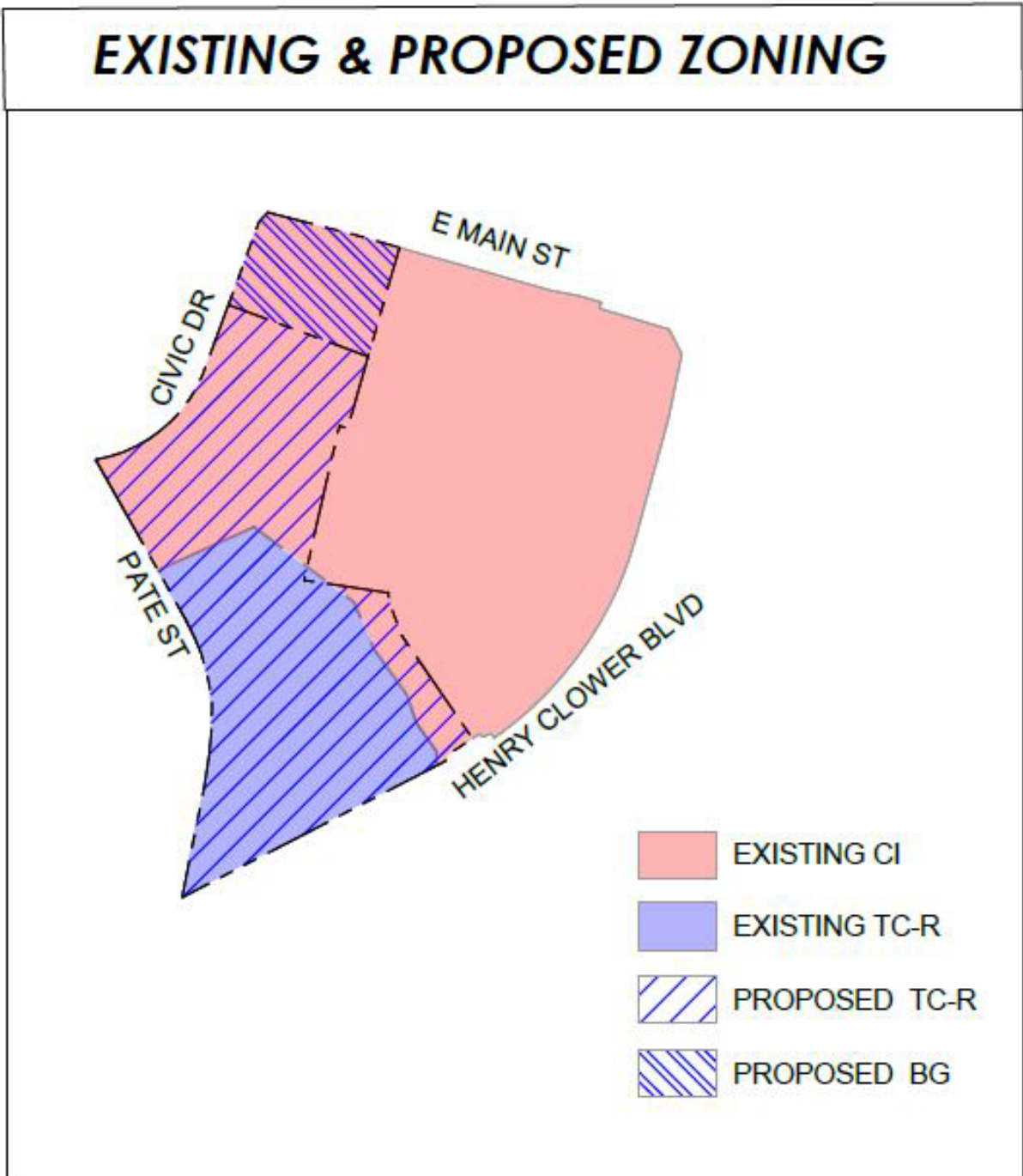
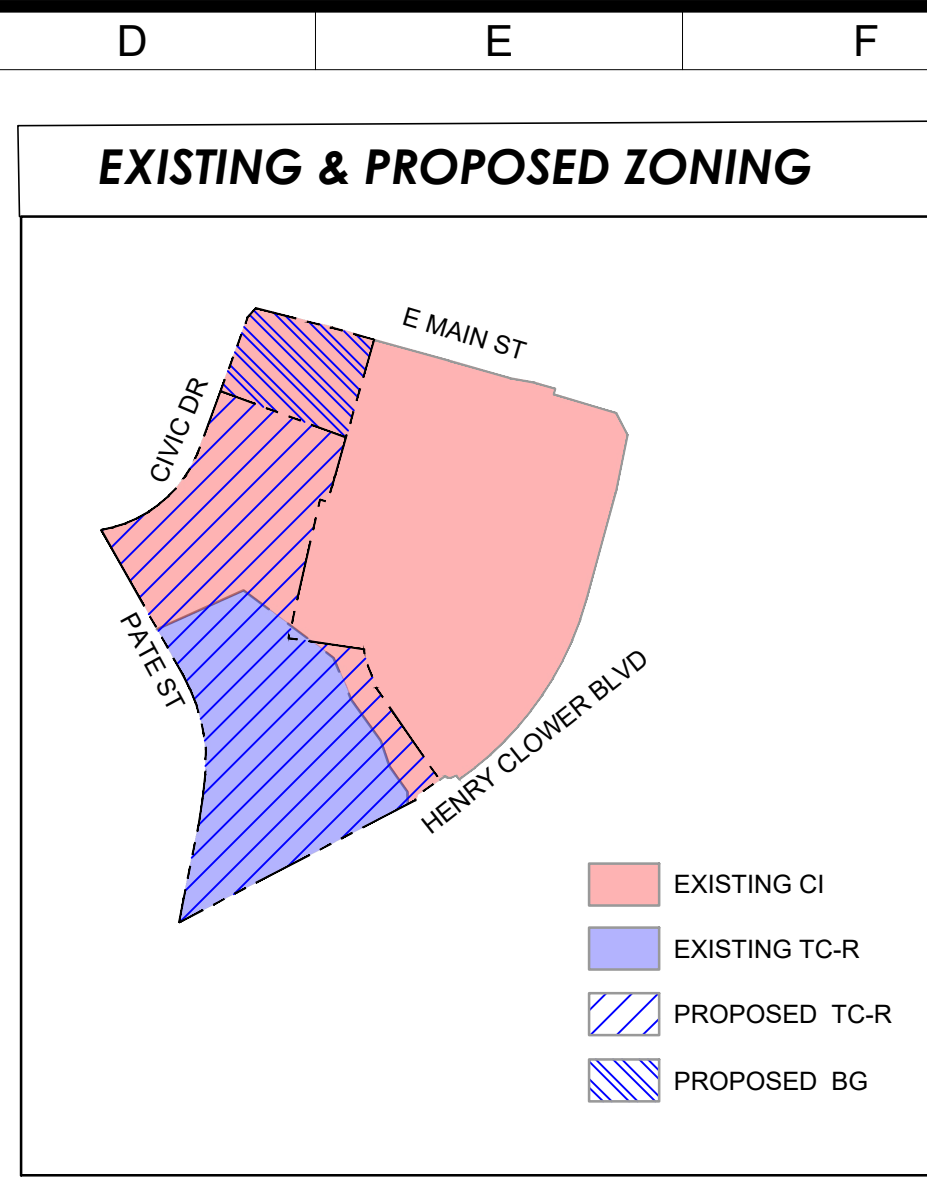
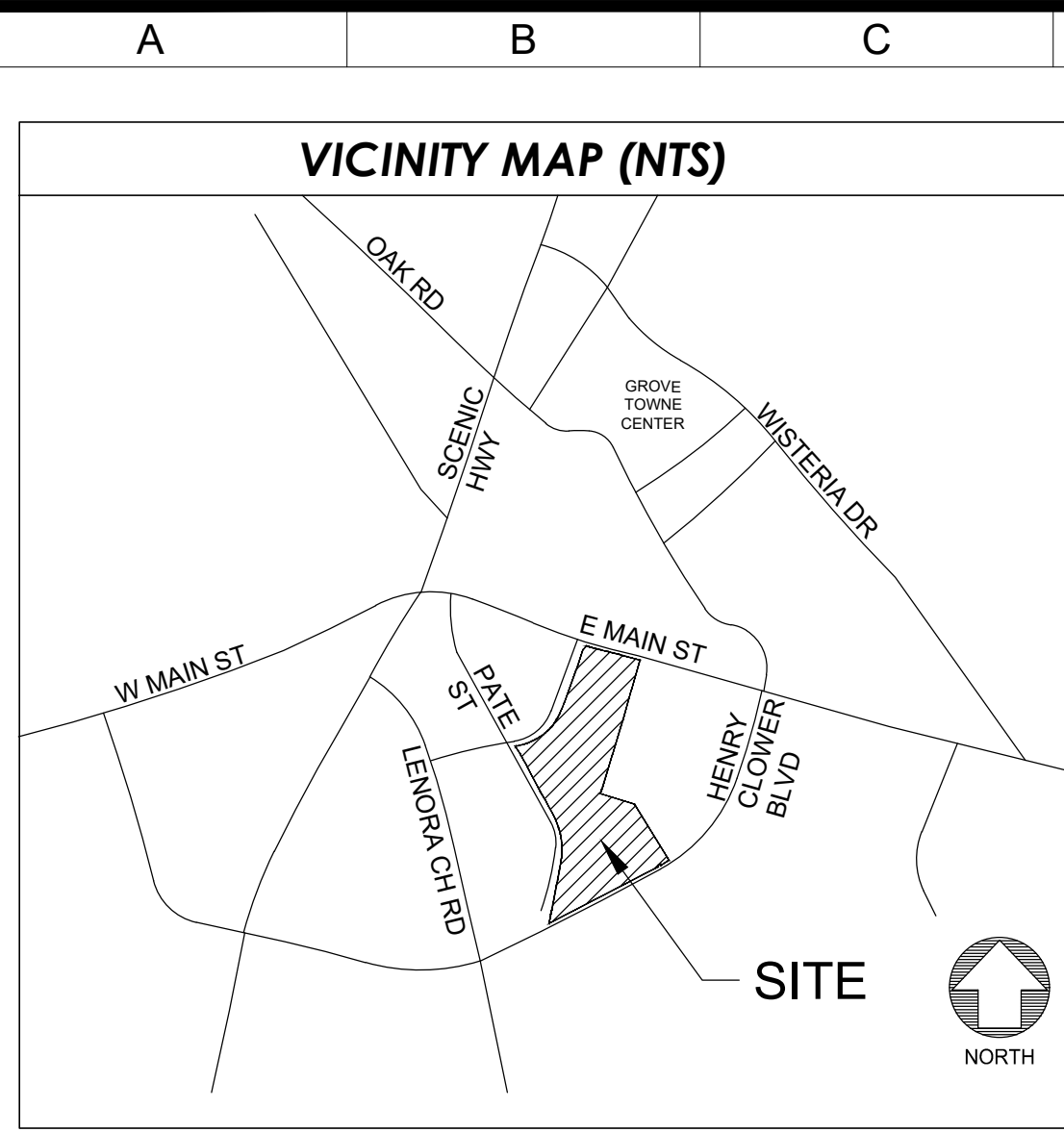


EXHIBIT "E"



PROPERTY OWNER:
 PID: 5026-051, 5026-177, 5026-107
 SNELLVILLE COMMUNITY CHURCH, INC.
 2428 MAIN ST E
 SNELLVILLE, GA 30078

DEVELOPER:
 PARKLAND COMMUNITIES, INC.
 925 NORTH POINT PKWY, SUITE 320
 ALPHARETTA, GA 30005

FEMA NOTE:
 NO PORTION OF SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER MAP PANEL NO. 13135C0128F, EFF. 9/29/2006.

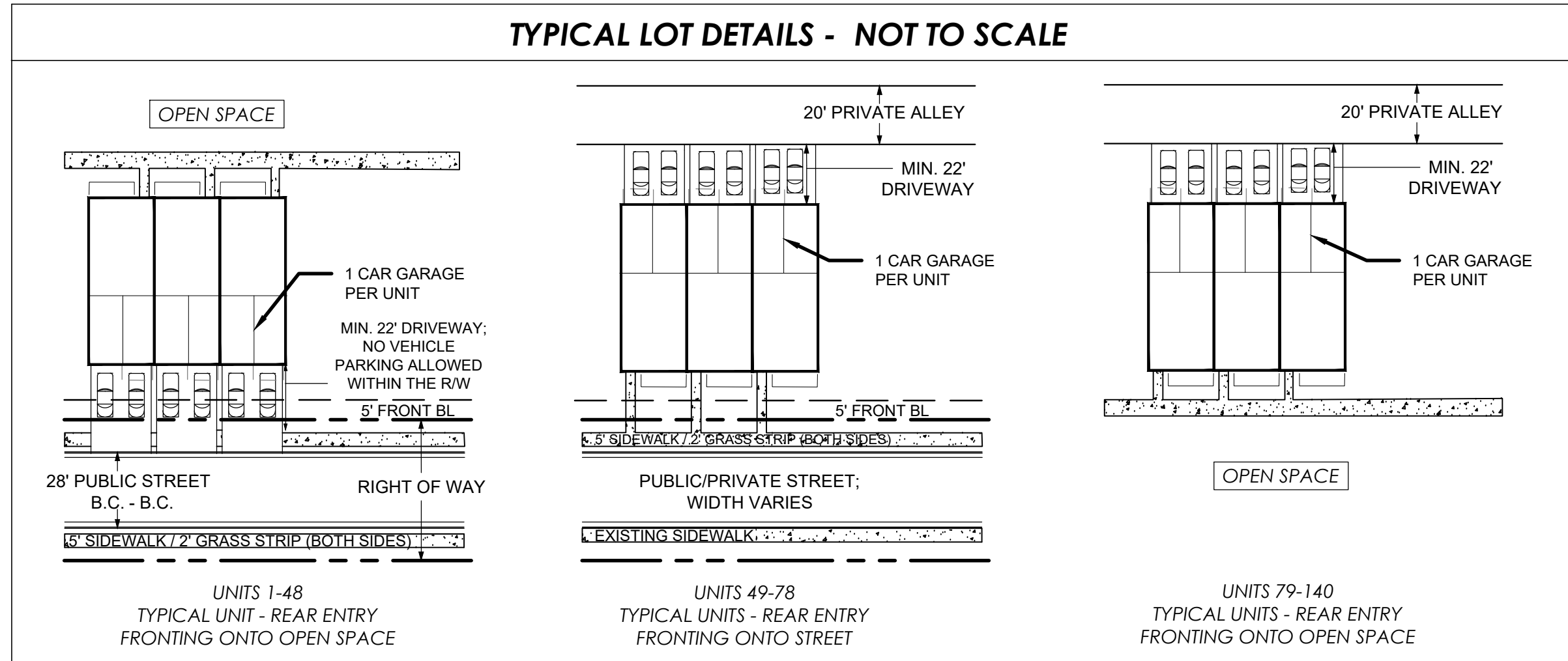
WATER NOTE:
 WATER PROVIDED BY GWINNETT COUNTY

SEWER NOTE:
 SEWER PROVIDED BY GWINNETT COUNTY

STORMWATER NOTE:
 STORMWATER WILL BE PROVIDED ON SITE. EXISTING POND TO BE EXPANDED.

- ### SITE LEGEND
- (AP) AMENITY PARKING
 - (CB) CABANA
 - (D) DUMPSTER
 - (ES) EXISTING SIDEWALK TO REMAIN
 - (MK) MAIL KIOSK
 - (SS) PROPOSED 5' SIDEWALK / 2' GRASS STRIP
 - (SW) STORMWATER MANAGEMENT AREA
 - (PL) SWIMMING POOL
 - (PV) PICNIC PAVILLION

- VARIANCES:**
- REDUCTION TO THE STREETSCAPE SIDEWALK WIDTH FROM 10' TO 5' (UDO 401-4.2) (A)
 - REDUCTION TO THE STREETSCAPE PLANTER WIDTH FROM 5' TO 2' (UDO 401-4.2) (B)
 - PARKING IS ALLOWED BETWEEN BUILDING AND STREET INCLUDING WITHIN DRIVEWAYS (UDO 201-2.8), (UNITS 1-140) (C)
 - ALLOW OFFSTREET PARKING NOT FROM AN ALLEY (UDO 205-1.11) (UNITS 1-48) (D)
 - ALLOW 8' STORIES (UDO 201-2.8), (UNITS 1-140) (E)



RESIDENTIAL SITE DATA

EXISTING ZONING:	CI - CIVIC INSTITUTIONAL & TC-R
OVERLAY DISTRICT:	TOWN CENTER OVERLAY
PROPOSED ZONING:	TC-R (TOWNE CENTER RESIDENTIAL W/ SPECIAL USE PERMIT)
GROSS ACRES:	+/- 7.77 ACRES
TOTAL UNITS:	140 UNITS
GROSS DENSITY:	18.0 U/A
PROPOSED BUILDING TYPE:	STACKED FLAT
AMENITY SPACE REQUIRED:	5% OF SITE
AMENITY SPACE PROVIDED:	5.1%
CIVIC SPACE REQUIREMENT:	10% OF SITE
CIVIC SPACE PROVIDED:	10.5%

LOT & BUILDING DIMENSIONS

MIN. LOT AREA:	N/A
MIN. LOT WIDTH:	N/A
MAX LOT COVERAGE:	100%
BUILDING HEIGHT:	3 STORIES OR 40'

STREETS & RIGHT OF WAY

PAVEMENT WIDTH:	AS SHOWN
-----------------	----------

PRINCIPAL BUILDING SETBACKS

MIN. FRONT YARD, STREET (SIDE):	5'
SIDE YARD (STREET):	0'
REAR (NO ALLEY):	3' MIN
REAR (ALLEY):	10'

BUFFERS/LANDSCAPE STRIPS

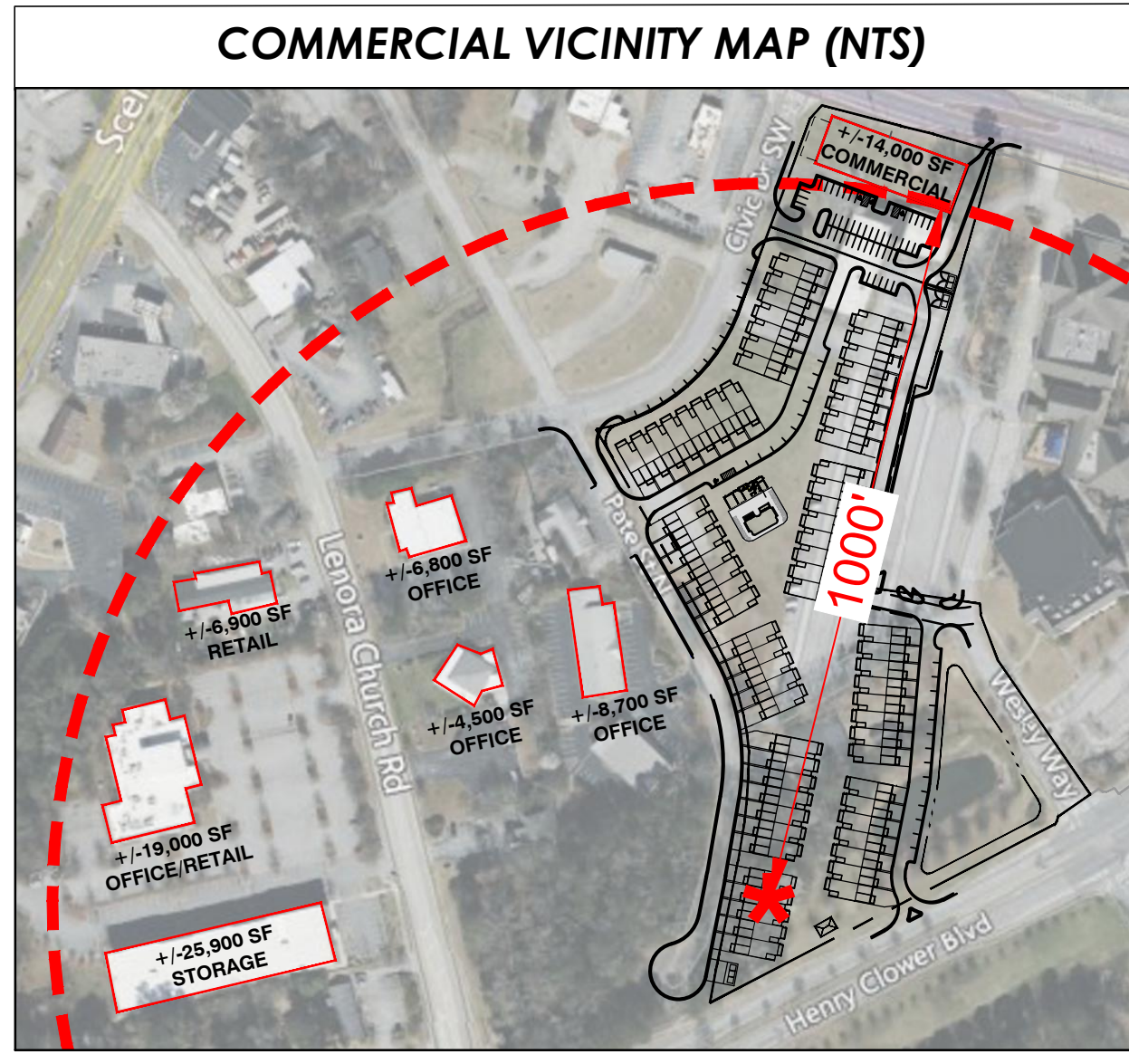
BUFFERS REQUIRED:	N/A
LANDSCAPE STRIP:	N/A

PARKING

PARKING REQUIRED PER UNIT:	1 PER UNIT + 1 PER 4 UNITS
PARKING PROVIDED PER UNIT:	2 PER UNIT (1 GARAGE + 1 DRIVEWAY)
GUEST PARKING PROVIDED:	46 SPACES
TOTAL PARKING PROVIDED:	326 SPACES

BG SITE DATA

EXISTING ZONING:	CI
PROPOSED ZONING:	BG
PROPOSED BUILDING:	14,000 SF
GROSS ACRES:	+/- 1.18 ACRES
PARKING REQUIRED:	28 SPACES (1 PER 500 SF)
PARKING PROVIDED:	47 SPACES



COMMERCIAL VICINITY CALCS

COMMERCIAL REQUIRED:	23,333 SF
COMMERCIAL PROVIDED:	
STORAGE:	+/- 25,900 SF
OFFICE/RETAIL:	+/- 19,000 SF
RETAIL:	+/- 6,900 SF
RETAIL:	+/- 6,800 SF
RETAIL:	+/- 4,500 SF
RETAIL:	+/- 8,700 SF
PROPOSED COMMERCIAL:	+/- 14,000 SF
TOTAL COMMERCIAL PROVIDED:	+/- 86,700

RESIDENTIAL PARKING CALCS

TYPE	GARAGE	DRIVEWAY	TOTAL PER UNIT	TOTAL UNITS	TOTAL SPACES
REAR ENTRY SFA PARKING PROVIDED	1	1	2	140	280
REAR ENTRY SFA PARKING REQUIRED: (1 PER UNIT + 1 PER 4 UNITS)					175
PARALLEL PARKING SPACES (GUEST PARKING)					46
TOTAL PARKING SPACES (280 + 46 = 326)					326



 LJA ENGINEERING 299 S. MAIN ST., ALPHARETTA, GA 30009 770-225-4730	 PARKLAND COMMUNITIES DEVELOPER 299 S. MAIN ST., ALPHARETTA, GA 30009 24 HR CONTACT: JIM JACOBI CELL: 404.456.5562 E: JIM@PARKLANDCO.COM
ZONING PLAN FOR BETHANY PARK Snellville Community Church Tract 2428 E. Main St., Snellville, GA 30078 Tax ID: 5026 177	
 NORTH SCALE: 1" = 60' 	
PROJECT NUMBER GA3793-23119 SHEET TITLE ZONING SITE PLAN SHEET NUMBER 11.6.24	

EXHIBIT "F"

Board and Batten
(Colors vary as shown)

Cement Siding
(Colors vary as shown)



Brick Veneer

Cement Siding
(Colors vary as shown)



Brick Veneer







sweetwaterspringstownhomes.com

EXHIBIT "G"



THE SHOPPES AT BETHANY PARK

CONCEPTUAL ELEVATIONS

11-6-2024





THE SHOPPES AT BETHANY PARK

CONCEPTUAL ELEVATIONS

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2025-02

AN ORDINANCE TO GRANT A SPECIAL USE PERMIT ON A 7.776± ACRE TRACT OF LAND LOCATED IN LAND LOTS 26 AND 27 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AT CIVIC DRIVE, PATE STREET, AND HENRY CLOWER BOULEVARD, SNELLVILLE, GEORGIA FOR A 140-UNIT STACKED TOWNHOUSE STYLE (STACKED FLATS) MULTI-FAMILY TOWNE CENTER DEVELOPMENT; TO GRANT VARIANCES; TO ADD CONDITIONS AFFECTING THE PROPERTY; PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER: #SUP 24-03

LOCATION: Civic Drive, Pate Street, and Henry Clower Boulevard, Snellville, Georgia

SIZE: 7.776± Acres

TAX PARCEL(s): R5026 051; R5026 177; and R5027 107

DEVELOPMENT/PROJECT: 140-Unit Stacked Townhouse Style (Stacked Flats) Multi-Family Development

PROPERTY OWNER: Snellville Community Church, Inc.
2428 Main Street East, Snellville, Georgia

APPLICANT: Parkland Communities, Inc.
c/o Tyler Lasser, LJA Engineering, Inc.
470-202-9321 TLasser@LJA.com

WHEREAS, the governing authority of the City of Snellville, Georgia is the Mayor and Council thereof; and

WHEREAS, the governing authority of the City of Snellville, Georgia desires to approve and grant the requested special use permit for a 140-unit Stacked Townhouse Style (Stacked Flats) Multi-Family Development on a 7.776± acre site located in the Towne Center Overlay District at Civic Drive, Pate Street, and Henry Clower Boulevard, Snellville, Georgia (Tax Parcels R5026 051, R5026 177, and R5027 107); and

WHEREAS, the property is zoned TC-R (Towne Center Residential) District where *Towne Center Flat*, defined as three or more dwelling units in a single building that does not meet the definition of single-family attached dwelling within a TC District is allowed as a special use when approved by the City Council; and,

WHEREAS, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance; therefore:

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1. For reasons stated in the public hearing and recommendations of the Planning Department and Planning Commission, a special use permit is hereby approved and granted for the development and use of a 140-unit Stacked Townhouse Style (Stacked Flats) Multi-Family Development on a 7.776± acre site located at Civic Drive, Pate Street, and Henry Clower Boulevard, Snellville, Georgia (Tax Parcels R5026 051, R5026 177, and R5027 107), described and shown on the conceptual rezoning site plan entitled “Zoning Plan for Bethany Park”, dated 11-6-24 (stamped received Nov 8, 2024) in Exhibit “A” and further shown on the conceptual stacked-townhouse-style (stacked flats) building elevations for Bethany Park (stamped received Nov 8, 2024) in Exhibit “B”, a copy of

which is attached hereto and incorporated herein by reference, subject to the attachment of the following enumerated variances and conditions.

VARIANCES:

- A. UDO Sec. 201-2.8. (Parking Locations): to allow vehicle parking between the building and street, including within driveways.
- B. UDO Sec. 205-1.11. (Vehicle Access and Parking Locations): to allow off-street parking not from an alley.
- C. UDO Sec. 201-2.8. (Floor to Ceiling Height): to reduce the minimum 9-foot floor to ceiling height for all stories to 8 feet.
- D. UDO Sec. 205-1.8.B. (Number of Driveways) to exceed more than one (1) driveway for every three-hundred (300) feet of total road frontage or fraction thereof on Pate Street.
- E. UDO Sec. 206-3.1.F.2.E. (Towne Center Flat – Commercial Space Requirement): to allow off-site commercial space to meet vicinity commercial space requirement.

CONDITIONS:

1. The property shall be developed in general accordance with the conceptual rezoning site plan entitled “Zoning Plan for Bethany Park”, dated 11-6-24 (stamped received Nov 8, 2024) in Exhibit “A” and conceptual stacked-townhouse-style (stacked flats) Bethany Park building elevations (stamped received Oct 16, 2024) in Exhibit “B” and The Shoppes at Bethany Park building elevations (stamped received Nov 8, 2024), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after submitting a Change in Conditions application and receiving recommendations by the Planning Department and Planning Commission.
2. All variances and conditions of zoning approved 4-22-2019 by the Mayor and City Council for rezoning case #RZ 19-01 (Ordinance No. 2019-06) and Special Use Permit approval for case #SUP 19-01 (Ordinance No. 2019-07) are hereby repealed.
3. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
4. Signs higher than 15 feet or larger than 225 square feet are prohibited.

Section 2. The special use permit shall expire and become null and void five (5) years from the date of approval unless occupancy of the approved special use has

occurred on the premises. The Director of Planning and Development may extend authorization for an additional period of twelve (12) months for reasons such as health, financial, or administrative problems incurred by the applicant during the permit period, provided application for such extension is submitted in writing at least forty-five (45) days prior to the original expiration date. The director must make the finding that the delay is justified by circumstances beyond the applicant's control, and that the six-month extension can reasonably be expected to remedy the circumstances.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set forth herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable, and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent

jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. This Ordinance was adopted on _____, 2025. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this ____ day of _____, 2025.

Barbara Bender, Mayor

ATTEST:

Tod Warner, Mayor Pro Tem

Melisa Arnold, City Clerk

Norman A. Carter, Council Member

APPROVED AS TO FORM:

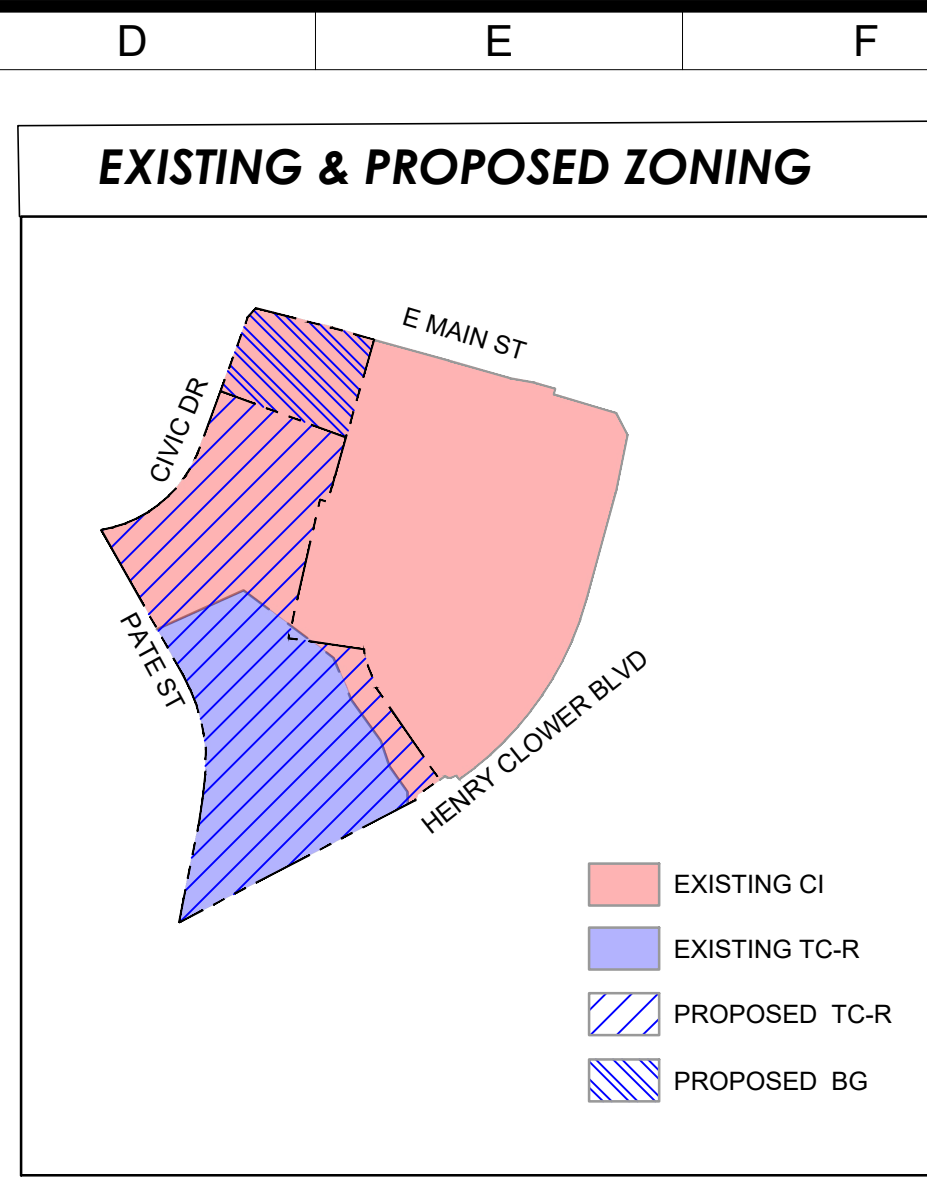
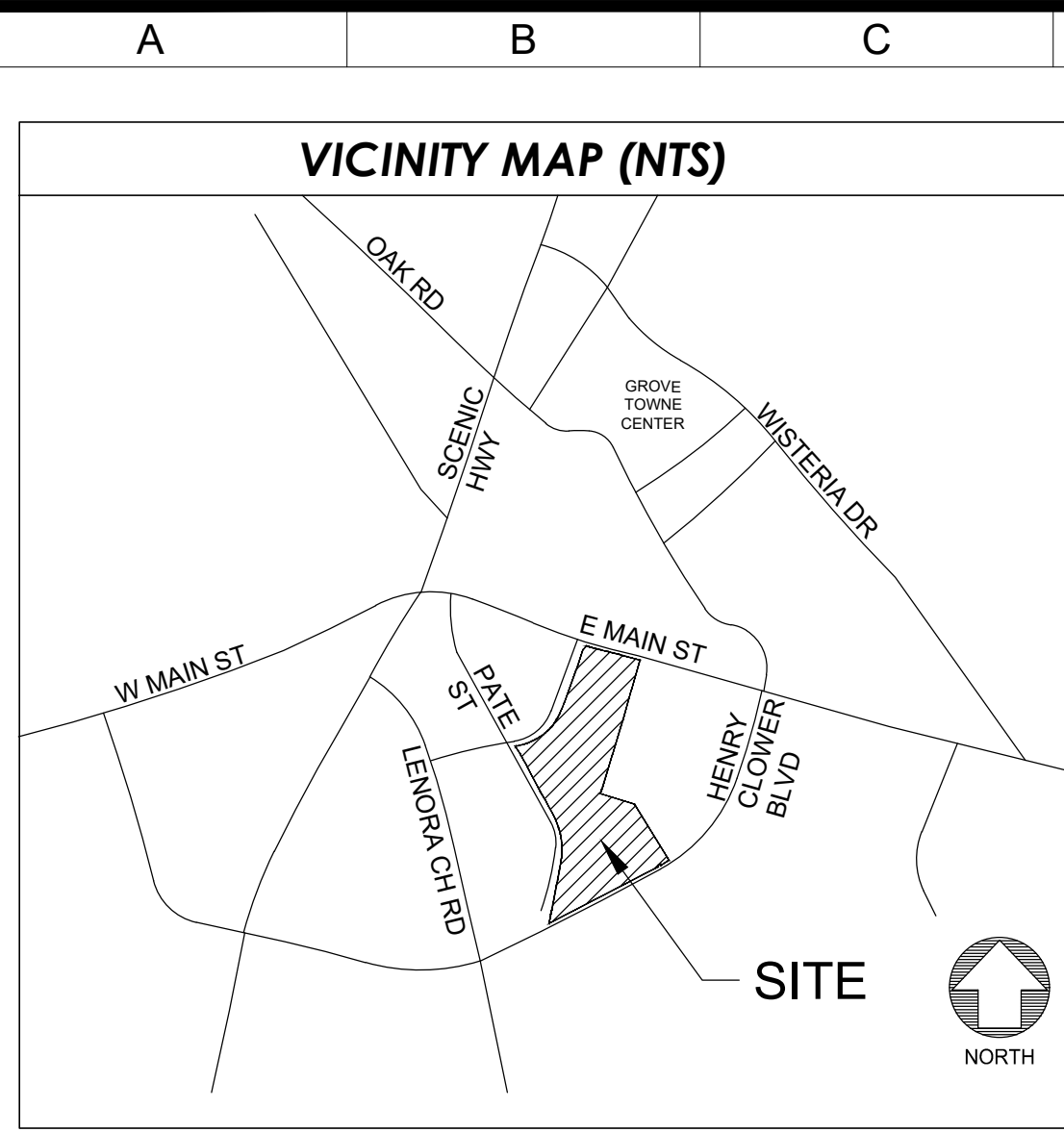
Kerry Hetherington, Council Member

Jay Crowley, City Attorney
Powell & Crowley, LLP

Cristy Lenski, Council Member

Gretchen Schulz, Council Member

EXHIBIT "A"



PROPERTY OWNER:
 PID: 5026-051, 5026-177, 5026-107
 SNELLVILLE COMMUNITY CHURCH, INC.
 2428 MAIN ST E
 SNELLVILLE, GA 30078

DEVELOPER:
 PARKLAND COMMUNITIES, INC.
 925 NORTH POINT PKWY, SUITE 320
 ALPHARETTA, GA 30005

FEMA NOTE:
 NO PORTION OF SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER MAP PANEL NO. 13135C0128F, EFF. 9/29/2006.

WATER NOTE:
 WATER PROVIDED BY GWINNETT COUNTY

SEWER NOTE:
 SEWER PROVIDED BY GWINNETT COUNTY

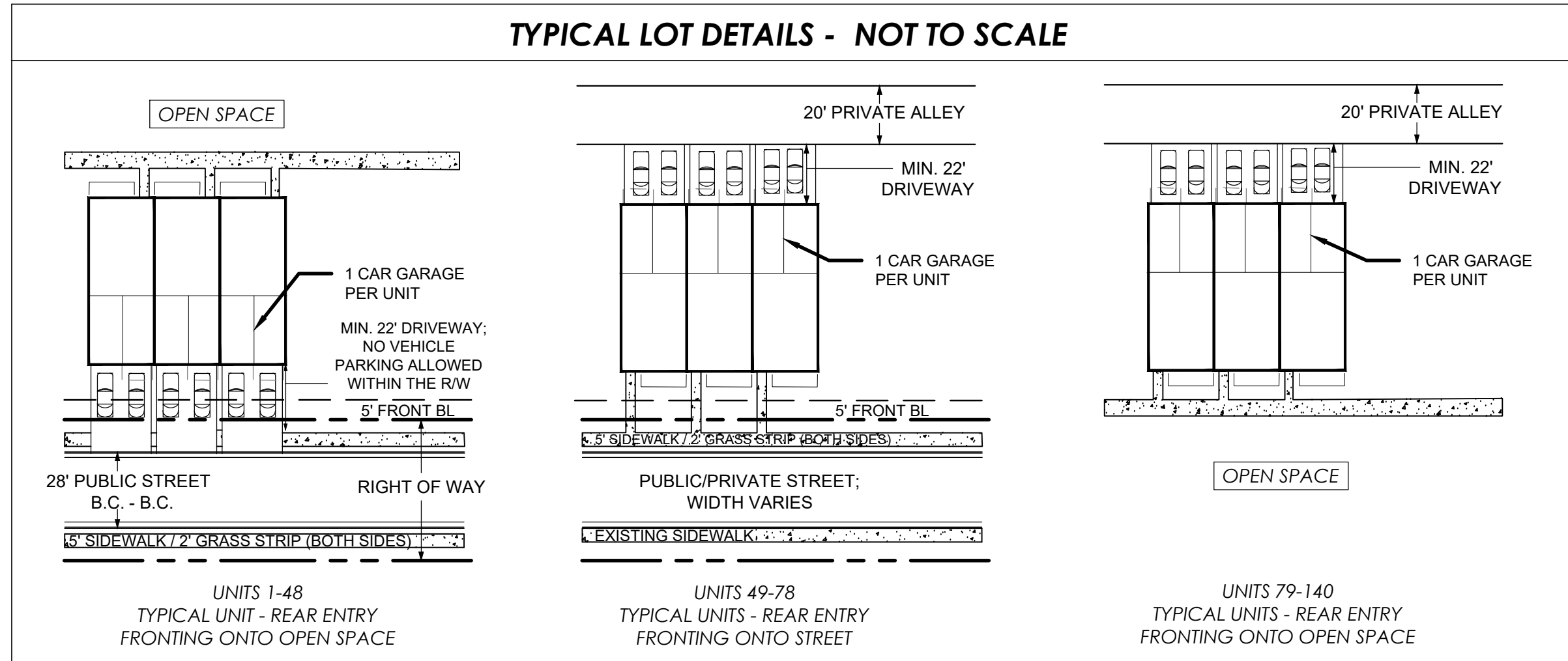
STORMWATER NOTE:
 STORMWATER WILL BE PROVIDED ON SITE. EXISTING POND TO BE EXPANDED.

VARIANCES:

- REDUCTION TO THE STREETSCAPE SIDEWALK WIDTH FROM 10' TO 5' (UDO 401-4.2) ⓐ
- REDUCTION TO THE STREETSCAPE PLANTER WIDTH FROM 5' TO 2' (UDO 401-4.2) ⓑ
- PARKING IS ALLOWED BETWEEN BUILDING AND STREET INCLUDING WITHIN DRIVEWAYS (UDO 201-2.8), (UNITS 1-140) ⓐ
- ALLOW OFFSTREET PARKING NOT FROM AN ALLEY (UDO 205-1.11) (UNITS 1-48) ⓐ
- ALLOW 8' STORIES (UDO 201-2.8), (UNITS 1-140) ⓐ

SITE LEGEND

(AP)	AMENITY PARKING
(CB)	CABANA
(D)	DUMPSTER
(ES)	EXISTING SIDEWALK TO REMAIN
(MK)	MAIL KIOSK
(SS)	PROPOSED 5' SIDEWALK / 2' GRASS STRIP
(SM)	STORMWATER MANAGEMENT AREA
(SP)	SWIMMING POOL
(PV)	PICNIC PAVILLION



RESIDENTIAL SITE DATA

EXISTING ZONING:	CI - CIVIC INSTITUTIONAL & TC-R
OVERLAY DISTRICT:	TOWN CENTER OVERLAY
PROPOSED ZONING:	TC-R (TOWNE CENTER RESIDENTIAL W/ SPECIAL USE PERMIT)
GROSS ACRES:	+/- 7.77 ACRES
TOTAL UNITS:	140 UNITS
GROSS DENSITY:	18.0 U/A
PROPOSED BUILDING TYPE:	STACKED FLAT
AMENITY SPACE REQUIRED:	5% OF SITE
AMENITY SPACE PROVIDED:	5.1%
CIVIC SPACE REQUIREMENT:	10% OF SITE
CIVIC SPACE PROVIDED:	10.5%

LOT & BUILDING DIMENSIONS

MIN. LOT AREA:	N/A
MIN. LOT WIDTH:	N/A
MAX LOT COVERAGE:	100%
BUILDING HEIGHT:	3 STORIES OR 40'

STREETS & RIGHT OF WAY

PAVEMENT WIDTH:	AS SHOWN
-----------------	----------

PRINCIPAL BUILDING SETBACKS

MIN. FRONT YARD, STREET (SIDE):	5'
SIDE YARD (STREET):	0'
REAR (NO ALLEY):	3' MIN
REAR (ALLEY):	10'

BUFFERS/LANDSCAPE STRIPS

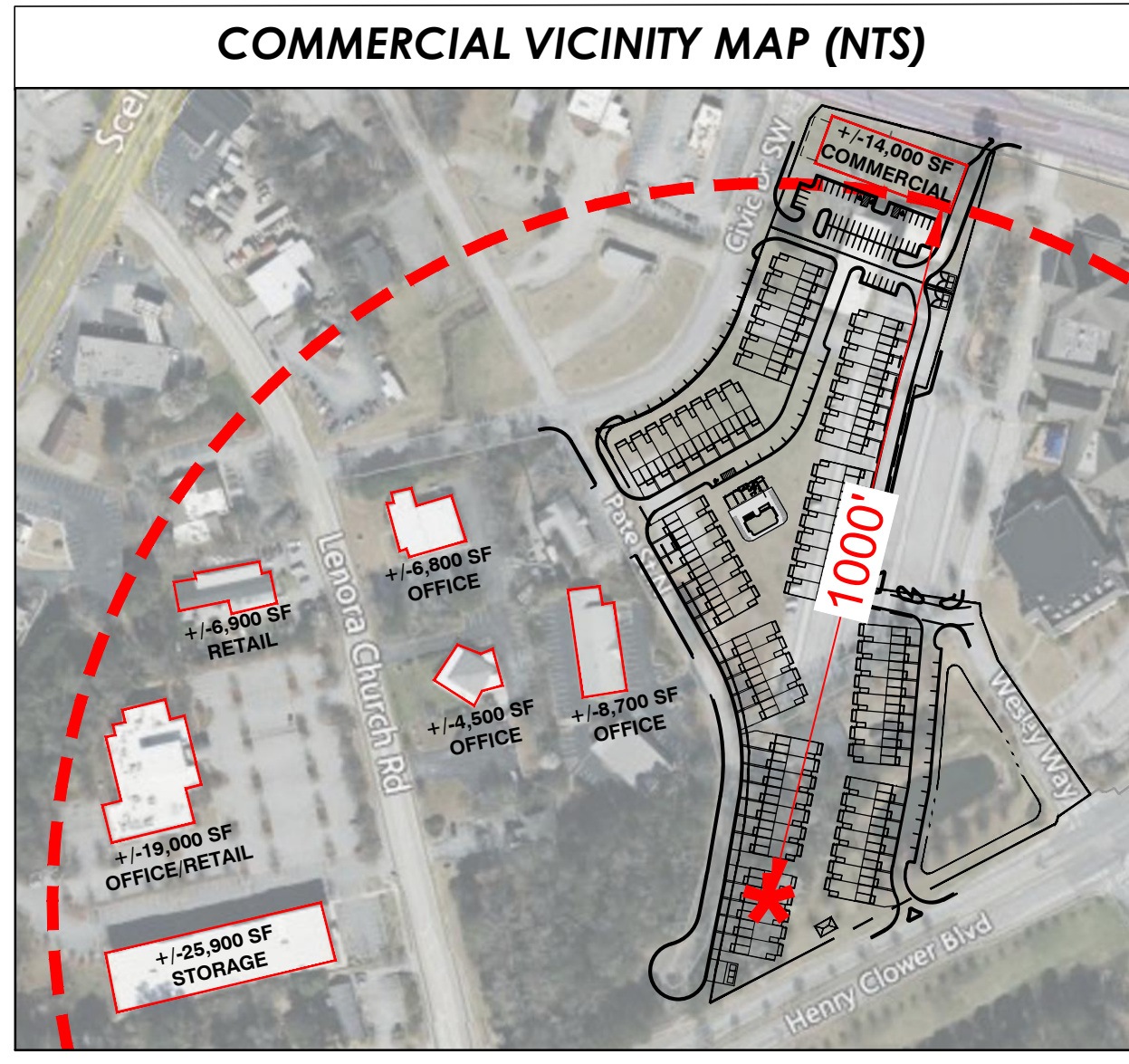
BUFFERS REQUIRED:	N/A
LANDSCAPE STRIP:	N/A

PARKING

PARKING REQUIRED PER UNIT:	1 PER UNIT + 1 PER 4 UNITS
PARKING PROVIDED PER UNIT:	2 PER UNIT (1 GARAGE + 1 DRIVEWAY)
GUEST PARKING PROVIDED:	46 SPACES
TOTAL PARKING PROVIDED:	326 SPACES

BG SITE DATA

EXISTING ZONING:	CI
PROPOSED ZONING:	BG
PROPOSED BUILDING:	14,000 SF
GROSS ACRES:	+/- 1.18 ACRES
PARKING REQUIRED:	28 SPACES (1 PER 500 SF)
PARKING PROVIDED:	47 SPACES



COMMERCIAL VICINITY CALCS

COMMERCIAL REQUIRED:	23,333 SF
COMMERCIAL PROVIDED:	
STORAGE:	+/- 25,900 SF
OFFICE/RETAIL:	+/- 19,000 SF
RETAIL:	+/- 6,900 SF
RETAIL:	+/- 6,800 SF
RETAIL:	+/- 4,500 SF
RETAIL:	+/- 8,700 SF
PROPOSED COMMERCIAL:	+/- 14,000 SF
TOTAL COMMERCIAL PROVIDED:	+/- 86,700

RESIDENTIAL PARKING CALCS

TYPE	GARAGE	DRIVEWAY	TOTAL PER UNIT	TOTAL UNITS	TOTAL SPACES
REAR ENTRY SFA PARKING PROVIDED	1	1	2	140	280
REAR ENTRY SFA PARKING REQUIRED: (1 PER UNIT + 1 PER 4 UNITS) 175					
PARALLEL PARKING SPACES (GUEST PARKING) 46					
TOTAL PARKING SPACES (280 + 46 = 326)					



 LJA ENGINEERING 299 S. MAIN ST., ALPHARETTA, GA 30009 770-225-4730	NO. DATE BY: CHK: APV:
 PARKLAND COMMUNITIES DEVELOPER 299 S. MAIN ST., ALPHARETTA, GA 30009 24 HR CONTACT: JIM JACOBI CELL: 404.456.5562 E: JIM@PARKLANDCO.COM	DESCRIPTION
ZONING PLAN FOR BETHANY PARK Snellville Community Church Tract 2428 E. Main St., Snellville, GA 30078 Tax ID: 5026 177	11.6.24

EXHIBIT "B"

Board and Batten
(Colors vary as shown)

Cement Siding
(Colors vary as shown)



Brick Veneer

Cement Siding
(Colors vary as shown)



Brick Veneer







sweetwaterspringstownhomes.com

HRO 2025-01

City of Snellville
Gwinnett County, Georgia

A HOME RULE ORDINANCE TO AMEND SECTION 6.31 OF THE CHARTER OF THE CITY OF SNELLVILLE; TO PROVIDE FOR PROCEDURE FOR CITY MANAGER PURCHASING AUTHORITY; TO PROVIDE THAT CONTRACTS BE ATTESTED BY CITY CLERK; TO REPEAL CONFLICTING PROVISIONS OF THE CHARTER; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Section 6.31 "Contracting Procedures" contained in the City Charter of the City of Snellville is hereby deleted in its entirety and the following is inserted in lieu thereof:

The City Council may by ordinance establish contracting procedures; provided, however, that no contract with the City shall be binding on the City unless:

1. It is in writing;
2. It is drawn by or submitted and reviewed by the City Attorney, and as a matter of course, is signed by the City Attorney to indicate approval of the form;
3. It is reviewed as to substance by the City Manager and the director of the department most affected by the contract, signed by the Mayor or signed by the City Manager, with Council consent or if it is under the City Manager's purchasing limit;
4. The Mayor and City Council may authorize the City Manager to purchase items and enter into contracts for amounts to be prescribed in the City's purchasing policy, as approved by the Mayor and City Council and said purchases and contracts shall be authorized by the City Council, and such approval is entered in the City Council journal of proceedings pursuant to Section 2.20; and

5. It is attested to by the City Clerk.

1. All ordinances or parts of ordinance in conflict with this amendment are hereby repealed.
2. This ordinance shall be effective upon the date of its adoption set forth below.

ORDAINED this ____ day of ____, 2025.

Barbara Bender, Mayor

ATTEST:

Kerry Hetherington, Council Member

Melisa Arnold, City Clerk

Cristy Lenski, Council Member

APPROVED AS TO FORM:

Norman Carter, Council Member

John J. Crowley, City Attorney
Powell & Crowley, LLP

Gretchen Schulz, Council Member

Tod Warner, Mayor Pro Tem



Agenda Item Summary

TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: February 10, 2025

CASE: #SUP 25-01 – Snell’s Pharmacy Mural

STATUS: 1st Reading

Application by Michael Briscoe, Briscoe Pharmacy Holdings, LLC (dba Snell’s Pharmacy) requesting Special Use Permit approval for a 7-foot high by 10-foot wide (140± sq. ft.) graphic painted on the southern building elevation of Snell’s Pharmacy, 2295 Oak Road, Snellville.

Financial Impact: None

Planning Department Recommendation: Denial

**Planning Commission Meeting
And Recommendation:** January 28, 2025 (Approval)

Mayor and Council Meetings: February 10, 2025 (1st Reading)
February 24, 2025 (2nd Reading & Public Hearing)

Action Requested: Consideration and Waive the 1st Reading

Draft Ordinance: Attached

Case Documents (website link):

- Letter of Intent (11-7-2024)
- #SUP 25-01 Special Use Permit Application (11-7-2024)
- Southern Building Elevation Photos (11-7-2024)
- Jan 28 2025 Planning Department Case Summary & Analysis (01-23-2025)
- Jan 28 2025 Planning Commission Case Report (01-29-2025)
- Feb 10 2025 Planning Department Case Summary & Analysis with Planning Commission Report (02-03-2025)
- *Unofficial* Jan 28 2025 Planning Commission Regular Meeting Minutes (02-05-2025)



Agenda Item Summary

TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: February 10, 2025

CASE: #RZ 25-01 – Sinocoin Investment, LLC (65-Unit Townhome Development)

STATUS: 1st Reading

Application from Jeff Timler, Split Silk Properties, LLC representing applicant and property owner Sinocoin Investment, LLC requesting to amend the Official Zoning Map from RS-30 (Single-family Residential) District to R-TH (Townhouse Residential) District and request for variances from the Snellville Unified Development Ordinance (“UDO”) for a 65-unit single-family (attached) townhome development on a 17.44± acre site with a gross density of 3.73 units per acre and located near the intersection of U.S. Highway 78 (Athens Highway) and Rosebud Road in the 3,100 Block of Rosebud Road, Snellville.

Financial Impact: Site Development Permit fees; Building Permit fees; and Real Property Taxes

Planning Department Recommendation: Approval with Conditions

Planning Commission Meeting And Recommendation: January 28, 2025 (Approval with Conditions)

Mayor and Council Meetings: February 10, 2025 (1st Reading)
February 24, 2025 (2nd Reading & Public Hearing)

Action Requested: Consideration and Waive the 1st Reading

Draft Ordinance: Attached

Case Documents (website link):

- Letter of Intent (12-13-2024)
- #RZ 25-01 Rezoning Application (12-13-2024)
- 12-17-2024 Property Boundary Survey (12-18-2024)
- Floor Plan A (12-13-2024)

- Floor Plan B (12-13-2024)
- Conceptual Townhome Elevations (12-13-2024)
- 10-28-2024 Rezoning Site Plan (12-13-2024)
- 12-9-2024 Color Rezoning Site Plan (12-13-2024)
- 12-5-2024 REVISED Rezoning Site Plan (01-16-2025)
- AMENDED Letter of Intent (01-16-2025)
- Jan 28 2025 Planning Department Case Summary & Analysis (01-21-2025)
- 11-29-2024 Traffic Impact Study (1-21-2025)
- Jan 28 2025 Planning Commission Case Report (02-03-2025)
- Feb 10 2025 Planning Department Case Summary & Analysis with Planning Commission Report (02-03-2025)
- *Unofficial* Jan 28 2025 Planning Commission Regular Meeting Minutes (01-30-2025)

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. 2025-03

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SNELLVILLE, GEORGIA, AS AMENDED, FOR A 17.44± ACRE TRACT OF LAND LOCATED IN LAND LOTS 100 AND 101 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, 3,100 BLOCK ROSEBUD ROAD, SNELLVILLE, GEORGIA; TO GRANT VARIANCES; TO ADD CONDITIONS AFFECTING THE PROPERTY; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CASE NUMBER: #RZ 25-01

LOCATION: 3,100 Block Rosebud Road, Snellville, GA

SIZE: 17.44± Acres

TAX PARCEL: R5100 023

REQUESTED ZONING: R-TH (Townhome Residential) District

DEVELOPMENT/PROJECT: 65-Unit Single Family (Attached)
Townhome Development

APPLICANT/PROPERTY OWNER: Sinocoin Investment, LLC
Atlanta, Georgia 30326

CONTACT: Jeff Timler
Split Silk Properties, LLC
Loganville, Georgia 30052
678-772-0202
SplitSilkProperties@gmail.com

WHEREAS, the governing authority of the City of Snellville, Georgia is the Mayor and Council thereof; and

WHEREAS, the governing authority of the City of Snellville, Georgia desires to amend its official zoning map as it applies to the 17.44± acre tract of land located in 3,100 Block of Rosebud Road, Snellville, Georgia (Tax Parcel R5100 023) for a 65-unit single-family (attached) townhome development; and

WHEREAS, the R-TH (Residential Townhome) District is one of several zoning districts deemed appropriate for the property's *Highway 78 East Activity Center/Node* future land use map designation on the 2045 Comprehensive Plan Future Land Use Map for the City of Snellville, Georgia; and

WHEREAS, the governing authority of the City of Snellville, Georgia desires to grant variances from Article 1 of Chapter 400 of the Snellville Unified Development Ordinance; and,

WHEREAS, the health, safety, and welfare of the citizens of Snellville, Georgia, will be positively impacted by the adoption of this Ordinance; therefore:

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1. The Official Zoning Map for the City of Snellville, Georgia for the 17.44± acre tract of land described and shown on the colored rezoning site plan entitled “Snellville Townhomes, Rosebud Road, Snellville, GA 30078” dated 12-09-2024, sealed, signed and dated 10-28-2024, stamped received Dec 13, 2024 in Exhibit “A”, a copy of which is attached hereto and incorporated herein by reference is hereby amended and changed from RS-30 (Single-family Residential) District to R-TH (Townhome Residential) District, subject to the attachment of the following enumerated variances and conditions:

VARIANCES:

- A. UDO Sec. 401-5.10.b. (Residential Curbing): To allow roll-back curbing in lieu of vertical curbing within the proposed townhome development on Lots 14-19. A 2.5-foot wide planter is required between the roll-back curbing and sidewalk.
- B. UDO Table 401-4.2. (Streetscape Table): To reduce the 5-foot minimum planter width to 2.5-feet between the sidewalk and (internal) streets.

CONDITIONS:

- 1. The property shall be developed in general accordance with the rezoning site plan entitled “Snellville Townhomes, Rosebud Road, Snellville, GA 30078”, dated 12-09-2024, sealed, signed and dated 10-28-24 (stamped received Dec 13 2024), with modifications permitted to meet conditions of zoning or State, County, and City regulations. Substantial variation from the conceptual rezoning site plan, as determined by the Director of Planning and Development will require Mayor and Council approval, after submitting a Change in Conditions application and receiving recommendations by the Planning Department and Planning Commission.
- 2. A Property Owner’s Association shall be established for the continuous maintenance of all sidewalks, alleys, buffers, open space, landscaping, signage, stormwater detention, and recreation and clubhouse areas.
- 3. All alleys and stormwater management facilities shall be privately owned by the Property Owner’s Association.
- 4. The development and townhome units are to be deed restricted to at least 90% owner-occupied fee-simple single-family ownership while the remaining 10% of the townhome units may be used as non-owner occupied (rental) units. This condition must be incorporated into the Property Owner’s Association documents prior to the release of any certificates of occupancy.
- 5. A six (6) foot high shadowbox wood privacy fence, or other fence type mutually agreed upon by the developer and adjacent property owners (Parcel 5100 022, 5100 047, and 5100 016) shall be installed along the southern property line unless waived in writing by the property owner(s) of these parcels.
- 6. A minimum six (6) feet wide sidewalk and minimum five (5) feet wide planter is required where the development is adjacent to Rosebud Road, an Urban Minor Arterial Street per the Gwinnett County Road Classification Map.
- 7. Rear-entry driveway length shall be a minimum of twenty-two (22) feet, measured from garage door to alley pavement edge. Front entry driveway length shall be a minimum of twenty-two (22) feet, measured from garage door to sidewalk.

8. The stormwater management ponds located at the southwestern portion of the site shall be designed as a wet extended detention facility, unless topographic, bedrock, or other preventive measures are present that require a dry pond.
9. Except for the cul-de-sac street, cross streets connecting to alleys shall have a minimum width of nineteen (19) feet measured back-of-curb.
10. All buildings shall have twenty (20) feet minimum separation between principal buildings.
11. Uses involving adult entertainment, including the sale or display of adult magazines, books, videos and as further defined by the Adult Entertainment Ordinance in effect on the date this condition is imposed, are prohibited.
12. Signs higher than 15 feet or larger than 225 square feet are prohibited.

Section 2. The changes in zoning classification are to be noted on the Official Zoning Map of the City of Snellville, Georgia as approved by the Mayor and Council as soon as reasonably possible following the adoption of this Ordinance. The Official Zoning Map of the City of Snellville, Georgia, shall also be amended with an editorial note specifying the date these Snellville zoning amendments were approved by the Mayor and Council and specifying the parcels affected by this Ordinance. Until the changes are indicated on the Official Zoning Map of the City of Snellville, Georgia, as approved by the Mayor and Council, this Ordinance shall govern over Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council to the extent of any discrepancy between this Ordinance and the Official Zoning Map of the City of Snellville, Georgia approved by the Mayor and Council.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were,

upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. Penalties in effect for violations of Chapter 1 of the Code of Ordinances, City of Snellville, Georgia at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed

Section 7. This Ordinance was adopted on February 24, 2025. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

ORDAINED this ____ day of _____, 2025.

Barbara Bender, Mayor

ATTEST:

Tod Warner, Mayor Pro Tem

Melisa Arnold, City Clerk

Norman A. Carter, Council Member

APPROVED AS TO FORM:

Kerry Hetherington, Council Member

Jay Crowley, City Attorney
Powell & Crowley, LLP

Cristy Lenski, Council Member

Gretchen Schulz, Council Member

EXHIBIT "A"



10/28/24



PROJECT
SNELLVILLE TOWNHOMES
ROSEBUD ROAD
SNELLVILLE, GA 30078

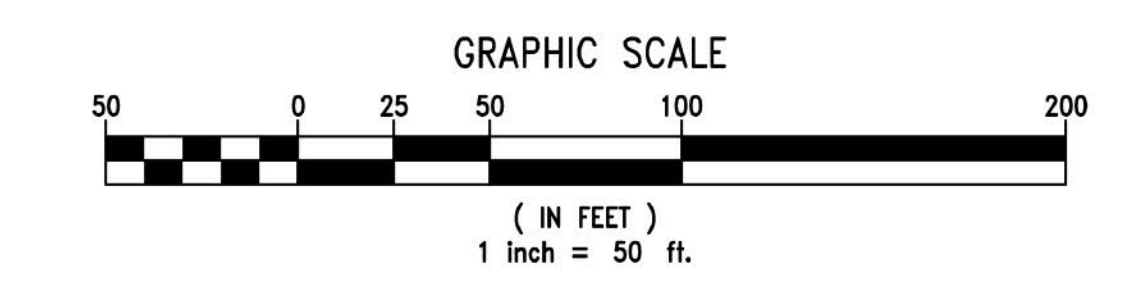
DEVELOPER
THOMAS TSUI
5960 LIVE OAK PKWY, STE 320
NORCROSS GA 30093

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REVISIONS	DATE

DRAWING TITLE
REZONING
SITE PLAN

DRAWING FILE	DRAWN BY	DRAWING NO.
	KH/RG	
DATE	12/09/24	RZ-1
PROJECT NO.	4425.10	



SITE DATA

PARCEL NUMBER	5100 023
TOTAL ACREAGE	17.44 ACRES
EXISTING ZONING	RS-30
PROPOSED ZONING	R-TH
TOTAL UNITS	65 UNITS
ALLOWABLE DENSITY	8 UNITS/ACRE
PROPOSED DENSITY	3.72 UNITS/ACRE
MIN. LOT SQUARE FOOTAGE	1,800 SF
TOWNHOME DIMENSIONS	
FRONT ENTRY	24'W X 43.5'L
GARAGE ENTRY	24'W X 42'L
MAX. BUILDING HEIGHT	35'
HEATED TOWNHOME SF	1,800 SF
BUILDING SETBACKS	
FRONT	10'
SIDE	0'
REAR	30'
REQUIRED OPEN SPACE	3.49 ACRES
PROVIDED OPEN SPACE	9.30 ACRES
COMMUNITY CENTER	2,500 SF
MAILBOX PARKING	13 SPACES

PARKING CALCULATIONS

REQUIRED PARKING PER UNIT: 1 SPACE PER UNIT
PROVIDED PARKING PER UNIT: 2 SPACES PER UNIT VIA GARAGE + 2 SPACES PER UNIT VIA DRIVEWAY
TOTAL PARKING PROVIDED: 4 SPACES PER UNIT X 65 UNITS = 260 SPACES

VARIANCE

A VARIANCE IS REQUESTED FROM SNELLVILLE UDC SECTION 401-5.10.B.3 TO REQUEST ROLLOVER CURBING IN LIEU OF VERTICAL CURBING BETWEEN LOTS 14-19.

UTILITY INFORMATION

- SANITARY SEWER SERVICE WILL BE PROVIDED BY GWINNETT COUNTY WATER RESOURCES.
- WATER WILL BE PROVIDED BY GWINNETT COUNTY WATER RESOURCES.
- STORMWATER MANAGEMENT WILL BE PROVIDED ON SITE.

SOURCE/SURVEY DATA

EXISTING CONDITIONS AND BOUNDARIES ARE TAKEN FROM A BOUNDARY SURVEY FOR GWINNETT COUNTY PARCEL 5100 0023 BY BLUE LANDWORKS, DATED 07/23/23

Line #	Length	Direction
L1	6.24	N10°38'50"W
L2	20.40	N28°37'34"E
L3	20.28	N75°27'08"E
L4	79.56	S46°09'57"E
L5	36.64	S36°53'57"E
L6	66.36	S71°16'40"E
L7	43.80	S78°22'19"E
L8	50.46	S80°58'23"E
L9	86.01	N78°39'08"E
L10	57.22	N53°27'42"E
L11	80.03	N33°50'04"E
L12	38.68	N32°44'15"E
L13	23.91	N24°48'59"E
L14	38.69	S70°17'15"E
L15	76.51	S73°42'54"E
L16	68.70	S84°23'04"E
L17	62.71	S85°54'45"E

Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	25.92	60.00	S24°30'18"E	25.72

Agenda Item Summary



TO: The Mayor and Council

FROM: Jason Thompson, Director
Department of Planning and Development

DATE: February 10, 2025

RE: #UDO 25-01 - Text Amendment #8 to the Snellville Unified
Development Ordinance (UDO)

STATUS: 1st Reading

Proposed text amendment to the UDO to:

- A. Require rear-entry garages with alley access for all single-family (attached) residential developments. Front-entry garages with street access is prohibited.
- B. Amend definition, add use standards and require SUP approval for '*Special Event Facility (indoor)*'.
- C. Add '*Medical Cannabis Dispensary*' to allowed use table as a *Limited* use in BG and HSB. Provide definition and use standards.
- D. Add '*CBD Store*' to allowed use table as principal permitted use in BG, HSB, MU, TCO and TC-MU. Provide definition.
- E. Correct special use permit ('S') requirement for '*Towing/impounding of vehicles*' in HSB (table incorrectly referenced use allowed in HSB as 'SP').
- F. Add '*Food Truck (base of operation)*' to allowed use table as *Limited* use in LM. Provide definition and use standards.
- G. Amend definition and use standards for '*Temporary Shelter*'
- H. Amend requirements and regulations for dumpster enclosure.
- I. Amend minimum vehicle parking requirements for single-family (attached) and single-family (detached) uses.

A Summary of Proposed Amendments is provided which summarizes the 19 proposed amendments to Articles 1, 2, 5 and 6 of Chapter 200 (Zoning and Land Use).

Financial Impact: None

**Planning Department
Recommendation:** Approval

Planning Commission

STATE OF GEORGIA

CITY OF SNELLVILLE

ORDINANCE NO. UDO 25-01

AN ORDINANCE TO AMEND PORTIONS OF CHAPTER 200 OF THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF SNELLVILLE, GEORGIA; TO AMEND GARAGE AND DRIVEWAY LOCATIONS FOR TOWNHOMES; TO ESTABLISH DEFINITIONS AND REGULATIONS FOR CERTAIN ZONING CLASSES FOR “SPECIAL EVENT FACILITY (INDOOR)”, “MEDICAL CANNABIS DISPENSARY”, “CBD STORE” AND “TEMPORARY SHELTER”; TO AMEND REGULATIONS FOR DUMPSTER ENCLOSURE; TO AMEND MINIMUM VEHICLE PARKING REQUIREMENTS FOR SINGLE-FAMILY (ATTACHED) AND SINGLE-FAMILY (DETACHED) USES; TO PROVIDE SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the duly elected governing authority of the City of Snellville, Georgia (the “City”) is the Mayor and Council; and

WHEREAS, the Mayor and the Council of the City of Snellville, Georgia, desire to amend portions of the Unified Development Ordinance for the City of Snellville, Georgia; and

WHEREAS, the Mayor and the Council of the City of Snellville, Georgia is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs and local government; and

WHEREAS, due notice to the public was published in the Gwinnett Daily Post, the legal organ for Gwinnett County and the City of Snellville, Georgia on January 5, 2025 giving notice of the January 28, 2025 7:30 p.m. Planning Commission regular meeting and again on February 5, 2025 giving notice of the February 24, 2025 7:30 p.m. Mayor and Council regular meeting and public hearing; and

WHEREAS, the Planning Commission of the City of Snellville, Georgia considered the proposed amendments at a duly advertised regular meeting and public hearing on January 28, 2025 at 7:30 p.m. and by a unanimous vote of six (6) to zero (0), the Planning Commission recommended *Approval* of the proposed amendments; and

WHEREAS, the Mayor and Council of the City of Snellville, Georgia deem such amendment to be for the betterment and general welfare of the City of Snellville and its inhabitants; and,

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SNELLVILLE, GEORGIA, and by the authority thereof:

Section 1. Article 1 (Rules for All Zoning Districts) of Chapter 200 of the Unified Development Ordinance of the City of Snellville, Georgia is hereby amended as follows:

Section 201-1.12. Street Classification, is hereby amended by deleted the previous Section 201-1.12. and inserting in its place the following Section 201-1.12.:

201-1-12. Street Classification

For purposes of this UDO, all of the streets, roads, and highways are classified in the current adopted Gwinnett County Unified Plan or Long-Range Transportation Plan.

Section 201-2.6. Townhouse, Subsection B, Parking Location and Access, is hereby amended by deleting the previous Section 201-2.6.B. Parking Location and Access, and inserting in its place the following Section 201-2.6.B. Parking Location and Access:

201-2.6.B. Parking Location and Access

Rear-entry garages and driveways with access from alley only. Front-entry garages prohibited. No on-site parking is allowed between the building and the street.

Section 201-3.3. Small Residential Building Standards, is hereby amended by deleting the previous Section 201-3.3.E. and inserting in its place the following Section 201-3.3.E. (illustration to remain):

201-3.3.E. Building Facades

Building facades facing a street must comply with the following:

1. The total combined area of all windows and doors on a front facade may not exceed 40% of the front façade wall area.
2. A front porch or stoop is required and must conform to Sec. 201-2.14.C or Sec. 201-2.14.D, as applicable.
3. Single-family (detached) dwelling garage doors facing a street may not comprise more than 50% of the overall width of the front wall plane of the house.
4. Except single-family (attached) dwellings, all garage doors facing a public or private street must observe a minimum 22 feet front and side (street) setback from sidewalk in all zoning districts, unless a greater setback is required to meet the 30 feet minimum driveway length, measured from right-of-way to garage door, required in the Build to Rent districts.
5. Garages and driveways serving single-family (attached) dwellings must be rear-entry with access provided from an alley. Front-entry garages and driveways facing a public or private street are prohibited. Garage doors must observe a minimum 22 feet setback from alley.
6. No more than three adjacent single-family attached units may have identical façade designs. Differentiation between adjacent units may be accomplished by a change in materials, building height, color, or roof form.

Section 201-4.2. Basic Standards, is hereby amended by deleting the previous Section 201-4.2.H. and inserting in its place the following Section 201-4.2.H. (illustration to remain):

201-4.2.H. Building Facades

Façades facing a street or civic space must comply with the following:

1. Where used, shutters must match one half the width and shape of the window opening to which they are adjacent.
2. Façades must provide visual divisions between the ground floor and second story through architectural means such as courses, awnings, or a change in materials.
3. Façades must delineate all stories above the ground floor with windows, belt courses, balconies, cornice lines, or similar architectural detailing.
4. Except townhouses, all garage doors facing a public or private street must observe a minimum 22 feet front and side (street) setback from sidewalk.
5. Garages and driveways serving townhouses must be rear-entry with access provided from an alley. Front-entry garages and driveways facing a public or private street are prohibited. Garage doors must observe a minimum 22 feet setback from alley.
6. Windows above the ground floor must be equally sized and equally spaced rectangles with a height greater than width and arranged in a grid pattern.
7. Windowpanes must be recessed as follows:
 - a. On ground floors, panes must be recessed a minimum of 3 inches from the adjacent exterior wall.
 - b. On floors above the ground floor, panes must be recessed a minimum of 2 inches from either the adjacent exterior wall (when no trim is provided) or from the trim (when trim at least 3.5 inches wide is provided).

Section 201-4.3. Small Residential Building Standards, is hereby amended by deleting the previous Section 201-4.3.G. and inserting in its place the following Section 201-4.3.G. (illustration to remain):

201-4.3.G. Building Facades

Façades facing a street or civic space must comply with the following:

1. Doors and windows that operate as sliders are prohibited.
2. Where used, shutters must match one half of the width and shape of the window opening to which they are adjacent.
3. Windows must include sills of wood, masonry, stone, cast stone, or terra cotta.
4. Windowpanes must be recessed a minimum of 2 inches from either the adjacent exterior wall (when no trim is provided) or from the trim (when trim of at least 3.5 inches wide is provided).
5. Awnings are not allowed.
6. Except townhouses, all garage doors facing a public or private street must observe a minimum 22 feet front and side (street) setback from sidewalk.
7. Garages and driveways serving townhouses must be rear-entry with access provided from an alley. Front-entry garages and driveways facing a public or private street are prohibited. Garage doors must observe a minimum 22 feet setback from alley.

8. Garage doors facing a street may not comprise more than 50% of the overall width of the front wall plane of the house.

Section 2. Article 2 (Residential Districts) of Chapter 200 of the Unified Development Ordinance of the City of Snellville, Georgia is hereby amended as follows:

Section 202-6.7. Building Placement, is hereby amended by deleting the previous **Section 202-6.7.** and inserting in its place the following **Section 202-6.7.** (illustration to remain):

202-6.7. Building Placement

Building Setbacks

- | | |
|---------------------|-------------|
| A. Front: | 10 ft. min. |
| B. Side (interior): | 0 ft. min. |
| C. Side (street): | 5 ft. min. |
| D. Rear: | 30 ft. min. |

Building Separation

- | | |
|--|-------------|
| Min. separation between principal buildings: | 20 ft. min. |
|--|-------------|

Section 202-6.9. R-TH Design Standards, is hereby amended by deleting the previous **Section 202-6.9.F.** and inserting in its place the following **Section 202-6.9.F.:**

Garages and driveways must be rear-entry with access provided from an alley. Front-load garages and driveways facing a public or private street are prohibited. Garage doors must observe a minimum 22 feet setback from alley.

Section 202-15.7. Building Placement, is hereby amended by deleting the previous **Section 202-15.7.** and inserting in its place the following **Section 202-15.7.** (illustration to remain):

202-15.7. Building Placement

Building Setbacks

- | | |
|---------------------|-------------|
| E. Front: | 10 ft. min. |
| F. Side (interior): | 0 ft. min. |
| G. Side (street): | 5 ft. min. |
| H. Rear: | 30 ft. min. |

Building Separation

- | | |
|--|-------------|
| Min. separation between principal buildings: | 20 ft. min. |
|--|-------------|

Section 202-15.9. R-TH-BTR Design Standards, is hereby amended by deleting the previous **Section 202-15.9.F.** and inserting in its place the following **Section 202-15.9.F.:**

Garages and driveways must be rear-entry with access provided from an alley. Front-load garages and driveways facing a public or private street are prohibited. Garage doors must observe a minimum 22 feet setback from alley.

Section 202-15.10. Additional Requirements, is hereby amended by deleting the previous **Section 202-15.10.A.5.** and inserting in its place the following **Section 202-15.10.A.5.:**

All driveways must be a minimum width of 24 feet and minimum length of 22 feet measured from alley.

Section 3. Article 6 (Use Provisions) of Chapter 200 of the Unified Development Ordinance of the City of Snellville, Georgia is hereby amended as follows:

Section 206-2. Allowed Use Table, is hereby amended by deleting the previous **Table and Table Note [1]** and inserting in its place the following **Table and Table Note [1]** attached hereto as **Exhibit “A”**. A redlined copy to track the amendments to **Sec. 206-2 Allowed Use Table** is attached hereto as **Exhibit “B”**.

Section 206-5.3. Event Facility, is hereby amended by deleting the previous **Section 206-5.3.** and inserting in its place the following **Section 206-5.3.:**

206-5.3. Special Event Facility (Indoor)

A. Defined

An indoor facility, other than a private residence, hotel, motel, other lodging place, private club, restaurant, bottle shop, lounge, night club or bar used by a for-profit host which serves as rental space for group functions for the purposes of honoring a person or an event, such as wedding, wedding reception, bridal shower, retirement party, holiday party, award dinner or luncheon, bar/bat mitzvah, celebration of life or similar type of function, with or without live entertainment, with the catering of food and drink for consumption on-premises by persons in attendance. This definition shall not include a place of worship, or non-profit civic associations and facilities in which the predominant activities or events are publicly accessible without pre-invitation, such as operations consistent with that of a restaurant, lounge, nightclub, bar or late-night establishment. “Publicly accessible” means that entry is available to the general public, whether or not admission is free or dependent on payment by the individual attendees.

B. Use Standards

Where a special event facility (indoor) is allowed as a special use it is subject to the following:

1. Use agreement. The special event facility is subject to a use agreement between a private group or individual and the unrelated special event facility business owner/operator.
2. Pre-planned events: Scheduled events shall not be advertised or accessible to the general public, and shall be restricted to predetermined invited guests.
3. Entrance: The main entrance of the facility shall be clearly visible from a public space or the traveling public.
4. Parking requirements: 1 space per 3 seats (rooms with fixed seating) plus 1 space per 200 sq. ft. of gross lease area (areas with no fixed seating). When a site or

location is used in combination of uses (i.e. strip center), the parking requirements are the sum of the requirements for each use, and no parking space for one use may be included in the calculation of parking requirements for any other use, except as allowed in Sec. 207-1.3 (Shared Vehicle Parking).

5. Change in occupancy classification: If the occupancy classification of any existing building or structure is changed, the building, electrical, gas, mechanical and plumbing systems must be made to conform to the intent of the construction codes as required by the Building Official.
6. Fire Marshal Certificate of Occupancy: a current and valid Certificate of Occupancy issued by the Gwinnett County Fire Marshal's Office is required.
7. Restroom facilities: must meet the minimum required number of bathroom (toilet) facilities based on the occupancy classification and occupant load for the facility.
8. Security cameras: The special event facility shall have live camera coverage around the exterior perimeter and retain footage for no less than 10-days following end of each event.
9. On premises security: Must provide on premises privately contracted security equal to: one (1) security personnel for events with 25 to 75 event attendees. Two (2) contracted security personnel for events having more than 75 event attendees. Security personnel shall be required to be on the premises at all times and shall not be a participant in the special event festivities.
10. Event attendees shall not congregate outside of the special event facility including event parking areas and area businesses.
11. Noise control: Noise standards shall be regulated in accordance with Article II (Noise Control) of Chapter 26 of the Snellville City Code.
12. Food and beverage service: the special events facility itself cannot possess an alcohol license, and food may not be prepared on-site. Neither the special events facility nor its employees shall provide any food or beverages, including alcoholic beverages to guests. Rather only the caterer or its employees may do so. Caterers must obtain the necessary permits from the State of Georgia as well as from their County of origin to provide food and beverage services at the event or gathering. Only a licensed alcoholic beverage caterer shall be permitted to serve or sell alcoholic beverages for consumption at a catered special event or function, subject to the licensing and other requirements for alcoholic beverage caterers in Chapter 6 (Alcoholic Beverage Ordinance) of the city code.
13. Closing time: Any special events facility event or gathering must conclude by 12:30 a.m., at which time all event attendees and guests must vacate the premises.

Section 206-5.6. Medical, is hereby amended by adding the following Section 206-3.2.D.:

206-5.6. Medical

D. Medical Cannabis Dispensary

1. Defined

Any business establishment that is granted a license by the State of Georgia for the sale and distribution of medical cannabis products, as defined in O.C.G.A. § 16-12-190 or related products as defined in O.C.G.A. § 16-12-200(15). This definition

shall not include any bonafide full-service pharmacy that holds a dispensing license as authorized by O.C.G.A. § 16-12-206(b).

2. Use Standards

1. State license required prior to application. All applicants wishing to open a medical cannabis dispensary in the City shall first obtain a valid dispensary license from the State of Georgia. It shall be unlawful for any person or legal entity to receive an occupation tax certificate from the City or to operate a medical cannabis dispensary in the City under any other circumstance.
2. Number of licenses limited. No more than two (2) licenses for every ten thousand (10,000) residents of the City, may be in effect at a time. The City shall not issue a license for a medical cannabis dispensary that would result in more such establishments being licensed to operate simultaneously than is allotted by the population of the City as determined by the most current Census data. Exceptions to this rule are as follows:
 - a. Any transfer, sale or relocation of the establishment shall void the current license, except that upon the death or incapacity of a licensee or a co-licensee of a medical cannabis dispensary, any heir or devisee of the deceased licensee, or any guardian of an heir or devisee of a deceased licensee, may continue the business of an establishment for a reasonable period of time not to exceed sixty (60) days to allow for an orderly transfer of the license. For the purpose of this provision, if the business is a corporation or LLC, a sale or transfer of at least fifty (50) percent of a stock of a corporation or fifty (50) percent of the membership certificates of an LLC, shall constitute transfer of a dispensary.
3. Size limitations. No dispensary may be greater than five-thousand (5,000) square feet in gross floor area.
4. No medical cannabis dispensaries shall be allowed:
 - a. Within two-thousand (2,000) feet of any residential dwelling, residential substance abuse diagnostic or treatment facility, any licensed drug or alcohol rehabilitation facility, religious institution or Place of Worship, Early Care and Education Program as defined in O.C.G.A. § 20-1A-2, Public or Private School, College or University, Governmental facility or Park.
 - b. Within two (2) miles of another medical cannabis dispensary.
 - c. Distance shall be measured by a straight line without regard to intervening structures or objects, from the front door of the medical cannabis dispensary to the closest point on a boundary of any parcels containing a residential dwelling, Church, Temple or Place of Worship, Early Care and Education Program, School, College, University, Government Facility or Park, or another Medical Cannabis Dispensary.
5. All medical cannabis dispensaries shall adhere to all applicable state and local laws, rules, regulations, and ordinances, including, but not limited to, O.C.G.A. §§16-12-200 to 16-12-236 and the rules and regulations promulgated by the Georgia Access to Medical Cannabis Commission.

Section 206-5.12. Retail Sales, is hereby amended by reformatting the previous Section 206-5.12.G. and subsequent sections (H through O) and inserting in its place the following Section 206-5.12.G.:

206-5.12. Retail Sales

G. CBD Store

1. Defined

A facility involved in the principal retail sale of cannabidiol (CBD) products that are derived from hemp (*canabis sativa* L. plant, or any derivative) and contain less than 0.3% tetrahydrocannabinol (THC) content. The cultivation and production of medical hemp is prohibited.

Section 206-6.3. Light Industrial, is hereby amended by deleting the previous Section 206-6.3.A. and inserting in its place the following Section 206-6.3.A.:

206-6.3. Light Industrial

A. Defined

A facility that involves conducting food and beverage production; land-intensive outdoor sales and services; or repair or servicing of industrial, business, or consumer machinery, equipment, or products mainly by providing centralized services for separate retail outlets. Contractor storage and similar uses perform services off-site. Light industrial includes the following:

1. Ambulance service (with on-site storage or parking of vehicles).
2. Baking plant.
3. Brewery, winery, distillery.
4. Contractor storage.
5. Food truck (base of operations/commissary)
6. Laundry, dry-cleaning, and carpet cleaning plant.
7. Manufactured building, mobile home sales.
8. Sale, rental, or repair of machinery, heavy equipment, or special trade tools.
9. Taxicab, limousine, or non-emergency transport service (with on-site storage or parking of vehicles)

Section 206-6.3. Light Industrial, is hereby amended by reformatting the previous Section 206-6.3.E. to Section 206-6.3.F Sale, Rental, or Repair of Heavy Equipment and inserting in its place the following Section 206-6.3.E.:

206-6.3. Light Industrial

E. Food Truck (Base of Operations/Commissary)

1. Defined

A fixed location with a food service permit from which a mobile food service unit, extended food service unit, “pop-up” food service operation, or catering food service establishment operates. Exception: Mobile food service units operating in conjunction with a restaurant or food service establishment.

2. Use Standards

- a. Must obtain a food service permit from Gwinnett County Health Department.

- b. Must provide a grease trap if required by Gwinnett County Water Resources.

Section 206-8.30. Temporary Shelter, is hereby amended by deleting the previous Section 206-8.30. and inserting in its place the following Section 206-8.30.:

206-8.30. Temporary Shelter

A. Defined

A tent, canopy, shade, sukkah or other non-permanent shelter structure that provides shelter from the elements to persons on a temporary basis and is usually associated with a special outdoor event (reception, graduation, reunion, holiday or religious celebration, etc.).

B. Use Standards

Where a temporary shelter is allowed as a limited use, it is subject to the following:

1. Structure may not be erected for more than 10-days within any 60-day calendar period.
2. A Tent Permit from the Gwinnett County Fire Marshal’s Office is required for tents 400 sq. ft. or greater in size or canopies (with no sides) that are 700 sq. ft. or greater in size.

Section 4. Article 7 (Site Development) of Chapter 200 of the Unified Development Ordinance of the City of Snellville, Georgia is hereby amended as follows:

Section 207-1.2. Parking Requirements, is hereby amended by deleting the previous Table 207-1.2.B. Vehicle Parking Requirements and inserting in its place the following Table 207-1.2.B.:

Table 207-1.2.B Vehicle Parking Requirements

Use	Vehicle Parking (min.)
Residential Uses	
All household Living, except as listed below:	1 per unit
Single-family (attached) dwelling	2 per garage + 1 per 4 units Located in street and/or common area
Single-family (detached) dwelling	2 per garage 3 per garage (Build-to-Rent)
Live-Work	2 per unit
All group living, as listed below:	
Boarding and rooming house	2 per unit
Collective residences	2 per unit
Continuing care retirement community	0.5 per bedroom or bed
Hospice	2 per unit
Monastery or convent	0.5 per bedroom or bed
Shelter	0.5 per bedroom or bed
Public/Institutional Uses	

Use	Vehicle Parking (min.)
All civic, as listed below:	
Fraternal organization and club, non-profit	1 per 300 sf
Place of worship	1 per 4 seats in main auditorium (with fixed seating), or 1 per 200 sf. of gross building floor area
Community center	1 per 4 seats (rooms with fixed seating) + 1 per 500 sf. (areas with no fixed seating)
Colleges, public or private	5 per classroom
Non-profit private clubhouse	1 per 500 sf.
Non-profit private outdoor recreation	1 per 3,000 sf. of outdoor use area
Public buildings and use	1 per 500 sf.
Museum, library	1 per 500 sf.
School, public or private	3 per classroom
All parks and open space:	1 per 5,000 sf. of use area
All utilities:	None
Commercial Uses	
All adult entertainment establishments:	1 per 500 sf.
All day care, as listed below:	
Adult care centers	1 per 500 sf.
Day care centers	1 per 400 sf.
Family Day Care Home	2 per establishment
All event facilities:	1 per 3 seats (rooms with fixed seating) + 1 per 200 sf. (areas with no fixed seating)
All hotels, motels, extended stay hotels:	1 per guest room + as required for restaurants or event facility
All indoor recreation:	1 per 3 seats (rooms with fixed seating) + 1 per 200 sf. (areas with no fixed seating)
All medical, except as listed below:	1 per 500 sf.
Hospital, urgent care, emergency medical office	3 per bed
All office:	1 per 500 sf.
All outdoor recreation:	1 per 500 sf. + 1 per 2,000 sf. of outdoor use area
All passenger terminals:	None
All personal service, except as listed below:	1 per 500 sf.
Funeral home, mortuary	1 per 5 seats in chapel, or 1 per 100 sf. of public areas, whichever is greater
All restaurants (freestanding):	1 per 150 sf.
All restaurants (not freestanding):	1 per 300 sf.
All retail:	1 per 500 sf.
All vehicular, as listed below:	

Use	Vehicle Parking (min.)
Automobile parts store	1 per 750 sf.
Boat and recreational vehicle sales, rental, and service	1 per 1,000 sf., or 1 per 5,000 sf. of vehicle display area, whichever is greater
Car wash (full service)	1 per 500 sf. + 4 stacking spaces per service bay
Car wash (other)	None
Gas station	1 per 500 sf.
Parking	None
Vehicle rental	1 per 500 sf., or 1 per 4,000 sf. of vehicle display area, whichever is greater
Vehicle sales or leasing	1 per 500 sf., or 1 per 4,000 sf. of vehicle display area, whichever is greater
Vehicle repair, minor or major	1 per grease rack or similar facility
Industrial Uses	
All craft manufacturing	1 per 2,000 sf.
All light industrial, except as listed below:	1 per 2,000 sf.
Sale, rental, or repair of heavy equipment	1 per 1,000 sf., or 1 per 5,000 sf. of vehicle display area, whichever is greater
All light manufacturing	1 per 2,000 sf.
All storage lots	None
All research and development	1 per 1,000 sf.
All self-service storage	1 per 500 sf. of office + 1 per 5,000 sf. other areas
All warehouse and distribution	1 per 2,000 sf.
All wholesale	1 per 2,000 sf.
Agricultural	
All crop and tree farming	None
Accessory Uses	
Accessory dwelling unit	1 per unit

Section 207-2.2. Screening, is hereby amended by deleting the previous Section 207-2.2. and inserting in its place the following Section 207-2.2.:

207-2.2. Screening

A. Applicability

This subsection applies to any development permit or substantial building permit.

B. Service Areas and Dumpsters

1. Trash and recycling collection, dumpsters, and other similar service areas must be located to the side (interior) or rear of buildings and may not be between a building and the street.
2. Service areas and dumpsters must be screened on three sides by a wall a minimum of 8 feet in height and minimum width based on the dumpster size and number of dumpster bays and on the 4th side by a solid gate at a minimum of 8 feet in height.

3. Dumpsters for construction and debris materials are allowed for 30 days or with an active building permit and are exempt from screening requirements.
4. The wall must be opaque and be constructed of one or a combination of the following: decorative blocks; brick; stone; cast-stone; split-faced block; or true hard coat stucco over standard concrete masonry blocks.
5. A 3'-0" opaque door is required in the side wall for access to the dumpster side access opening. Door shall be maintained in good working order at all times.
6. The gate must be opaque, self-locking, and maintained in good working order at all times.
7. Service areas and dumpster enclosures shall be kept free of overflowing trash and maintained in a clean and sanitary conditions at all times.

Section 5. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and

sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 7. This Ordinance was adopted February 24, 2025. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

ORDAINED this _____ day of _____, 2025.

Barbara Bender, Mayor

ATTEST:

Tod Warner, Mayor Pro Tem

Melisa Arnold, City Clerk

Norman A. Carter, Jr., Council Member

APPROVED AS TO FORM:

Kerry Hetherington, Council Member

Jay Crowley, City Attorney
Powell & Crowley, LLP

Cristy Lenski, Council Member

Gretchen Schulz, Council Member

EXHIBIT “A”

Section 206-2.

Allowed Use Table

(17-Pages)

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																											
Use Category Specific Use	Residential								Residential Build-to-Rent						Mixed-Use & Business					Towne Center			Definition/ Standards				
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM	TCO [1]		TC-MU	TC-R	CI	
Colleges, public or private	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	--	P	Sec. 206-4.1.B
Community center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	P	P	P	Sec. 206-4.1.C
Fraternal organization and club, non-profit	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	P	Sec. 206-4.1.D	
Museum, library	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	Sec. 206-4.1.E	
Non-profit private clubhouse	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	--	--	--	--	--	--	L	Sec. 206-4.1.F	
Non-profit private outdoor recreation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	S	Sec. 206-4.1.G	
Place of worship	S	S	S	S	S	S	S	--	S	S	S	S	S	S	--	--	S	S	S	S	S	--	S	S	Sec. 206-4.1.H		
Public buildings and use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-4.1.I		
School, public or private	S	S	S	S	S	S	S	--	S	S	S	S	S	S	--	S	S	S	--	--	--	--	S	Sec. 206-4.1.J			
All park and open space, as listed below:																										Sec. 206-4.2.A	
Cemetery	S	S	S	S	S	S	S	--	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	Sec. 206-4.2.B		
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-4.2.C		
Country club, golf course	P	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	Sec. 206-4.2.D		
Park, plaza, square	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-4.2.E		
Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-4.2.F		
All utility, as listed below:																										Sec. 206-4.3.A	
Minor utility	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-4.3.B		
Small cell facility	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-4.3.C		
Telecommunication antenna and tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 206-4.3.D		
Utility substation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 206-4.3.E		
Commercial Uses																											
Adult entertainment establishment	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	--	--	--	--	--	--	Sec. 206-5.1		
All day care, as listed below:																										Sec. 206-5.2.A	
Adult care center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	S	--	--	--	P	S	Sec. 206-5.2.B		
Day care center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	S	--	--	--	P	S	Sec. 206-5.2.C		
Family day care home	P	P	P	P	P	P	P	--	P	P	P	P	P	P	--	--	--	S	P	--	--	--	S	S	Sec. 206-5.2.D		
All special event facility (indoor)																										Sec. 206-5.3	
All hotels, motels, extended stay hotels																										Sec. 206-5.4	

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted

Use Category Specific Use	Residential									Residential Build-to-Rent					Mixed-Use & Business					Towne Center			Definition/Standards			
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM	TCO [1]		TC-MU	TC-R	CI
All indoor recreation, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A
Amusement center, game/video arcade	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A
Assembly hall, auditorium, meeting hall	--	--	--	--	--	S	--	S	--	--	--	--	--	--	S	--	S	S	S	--	--	S	--	--	S	Sec. 206-5.5.A
Billiard hall, pool hall	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A
Bowling alley	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A
Convention center, arena, indoor stadium	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	S	Sec. 206-5.5.A
Electric or gas powered vehicle tracks	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A
Extreme sports facility such as BMX, skateboarding or rollerblading	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A
Gym, health spa, or yoga studio	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	--	--	--	Sec. 206-5.5.B
Ice or roller skating rink	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A
Indoor sports facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A
Inflatable playground	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A
Meditation center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A
Miniature golf facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A
School for the arts	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.5.C
Indoor shooting range	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A
Theaters	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.5.D
All medical, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. 206-5.6.A
Ambulatory surgical center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	P	Sec. 206-5.6.B
Blood plasma donation center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. 206-5.6.A
Chiropractor	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Dental office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Emergency medical office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.6.A
Hospital	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. 206-5.6.A
Kidney dialysis center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	--	--	P	Sec. 206-5.6.A
Medical cannabis dispensary	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	--	--	--	--	--	--	--	Sec. 206-5.6.D
Medical clinic	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A

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Use Category Specific Use	Residential									Residential Build-to-Rent					Mixed-Use & Business					Towne Center			Definition/ Standards				
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM	TCO [1]		TC-MU	TC-R	CI	
Medical or dental laboratory	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. 206-5.6.A
Medical office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	--	P	Sec. 206-5.6.A
Medical practitioner	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	--	P	Sec. 206-5.6.A
Mobile health wellness and screening	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	L	L	L	L	--	--	L	Sec. 206-5.6.C
Ophthalmologist	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	--	P	Sec. 206-5.6.A
Optometrist	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	--	P	Sec. 206-5.6.A
Osteopath	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	--	P	Sec. 206-5.6.A
Physician's office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	--	P	Sec. 206-5.6.A
Urgent care	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	P	Sec. 206-5.6.A
All office, except as listed below	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	--	Sec. 206-5.7.A, Sec. 206-5.7.H
Accountant, bookkeeper, auditor office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	--	Sec. 206-5.7.A
Advertising office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	--	Sec. 206-5.7.A
Architect office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	--	Sec. 206-5.7.A
Attorney's office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	--	Sec. 206-5.7.A
Banks	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.7.B
Business management consulting	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	--	Sec. 206-5.7.A
Business school	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	--	--	Sec. 206-5.7.G
Business services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	--	Sec. 206-5.7.A
Call center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	--	Sec. 206-5.7.A
Collection agency	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	--	Sec. 206-5.7.A
Commercial art	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	--	Sec. 206-5.7.A
Computer or data processing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	--	Sec. 206-5.7.A
Counseling in office setting	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	--	Sec. 206-5.7.A
Employment center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	--	Sec. 206-5.7.A
Engineer office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	--	Sec. 206-5.7.A
Finance company	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.7.C
Financial services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	--	Sec. 206-5.7.A
Graphic design	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	--	Sec. 206-5.7.A

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Use Category Specific Use	Residential								Residential Build-to-Rent					Mixed-Use & Business					Towne Center			Definition/ Standards			
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM		TCO [1]	TC-MU	TC-R
Insurance adjuster	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Insurance agent	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Interior decorator	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Investment or brokerage house	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Lawyer's office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Lender office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Loan office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	--	Sec. 206-5.7.D
Mortgage agent	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Office showroom	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.E
Professional services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Radio, film, recording, and television studios and stations	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.F
Real estate agent	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Sales office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Savings and loan institution	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.B
Security system services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	L	P	P	--	--	Sec. 206-5.7.A
Trade school	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.G
Travel agency	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Vocational school	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.G
All outdoor recreation, including:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Amusement park	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Batting cage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Drive-in theater	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Electric or gas powered vehicle tracks	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Extreme sports facility (BMX, skateboarding or rollerblading)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Golf driving range	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Miniature golf	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Outdoor amusements	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Outdoor shooting range	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8

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Use Category Specific Use	Residential							Residential Build-to-Rent					Mixed-Use & Business					Towne Center			Definition/ Standards					
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR		LM	TCO [1]	TC-MU	TC-R	CI
Outdoor sports field/court	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8	
Outdoor stadium, arena	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8	
Outdoor theater	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8	
Water park	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8	
All passenger terminal (no on-site storage or parking of vehicles), including:	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9	
Bus terminal	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9	
Limousine service	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9	
Non-emergency transport	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9	
Taxicab service	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9	
All personal services, except the following:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A	
Animal care (indoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B	
Animal boarding	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B	
Animal grooming	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.B	
Animal hospital	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B	
Animal shelter	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B	
Animal care (outdoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	S	--	--	Sec. 206-5.10.C		
Beauty salon	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A
Body piercing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.10.H	
Doggy day care (indoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B	
Dry cleaning	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	L	--	--	Sec. 206-5.10.D	
Eyeglass shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A	
Food catering	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.A	
Fortune teller	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	Sec. 206-5.10.G	
Funeral home, mortuary (without crematorium)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	--	--	--	--	Sec. 206-5.10.A	
Funeral, mortuary (with crematorium)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	S	--	--	--	--	Sec. 206-5.10.A	
Hair salon	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A
Kennel (indoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B	

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																										
Use Category Specific Use	Residential								Residential Build-to-Rent					Mixed-Use & Business				Towne Center		Definition/ Standards						
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU		NR	LM	TCO [1]	TC-MU	TC-R	CI
Laundry, coin-operating or full-service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	L	--	--	Sec. 206-5.10.D
Locksmith shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.A
Massage therapy	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	L	--	L	--	--	--	Sec. 206-5.10.E
Nail salon	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A
Personal Repair	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.F
Pet clinic	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B
Pet grooming	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.B
Photocopying, printing and reproduction service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	--	Sec. 206-5.10.A
Psychic, fortune teller	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	Sec. 206-5.10.G
Tailor or milliner	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A
Tanning salon	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A
Tattoo parlor or body piercing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.10.H
Taxidermist	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.A
Tutoring service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A
Upholster, non-vehicle	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.F
Veterinary clinic	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B
All restaurants, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	--	Sec. 206-5.11.A, Sec. 206-5.11.F
Bar	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.B
Brewpub	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	L	L	L	--	--	Sec. 206-5.11.A, Sec. 206-5.11.F
Coffee shop, donut shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.F
Drive-in restaurant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	--	--	--	--	Sec. 206-5.11.D, Sec. 206-5.11.F
Drive-thru facility (as an accessory use)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	L	S	L	--	--	Sec. 206-8.9
Hookah bar or lounge	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206.5.11.B Sec. 206-5.11.F
Ice cream shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.F
Juice shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.F
Lounge	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.B

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Use Category Specific Use	Residential								Residential Build-to-Rent					Mixed-Use & Business					Towne Center			Definition/ Standards				
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM		TCO [1]	TC-MU	TC-R	CI
Nightclub	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.B
Pizza delivery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	--	L	--	--	--	Sec. 206-5.11.A, Sec. 206-5.11.F
Restaurant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.F
Restaurant, drive-thru	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	--	S	--	--	--	Sec. 206-5.11.A, Sec. 206-5.11.F
Restaurant, take-out	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.F
Tavern	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.B
Tea shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.F
Yogurt shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.F
All retail, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A
Animal supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Antique shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Appliance store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A
Art and school supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Art gallery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.12.A
Art studio	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.12.A
Artisan shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	L	L	L	L	--	--	Sec. 206-5.12.C
Baked goods	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Bakery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.12.D
Beverage store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Bicycle shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A
Book store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Bottle shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.E
Building supply (no outdoor storage)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.12.F
Building supply (with outdoor storage)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	P	--	--	--	--	Sec. 206-5.12.F
Camera store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
CBD store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.G
Check cashing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	Sec. 206-5.12.L

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Use Category Specific Use	Residential								Residential Build-to-Rent					Mixed-Use & Business					Towne Center			Definition/ Standards			
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM		TCO [1]	TC-MU	TC-R
Clothing store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Consumer fireworks retail sales facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	--	--	--	--	--	Sec. 206-5.12.H
Convenience food store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Convenience goods	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Craft store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Department store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A
Drug store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.I
Dry goods store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Electronics store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A
Fabric store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Flower shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Food store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Furniture store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Garden supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
General retail	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Gift and cards	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Grocery store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Growler shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.E
Guns and ammunition	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A
Hardware store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Hobby store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Home building supply store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	Sec. 206-5.12.A
Home improvement supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	Sec. 206-5.12.B
Household products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Jewelry store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Lawnmower shop and other small engine (sales, rental, repair)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	P	--	--	--	--	Sec. 206-5.12.J
Meat market	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	L	L	L	--	--	Sec. 206-5.12.K
Medical supply store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B

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Use Category Specific Use	Residential								Residential Build-to-Rent					Mixed-Use & Business					Towne Center			Definition/ Standards			
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM		TCO [1]	TC-MU	TC-R
Music and musical instruments store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
News store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Office supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Package store, distilled spirits	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	--	--	--	--	--	--	--	Sec. 206-5.12.L
Package shipping (UPS)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Pawn broker	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	Sec. 206-5.12.M
Pawn shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	Sec. 206-5.12.M
Pet store and supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Pharmacy	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.H
Phone store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Photo finishing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Picture frames	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Plant nursery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	Sec. 206-5.12.N
Pottery store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Printed materials store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Produce store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Seafood store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Shoe store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Smoke shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.12.N
Souvenir shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Sporting goods store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Stationery store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Swimming pool supply store (indoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A
Swimming pool supply store (outdoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	P	--	--	--	--	Sec. 206-5.12.F
Title pawn	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	--	--	--	--	Sec. 206-5.12.M
Toy store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Trophies store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B
Vape shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.12.O
Video game store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A

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Use Category Specific Use	Residential								Residential Build-to-Rent					Mixed-Use & Business				Towne Center			Definition/ Standards						
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR		LM	TCO [1]	TC-MU	TC-R	CI	
Video store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A	
All vehicular, as listed below:																											Sec. 206-5.13.A
Automobile parts store (no repair or installation)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	Sec. 206-5.13.B	
Boat, recreational vehicle, utility or enclosed trailer sales, rental, or service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	S	--	--	--	Sec. 206-5.13.C	
Car wash, self-serve, full-service, detailing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	S	--	--	P	--	--	--	Sec. 206-5.13.D	
Gas station (with convenience store). No vehicle repair or service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	--	S	--	--	--	Sec. 206-5.13.E	
Internet vehicles sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	--	--	L	L	--	--	Sec. 206-5.13.F	
Public parking (for off-site uses)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	S	Sec. 206-5.13.G	
Remote parking (for off-site uses)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S	--	--	S	S	--	S	Sec. 206-5.13.H	
Vehicle rental	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	--	S	--	--	--	Sec. 206-5.13.I	
Vehicle sales, rental, or auction	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	--	S	--	--	--	Sec. 206-5.13.J	
Vehicle repair (minor), including the following:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	--	P	S	--	--	Sec. 206-5.13.K	
Audio and alarm installation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	--	P	S	--	--	Sec. 206-5.13.K	
Bed-liner installation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	--	P	S	--	--	Sec. 206-5.13.K	
Custom accessories	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	--	P	S	--	--	Sec. 206-5.13.K	
Emissions testing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	--	P	--	--	--	Sec. 206-5.13.K	
Glass repair and replacement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	--	P	S	--	--	Sec. 206-5.13.K	
Minor scratch and dent repair	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	--	P	S	--	--	Sec. 206-5.13.K	
Quick lubrication facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	--	P	S	--	--	Sec. 206-5.13.K	
Vehicle repair (major), including the following:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	Sec. 206-5.13.L	
Body and paint shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	Sec. 206-5.13.L	
Brake repair and replacement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	Sec. 206-5.13.L	
Muffler shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	Sec. 206-5.13.L	
Tire repair and replacement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	Sec. 206-5.13.L	
Transmission repair and replacement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	Sec. 206-5.13.L	

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Use Category Specific Use	Residential								Residential Build-to-Rent					Mixed-Use & Business					Towne Center			Definition/ Standards		
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM		TCO [1]	TC-MU

Industrial Uses

All craft manufacturing, including:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Ceramic products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Clothing products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Electronic goods	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Food and bakery products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Furniture products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Glass products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Household appliances	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Jewelry products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Leather products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Metalwork	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Non-alcoholic beverages	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Paper products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
Printmaking	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1
All heavy industrial, including:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Animal processing, packing, treating and storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Bone materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Bottling plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Bulk fuel sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Bulk storage of flammable liquids, chemicals, cosmetics, drugs, soap, paints, fertilizers, and abrasive products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Chemical materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Chemical, cosmetics, drug, soap, paints, fertilizers and abrasive products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Clay materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Concrete batch plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Explosives materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2

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Use Category Specific Use	Residential								Residential Build-to-Rent					Mixed-Use & Business					Towne Center		Definition/ Standards					
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR		LM	TCO [1]	TC-MU	TC-R	CI
Fireworks materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Food processing, and related products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Glass materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Leather materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Livestock or poultry slaughtering	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Lumber production	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Lumberyard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Metal products, including enameling and galvanizing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Paper materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Petroleum, liquefied petroleum gas and coal products and refining	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Plastic materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Prefabricated building manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Pulp materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Rubber and plastic products, rubber manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Rubber materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Sawmill, log production facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Stone materials or product	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Tobacco materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
All light industrial uses, as listed below																										Sec. 206-6.3.A
Ambulance service (with on-site storage or parking)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.3.B
Baking plants	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Brewery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	S	S	--	--	Sec. 206-6.3.C
Carpet cleaning plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Contractors storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.3.D
Distillery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	S	S	--	--	Sec. 206-6.3.C
Dry cleaning plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Food and beverage production	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A

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Use Category Specific Use	Residential								Residential Build-to-Rent					Mixed-Use & Business					Towne Center			Definition/ Standards				
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM		TCO [1]	TC-MU	TC-R	CI
Food truck (base of operation)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	--	Sec. 206-6.3.E
Land-intensive outdoor sales and services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Laundry cleaning plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Limousine service (with on-site storage or parking)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Manufactured building sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Mobile home sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Non-emergency transport service (with on-site storage or parking)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.3.A
Repair or services of business, industrial, machinery, equipment or products by providing centralized services for separate retail outlets	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	S	--	--	--	--	Sec. 206-6.3.A
Sale, rental, or repair of machinery, heavy equipment, or special trade tools	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	S	--	--	--	--	Sec. 206-6.3.F
Taxicab service (with on-site storage or parking)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.3.A
Winery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	P	--	--	Sec. 206-6.3.C
All light manufacturing, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Bookbinding plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Cabinet makers	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Clothing, textile or apparel manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Facilities that assemble or manufacture scientific instruments, semiconductor and related devices	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Furniture manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Machine shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Medical supply manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Mini-warehouse	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.7.A
Pharmaceutical manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Printing plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Publishing plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																										
Use Category Specific Use	Residential								Residential Build-to-Rent					Mixed-Use & Business				Towne Center			Definition/ Standards					
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR		LM	TCO [1]	TC-MU	TC-R	CI
Sheet metal shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.4.A
Stone, clay, glass or concrete products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Tool repair	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.4.A
Welding shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.4.A
Woodworking shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.4.A
Storage Uses																										
Contractors equipment storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.5.A
Equipment storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.5.A
Fleet storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.5.A
New and operable used vehicle, boat, or other similar operable vehicle storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.5.A
Trailer storage, drop-off lot	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.5.A
Storage of soil, mulch, stone, lumber, pipe, steel, and other similar material equipment	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.5.A
Storage and splitting of logs	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.5.A
Towing/impounding of vehicles	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.5.A
Tractor trailers storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.5.A
All self-storage, as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.7
Indoor multi-story storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.7.A
Mini-warehouse	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.7.A
Warehouse, self-storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.7.A
Research and Development																										
Laboratories, offices and other facilities used for research and development	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	P	--	S	--	--	Sec. 206-6.6.A
Pilot plants used to test manufacturing processes	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	P	--	S	--	--	Sec. 206-6.6.A
Prototype production facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	P	--	S	--	--	Sec. 206-6.6.A
Warehouse and Distribution																										
Building materials storage yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.8.A

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																										
Use Category Specific Use	Residential								Residential Build-to-Rent					Mixed-Use & Business					Towne Center		Definition/ Standards					
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR		LM	TCO [1]	TC-MU	TC-R	CI
Bulk storage, cold storage, frozen food lockers	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.8.A
Distribution of products and merchandise	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.8.A
Household moving and general freight storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.8.A
Parcel service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.8.A
Transfer and storage business	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.8.A
Waste Related																										
Hazardous household materials collection center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Hazardous waste facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Junk yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Salvage yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Landfill	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Recycling processing center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Scrap metal processor	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Waste incinerator	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Waste transfer station	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Wholesale, all	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	Sec. 206-6.10.A
Railroad spur tracks	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Agricultural																										
All crop and tree farming	P	P	P	P	P	P	P	--	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-7.1
Accessory Uses																										
Accessory uses not otherwise listed below, as determined by the Director	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-8.2
Accessory cemetery	S	S	S	S	S	S	--	S	S	S	S	S	S	--	--	S	S	S	S	--	--	--	--	S	Sec. 206-8.3	
Accessory dwelling unit (ADU)	--	--	--	--	--	--	L	--	--	--	--	--	--	--	--	--	--	L	L	--	--	L	L	--	Sec. 206-8.4	
Automated retail structure	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	L	--	Sec. 206-8.5	
Bee keeping	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	--	L	Sec. 206-8.6	
Caretaker's residence	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	Sec. 206-8.7	
Donation bin	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-8.8	

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																										
Use Category Specific Use	Residential								Residential Build-to-Rent					Mixed-Use & Business					Towne Center		Definition/ Standards					
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR		LM	TCO [1]	TC-MU	TC-R	CI
Drive-thru facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	L	L	L	--	L	Sec. 206-8.9
Dumpster	--	--	--	--	L	L	L	L	L	--	--	--	--	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.10
Electric vehicle (EV) charging station	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.31
Heliport	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	Sec. 206-8.11
Home occupation	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	L	L	--	--	L	L	--	Sec. 206-8.12
In-law suite	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	L	L	--	--	L	L	--	Sec. 206-8.13
Institutional accessory uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-8.14
Keeping of pets	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.15
Keeping of livestock	L	--	--	--	--	--	--	--	--	L	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-8.16
Modular offices/ classroom	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	Sec. 206-8.17
On-site parking	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-8.18
Outdoor storage, minor	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	L	--	L	--	--	Sec. 206-8.19
Outdoor storage, major	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	S	--	--	--	--	Sec. 206-8.20
Parking of business vehicles	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.21
Parking of recreational vehicles	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	--	L	--	--	--	--	--	Sec. 206-8.22
Parking and storage of watercraft	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	--	L	--	--	--	L	--	Sec. 206-8.23
Portable accessory structure (PODS)	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.24
Religious accessory uses	L	L	L	L	L	L	L	--	L	L	L	L	L	L	--	--	L	L	L	--	L	L	L	L	L	Sec. 206-8.25
Roofed accessory structure	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	P	P	P	P	P	P	P	P	L	P	Sec. 206-8.26
Satellite dish antenna	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.27
Solar energy system (ground mounted)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-8.32
Solar energy system (intergrated or roof mounted)	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.32
Swimming pool, hot tub, spa, koi pond	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.28
Temporary Shelter	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.30
Unroofed accessory structure	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.29

Table Note
[1] TCO use standards do not apply to properties zoned TC-MU or TC-R.

EXHIBIT “B”

Section 206-2.

Allowed Use Table (with markup)

(18-Pages)

Sec. 206-2. Allowed Use Table

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																											
Use Category Specific Use	Residential						Residential Build-to-Rent				Mixed-Use & Business				Towne Center		Definition/ Standards										
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP		BG	HSB	MU	NR	LM	TCO [I]	TC-MU	TC-R	CI	
Residential Uses																											
All household living, as listed below:																										Sec. 206-3.1.A	
Single-family detached dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--	P	P	--	--	S	S	--		Sec. 206-3.1.B	
Two-family dwelling	--	--	--	P	P	P	--	--	--	--	--	P	P	--	--	--	--	P	P	--	--	S	S	--		Sec. 206-3.1.C	
Single-family attached dwelling	--	--	--	--	L	L	L	L	--	--	--	--	L	L	--	--	--	L	L	--	--	S	S	--		Sec. 206-3.1.D	
Multiple-family dwelling	--	--	--	--	--	P	P	--	--	--	--	--	--	--	--	--	--	S	S	--	--	--	--	--		Sec. 206-3.1.E	
Towne Center loft	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--		Sec. 206-3.1.F
Towne Center flat	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--		Sec. 206-3.1.G
Mobile home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		Sec. 206-3.1.H
Live-work	--	--	--	--	--	--	S	--	--	--	--	--	--	--	--	--	--	P	P	--	--	S	S	--		Sec. 206-3.1.I	
All group living, as listed below:																										Sec. 206-3.2.A	
Addiction treatment facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		Sec. 206-3.2.B
Assisted living facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	P	S	S	--	S	S	S	P		Sec. 206-3.2.C
Boarding and rooming house	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--		Sec. 206-3.2.D
Collective residence	S	S	S	S	S	S	S	--	S	S	S	S	S	--	--	--	--	S	S	--	--	S	S	S		Sec. 206-3.2.E	
Community living arrangement	S	S	S	S	S	S	S	--	S	S	S	S	S	--	--	--	--	S	S	--	--	S	S	S		Sec. 206-3.2.E	
Group home	S	S	S	S	S	S	S	--	S	S	S	S	S	--	--	--	--	S	S	--	--	S	S	S		Sec. 206-3.2.E	
Halfway house	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		Sec. 206-3.2.G
Hospice	--	--	--	--	--	--	S	--	--	--	--	--	S	--	S	S	S	--	--	--	--	S	S	P		Sec. 206-3.2.H	
Monastery or convent	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	S	S	P		Sec. 206-3.2.I	
Nursing facility (skilled)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	P	S	S	--	S	S	S	P		Sec. 206-3.2.A
Nursing home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	P	S	S	--	S	S	S	P		Sec. 206-3.2.A
Personal care home	S	S	S	S	S	S	S	--	S	S	S	S	S	--	--	--	--	S	S	--	--	S	S	S		Sec. 206-3.2.E	
Retirement community (continuing care)	--	--	--	--	--	--	S	S	--	--	--	--	--	S	--	--	--	S	--	--	--	S	S	S		Sec. 206-3.2.F	
Shelter	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		Sec. 206-3.2.J
Public/Institutional Uses																											
All civic, as listed below:																										Sec. 206-4.1.A	

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																									
Use Category	Residential								Residential Build-to-Rent						Mixed-Use & Business					Towne Center		Definition/Standards			
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU	NR	LM	TCO [1]		TC-MU	TC-R	CI
Colleges, public or private	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P		Sec. 206-4.1.B
Community center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	P	P	Sec. 206-4.1.C
Fraternal organization and club, non-profit	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	P	Sec. 206-4.1.D
Museum, library	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	P	Sec. 206-4.1.E
Non-profit private clubhouse	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	--	--	--	--	L	L	--	Sec. 206-4.1.F
Non-profit private outdoor recreation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	--	--	--	--	--	--	--	S	S	--	Sec. 206-4.1.G
Place of worship	S	S	S	S	S	S	S	--	S	S	S	S	S	--	S	S	S	S	--	S	S	S	L	Sec. 206-4.1.H	
Public buildings and use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-4.1.I
School, public or private	S	S	S	S	S	S	S	--	S	S	S	S	S	--	S	S	--	--	--	--	--	S	--	P	Sec. 206-4.1.J
All park and open space, as listed below:																									Sec. 206-4.2.A
Cemetery	S	S	S	S	S	S	S	--	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	S	Sec. 206-4.2.B
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-4.2.C
Country club, golf course	P	--	--	--	--	--	--	--	P	--	--	--	--	--	P	P	P	--	--	--	--	--	--	--	Sec. 206-4.2.D
Park, plaza, square	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-4.2.E
Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-4.2.F
All utility, as listed below:																									Sec. 206-4.3.A
Minor utility	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-4.3.B
Small cell facility	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-4.3.C
Telecommunication antenna and tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 206-4.3.D
Utility substation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 206-4.3.E
Commercial Uses																									
Adult entertainment establishment	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	--	--	--	--	--	--	--	Sec. 206-5.1
All day care, as listed below:																									Sec. 206-5.2.A
Adult care center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	S	--	--	P	S	--	P	Sec. 206-5.2.B	
Day care center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	S	--	--	P	S	--	P	Sec. 206-5.2.C	
Family day care home	P	P	P	P	P	P	P	--	P	P	P	P	P	--	--	--	S	P	--	--	S	S	--	Sec. 206-5.2.D	
All special event facility (indoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	PS	PS	P	--	--	PS	PS	--	--	Sec. 206-5.3
All hotels, motels, extended stay hotels	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.4	

Article 6. Use Provisions | Chapter 200. Zoning and Land Use
Sec. 206-2. Allowed Use Table

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																									
Use Category Specific Use	Residential						Residential Build-to-Rent				Mixed-Use & Business				Towne Center		Definition/ Standards								
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG		HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI
All indoor recreation, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A
Amusement center, game/video arcade	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A
Assembly hall, auditorium, meeting hall	--	--	--	--	--	S	--	S	--	--	--	--	--	S	--	S	S	S	--	--	S	--	--	S	Sec. 206-5.5.A
Billiard hall, pool hall	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A
Bowling alley	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A
Convention center, arena, indoor stadium	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	S	Sec. 206-5.5.A
Electric or gas powered vehicle tracks	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A
Extreme sports facility such as BMX, skateboarding or rollerblading	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A
Gym, health spa, or yoga studio	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	--	--	--	Sec. 206-5.5.B
Ice or roller skating rink	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A
Indoor sports facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A
Inflatable playground	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A
Meditation center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.5.A
Miniature golf facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A
School for the arts	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.5.C
Indoor shooting range	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	S	--	--	Sec. 206-5.5.A
Theaters	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.5.D
All medical, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. 206-5.6.A
Ambulatory surgical center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	P	Sec. 206-5.6.B
Blood plasma donation center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. 206-5.6.A
Chiropractor	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Dental office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Emergency medical office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.6.A
Hospital	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	Sec. 206-5.6.A
Kidney dialysis center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	S	--	--	P	Sec. 206-5.6.A
<u>Medical cannabis dispensary</u>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	--	--	--	--	--	--	--	<u>Sec. 206-5.6.D</u>
Medical clinic	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																									
Use Category Specific Use	Residential						Residential Build-to-Rent				Mixed-Use & Business				Towne Center		Definition/ Standards								
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG		HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI
Medical or dental laboratory	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	p	Sec. 206-5.6.A
Medical office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Medical practitioner	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Mobile health wellness and screening	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	L	L	L	L	--	L	Sec. 206-5.6.C
Ophthalmologist	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Optometrist	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Osteopath	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Physician's office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	P	Sec. 206-5.6.A
Urgent care	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.6.A
All office, except as listed below	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A, Sec. 206-5.7.H
Accountant, bookkeeper, auditor office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Advertising office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Architect office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Attorney's office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Banks	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.B	
Business management consulting	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Business school	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	--	Sec. 206-5.7.G
Business services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Call center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Collection agency	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Commercial art	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Computer or data processing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Counseling in office setting	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Employment center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Engineer office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Finance company	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.C
Financial services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Graphic design	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A

Article 6. Use Provisions | Chapter 200. Zoning and Land Use
Sec. 206-2. Allowed Use Table

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																									
Use Category Specific Use	Residential							Residential Build-to-Rent					Mixed-Use & Business				Towne Center		Definition/ Standards						
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB		MU	NR	LM	TCO [1]	TC-MU	TC-R
Insurance adjuster	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Insurance agent	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Interior decorator	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Investment or brokerage house	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Lawyer's office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Lender office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Loan office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	--	Sec. 206-5.7.D
Mortgage agent	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Office showroom	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.E
Professional services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Radio, film, recording, and television studios and stations	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.F
Real estate agent	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Sales office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Savings and loan institution	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.B
Security system services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	L	P	P	--	--	Sec. 206-5.7.A
Trade school	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.G
Travel agency	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	L	P	P	--	--	Sec. 206-5.7.A
Vocational school	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.7.G
All outdoor recreation, including:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Amusement park	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Batting cage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Drive-in theater	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Electric or gas powered vehicle tracks	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Extreme sports facility (BMX, skateboarding or rollerblading)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Golf driving range	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Miniature golf	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Outdoor amusements	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Outdoor shooting range	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																									
Use Category Specific Use	Residential						Residential Build-to-Rent				Mixed-Use & Business				Towne Center		Definition/ Standards								
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP		BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R
Outdoor sports field/court	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Outdoor stadium, arena	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Outdoor theater	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
Water park	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.8
All passenger terminal (no on-site storage or parking of vehicles), including:	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9
Bus terminal	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9
Limousine service	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9
Non-emergency transport	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9
Taxicab service	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	P	Sec. 206-5.9
All personal services, except the following:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A
Animal care (indoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.10.B
Animal boarding	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.10.B
Animal grooming	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.B
Animal hospital	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.10.B
Animal shelter	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.10.B
Animal care (outdoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	S	--	--	Sec. 206-5.10.C
Beauty salon	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A
Body piercing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.10.H
Doggy day care (indoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.10.B
Dry cleaning	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	L	--	Sec. 206-5.10.D
Eyeglass shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A
Food catering	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.A
Fortune teller	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	Sec. 206-5.10.G
Funeral home, mortuary (without crematorium)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	--	--	--	Sec. 206-5.10.A
Funeral, mortuary (with crematorium)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	Sec. 206-5.10.A
Hair salon	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A
Kennel (indoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.10.B

Article 6. Use Provisions | Chapter 200. Zoning and Land Use
Sec. 206-2. Allowed Use Table

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																										
Use Category Specific Use	Residential						Residential Build-to-Rent				Mixed-Use & Business				Towne Center		Definition/ Standards									
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP		BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI
Laundry, coin-operating or full-service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	L	--	--	Sec. 206-5.10.D	
Locksmith shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.A
Massage therapy	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	L	--	L	--	--	Sec. 206-5.10.E	
Nail salon	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A
Personal Repair	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.F
Pet clinic	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	P	--	--	Sec. 206-5.10.B
Pet grooming	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.B
Photocopying, printing and reproduction service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	--	Sec. 206-5.10.A
Psychic, fortune teller	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	Sec. 206-5.10.G	
Tailor or milliner	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A	
Tanning salon	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A	
Tattoo parlor or body piercing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	S	--	--	Sec. 206-5.10.H	
Taxidermist	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.A	
Tutoring service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	P	P	--	--	Sec. 206-5.10.A	
Upholster, non-vehicle	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	--	Sec. 206-5.10.F
Veterinary clinic	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	--	--	Sec. 206-5.10.B	
All restaurants, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	--	Sec. 206-5.11.A, Sec. 206-5.11.FE
Bar	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.B
Brewpub	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	L	L	L	--	--	Sec. 206-5.11.A, Sec. 206-5.11.FE	
Coffee shop, donut shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.FE
Drive-in restaurant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	--	--	--	--	--	--	--	--	Sec. 206-5.11.D, Sec. 206-5.11.FE
Drive-thru facility (as an accessory use)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	L	S	L	--	--	Sec. 206-8.9
Hookah bar or lounge	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.BF Sec. 206-5.11.F
Ice cream shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.FE
Juice shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.FE

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																										
Use Category Specific Use	Residential						Residential Build-to-Rent				Mixed-Use & Business				Towne Center		Definition/ Standards									
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP		BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI
Lounge	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.B
Nightclub	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.B
Pizza delivery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	--	--	L	--	--	--	Sec. 206-5.11.A, Sec. 206-5.11.FE
Restaurant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.FE
Restaurant, drive-thru	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	--	--	S	--	--	--	Sec. 206-5.11.A, Sec. 206-5.11.FE
Restaurant, take-out	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.FE
Tavern	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.11.B
Tea shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.FE
Yogurt shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	--	L	Sec. 206-5.11.A, Sec. 206-5.11.FE
All retail, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	P	P	--	--	Sec. 206-5.12.A
Animal supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	P	P	--	--	Sec. 206-5.12.B
Antique shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	P	P	--	--	Sec. 206-5.12.B
Appliance store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	P	P	--	--	Sec. 206-5.12.A
Art and school supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	P	P	--	--	Sec. 206-5.12.B
Art gallery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A
Art studio	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A
Artisan shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	L	L	L	L	--	--	Sec. 206-5.12.C
Baked goods	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	P	P	--	--	Sec. 206-5.12.B
Bakery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	--	P	P	--	--	Sec. 206-5.12.D
Beverage store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	P	P	--	--	Sec. 206-5.12.B
Bicycle shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	P	P	--	--	Sec. 206-5.12.A
Book store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	P	P	--	--	Sec. 206-5.12.B
Bottle shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	P	P	--	--	Sec. 206-5.12.E
Building supply (no outdoor storage)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	--	P	P	--	--	Sec. 206-5.12.F
Building supply (with outdoor storage)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	P	--	--	--	--	Sec. 206-5.12.F	
Camera store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	P	P	--	--	Sec. 206-5.12.B

Article 6. Use Provisions | Chapter 200. Zoning and Land Use
Sec. 206-2. Allowed Use Table

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																										
Use Category Specific Use	Residential					Residential Build-to-Rent				Mixed-Use & Business				Towne Center		Definition/ Standards										
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR		OP	BG	HSB	MU	NR	LM	TCO [H]	TC-MU	TC-R	CI
CBD store																P	P	P			P	P			Sec. 206-5.12.G	
Check cashing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	Sec. 206-5.12.L	
Clothing store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Consumer fireworks retail sales facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	--	--	--	--	--	Sec. 206-5.12.HG	
Convenience food store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Convenience goods	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Craft store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Department store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A	
Drug store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.HH
Dry goods store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Electronics store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A	
Fabric store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Flower shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Food store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Furniture store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Garden supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
General retail	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Gift and cards	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Grocery store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Growler shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.E	
Guns and ammunition	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A	
Hardware store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Hobby store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Home building supply store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	Sec. 206-5.12.A	
Home improvement supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	Sec. 206-5.12.B	
Household products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Jewelry store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Lawnmower shop and other small engine (sales, rental, repair)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	P	--	--	--	--	Sec. 206-5.12.HI	

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																										
Use Category Specific Use	Residential						Residential Build-to-Rent				Mixed-Use & Business				Towne Center		Definition/ Standards									
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP		BG	HSB	MU	NR	LM	TCO [H]	TC-MU	TC-R	CI
Meat market	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	L	L	L	--	--	--	Sec. 206-5.12.KJ
Medical supply store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Music and musical instruments store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
News store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Office supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Package store, distilled spirits	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	--	--	--	--	--	--	--	--	Sec. 206-5.12.LK
Package shipping (UPS)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Pawn broker	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	--	Sec. 206-5.12.ML
Pawn shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	S	--	--	--	--	Sec. 206-5.12.ML
Pet store and supplies	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Pharmacy	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.H
Phone store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Photo finishing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Picture frames	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Plant nursery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	--	Sec. 206-5.12.NM
Pottery store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Printed materials store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Produce store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Seafood store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Shoe store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Smoke shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.12.N
Souvenir shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Sporting goods store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Stationery store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B
Swimming pool supply store (indoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.A
Swimming pool supply store (outdoor)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	P	--	--	--	--	Sec. 206-5.12.F	
Title pawn	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	--	--	--	--	--	--	--	Sec. 206-5.12.ML
Toy store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	--	Sec. 206-5.12.B

Article 6. Use Provisions | Chapter 200. Zoning and Land Use
Sec. 206-2. Allowed Use Table

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																										
Use Category Specific Use	Residential						Residential Build-to-Rent				Mixed-Use & Business				Towne Center		Definition/ Standards									
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP		BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI
Trophies store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.B	
Vape shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-5.12.QN
Video game store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A	
Video store	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	P	--	--	Sec. 206-5.12.A	
All vehicular, as listed below:																									Sec. 206-5.13.A	
Automobile parts store (no repair or installation)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	--	--	--	Sec. 206-5.13.B	
Boat, recreational vehicle, utility or enclosed trailer sales, rental, or service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	S	--	--	--	--	Sec. 206-5.13.C	
Car wash, self-serve, full-service, detailing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	P	S	--	--	P	--	--	--	Sec. 206-5.13.D	
Gas station (with convenience store). No vehicle repair or service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	S	--	--	--	--	Sec. 206-5.13.E	
Internet vehicles sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	--	L	L	--	--	Sec. 206-5.13.F	
Public parking (for off-site uses)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	S	Sec. 206-5.13.G
Remote parking (for off-site uses)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S	--	--	S	S	--	S	Sec. 206-5.13.H
Vehicle rental	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	S	--	--	--	--	Sec. 206-5.13.I	
Vehicle sales, rental, or auction	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	S	--	--	--	--	Sec. 206-5.13.J	
Vehicle repair (minor), including the following:																S	S	--	--	P	S	--	--	Sec. 206-5.13.K		
Audio and alarm installation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	Sec. 206-5.13.K		
Bed-liner installation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	Sec. 206-5.13.K		
Custom accessories	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	Sec. 206-5.13.K		
Emissions testing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	--	--	--	Sec. 206-5.13.K		
Glass repair and replacement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	Sec. 206-5.13.K		
Minor scratch and dent repair	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	Sec. 206-5.13.K		
Quick lubrication facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	--	--	P	S	--	--	Sec. 206-5.13.K		
Vehicle repair (major), including the following:																									Sec. 206-5.13.L	
Body and paint shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	Sec. 206-5.13.L		
Brake repair and replacement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	Sec. 206-5.13.L		
Muffler shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	Sec. 206-5.13.L		

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Use Category Specific Use	Residential						Residential Build-to-Rent				Mixed-Use & Business				Towne Center		Definition/ Standards										
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP		BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	
Tire repair and replacement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	Sec. 206-5.13.L	
Transmission repair and replacement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	Sec. 206-5.13.L
Industrial Uses																											
All craft manufacturing, including:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Ceramic products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Clothing products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Electronic goods	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Food and bakery products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Furniture products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Glass products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Household appliances	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Jewelry products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Leather products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Metalwork	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Non-alcoholic beverages	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Paper products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
Printmaking	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	P	L	L	--	--	Sec. 206-6.1	
All heavy industrial, including:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2	
Animal processing, packing, treating and storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2	
Bone materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2	
Bottling plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2	
Bulk fuel sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2	
Bulk storage of flammable liquids, chemicals, cosmetics, drugs, soap, paints, fertilizers, and abrasive products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2	
Chemical materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2	
Chemical, cosmetics, drug, soap, paints, fertilizers and abrasive products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2	

Article 6. Use Provisions | Chapter 200. Zoning and Land Use
Sec. 206-2. Allowed Use Table

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																											
Use Category Specific Use	Residential						Residential Build-to-Rent				Mixed-Use & Business				Towne Center		Definition/ Standards										
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP		BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	
Clay materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2	
Concrete batch plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Explosives materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Fireworks materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Food processing, and related products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Glass materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Leather materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Livestock or poultry slaughtering	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Lumber production	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Lumberyard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Metal products, including enameling and galvanizing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Paper materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Petroleum, liquefied petroleum gas and coal products and refining	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Plastic materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Prefabricated building manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Pulp materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Rubber and plastic products, rubber manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Rubber materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Sawmill, log production facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Stone materials or product	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
Tobacco materials or products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.2
All light industrial uses, as listed below																											Sec. 206-6.3.A
Ambulance service (with on-site storage or parking)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	--	Sec. 206-6.3.B
Baking plants	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Brewery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	S	S	--	--	--	Sec. 206-6.3.C
Carpet cleaning plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Contractors storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	P	--	--	--	--	--	Sec. 206-6.3.D

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																									
Use Category	Residential								Residential Build-to-Rent				Mixed-Use & Business				Towne Center		Definition/ Standards						
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB	MU		NR	LM	TCO [1]	TC-MU	TC-R	CI
Distillery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	S	S	--	--	Sec. 206-6.3.C	
Dry cleaning plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Food and beverage production	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Food truck (base of operation)	==	==	==	==	==	==	==	==	==	==	==	==	==	==	==	==	==	==	==	P	==	==	==	==	Sec. 206-6.3.E
Land-intensive outdoor sales and services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Laundry cleaning plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Limousine service (with on-site storage or parking)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Manufactured building sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Mobile home sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Non-emergency transport service (with on-site storage or parking)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Repair or services of business, industrial, machinery, equipment or products by providing centralized services for separate retail outlets	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	S	--	--	--	--	Sec. 206-6.3.A
Sale, rental, or repair of machinery, heavy equipment, or special trade tools	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	S	--	--	--	--	Sec. 206-6.3.EE
Taxicab service (with on-site storage or parking)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	--	--	--	Sec. 206-6.3.A
Winery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	P	P	--	--	Sec. 206-6.3.C
All light manufacturing, except as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Bookbinding plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Cabinet makers	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Clothing, textile or apparel manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Facilities that assemble or manufacture scientific instruments, semiconductor and related devices	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Furniture manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Machine shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Medical supply manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Mini-warehouse	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.7.A

Article 6. Use Provisions | Chapter 200. Zoning and Land Use
Sec. 206-2. Allowed Use Table

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																											
Use Category Specific Use	Residential						Residential Build-to-Rent				Mixed-Use & Business				Towne Center		Definition/ Standards										
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP		BG	HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	
Pharmaceutical manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A	
Printing plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Publishing plant	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Sheet metal shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Stone, clay, glass or concrete products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Tool repair	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Welding shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Woodworking shop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	--	--	--	Sec. 206-6.4.A
Storage Uses																											
Contractors equipment storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	--	--	--	Sec. 206-6.5.A
Equipment storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	--	--	--	Sec. 206-6.5.A
Fleet storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	--	--	--	Sec. 206-6.5.A
New and operable used vehicle, boat, or other similar operable vehicle storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	--	--	--	Sec. 206-6.5.A
Trailer storage, drop-off lot	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	--	--	--	Sec. 206-6.5.A
Storage of soil, mulch, stone, lumber, pipe, steel, and other similar material equipment	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	--	--	--	Sec. 206-6.5.A
Storage and splitting of logs	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	--	--	--	Sec. 206-6.5.A
Towing/impounding of vehicles	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	SP	--	--	--	P	--	--	--	--	Sec. 206-6.5.A
Tractor trailers storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	--	--	--	Sec. 206-6.5.A
All self-storage, as listed below:	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	--	--	--	Sec. 206-6.7
Indoor multi-story storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	--	--	--	Sec. 206-6.7.A
Mini-warehouse	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	--	--	--	Sec. 206-6.7.A
Warehouse, self-storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	--	--	--	Sec. 206-6.7.A
Research and Development																											
Laboratories, offices and other facilities used for research and development	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	S	--	--	Sec. 206-6.6.A	

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																											
Use Category Specific Use	Residential								Residential Build-to-Rent				Mixed-Use & Business				Towne Center		Definition/ Standards								
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG	HSB		MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	
Pilot plants used to test manufacturing processes	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	P	--	S	--	--	--	Sec. 206-6.6.A
Prototype production facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	P	--	S	--	--	--	Sec. 206-6.6.A
Warehouse and Distribution																											
Building materials storage yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	Sec. 206-6.8.A
Bulk storage, cold storage, frozen food lockers	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	Sec. 206-6.8.A
Distribution of products and merchandise	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	Sec. 206-6.8.A
Household moving and general freight storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	Sec. 206-6.8.A
Parcel service	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	Sec. 206-6.8.A
Transfer and storage business	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	Sec. 206-6.8.A
Waste Related																											
Hazardous household materials collection center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Hazardous waste facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Junk yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Salvage yard	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Landfill	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Recycling processing center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Scrap metal processor	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Waste incinerator	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Waste transfer station	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-6.9.A
Wholesale, all	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	P	--	--	--	--	--	Sec. 206-6.10.A
Railroad spur tracks	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Agricultural																											
All crop and tree farming	P	P	P	P	P	P	P	--	P	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-7.1
Accessory Uses																											
Accessory uses not otherwise listed below, as determined by the Director	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-8.2
Accessory cemetery	S	S	S	S	S	S	--	S	S	S	S	S	S	--	--	S	S	S	S	--	--	--	--	--	S	Sec. 206-8.3	

Article 6. Use Provisions | Chapter 200. Zoning and Land Use
Sec. 206-2. Allowed Use Table

KEY: P = Permitted Use L = Limited Use S = Special Use '--' = Use Not Permitted																											
Use Category Specific Use	Residential							Residential Build-to-Rent				Mixed-Use & Business				Towne Center		Definition/ Standards									
	RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG		HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	
Accessory dwelling unit (ADU)	--	--	--	--	--	--	L	--	--	--	--	--	--	--	--	--	--	L	L	--	--	L	L	--	--	Sec. 206-8.4	
Automated retail structure	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	--	L	L	L	--	Sec. 206-8.5
Bee keeping	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	L	Sec. 206-8.6	
Caretaker's residence	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-8.7
Donation bin	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-8.8
Drive-thru facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	L	--	L	L	L	--	L	Sec. 206-8.9	
Dumpster	--	--	--	--	--	L	L	L	L	--	--	--	--	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.10
Electric vehicle (EV) charging station	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.31
Heliport	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	Sec. 206-8.11	
Home occupation	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	L	L	--	--	L	L	--	L	Sec. 206-8.12	
In-law suite	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	L	L	--	--	L	L	--	L	Sec. 206-8.13	
Institutional accessory uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-8.14
Keeping of pets	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.15
Keeping of livestock	L	--	--	--	--	--	--	--	--	L	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-8.16
Modular offices/ classroom	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	Sec. 206-8.17	
On-site parking	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 206-8.18
Outdoor storage, minor	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	L	L	L	--	L	--	L	--	--	Sec. 206-8.19	
Outdoor storage, major	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	S	--	--	--	--	--	--	Sec. 206-8.20	
Parking of business vehicles	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.21
Parking of recreational vehicles	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	L	--	--	--	L	--	--	--	Sec. 206-8.22	
Parking and storage of watercraft	L	L	L	L	L	L	L	L	L	L	L	L	L	L	--	--	--	L	--	--	--	L	--	--	L	Sec. 206-8.23	
Portable accessory structure (PODS)	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.24	
Religious accessory uses	L	L	L	L	L	L	--	L	L	L	L	L	--	--	L	L	L	L	--	--	L	L	L	L	L	Sec. 206-8.25	
Roofed accessory structure	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	P	P	P	P	P	P	P	P	P	L	P	Sec. 206-8.26
Satellite dish antenna	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.27
Solar energy system (ground mounted)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 206-8.32
Solar energy system (intergrated or roof mounted)	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.32	

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	RS-30	RS-15	RS-5	R-DU	RM	RX	RO	PRC	RS-30-BTR	RS-15-BTR	RS-5-BTR	R-DU-BTR	R-TH-BTR	RO-BTR	OP	BG		HSB	MU	NR	LM	TCO [1]	TC-MU	TC-R	CI	
Swimming pool, hot tub, spa, koi pond	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.28
Temporary Shelter	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.30
Unroofed accessory structure	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	Sec. 206-8.29

Table Note
 [1] TCO use standards do not apply to properties zoned TC-MU or TC-R.

Agenda Item Summary

Date: February 10, 2025

Prepared by: Lt. Rain Nieddu



Agenda item:

Consideration and Action on Surplus of City Vehicles and Equipment

1. Police Unit 171 – 2008 Ford Crown Victoria – 2FAFP71V98X154945
2. Police Unit 219 – 2016 Dodge Charger – 2C3CDXAGXGH319261

Background:

These vehicles have high mileage and multiple mechanical issues that exceed the value of the vehicle. The City will dispose of these by selling them on GovDeals.

Financial Impact:

There is a small cost to list the items on GovDeals, but that is recouped in the sale.

Recommendation:

Approve the surplus of the vehicles for disposal.

Action requested:

Motion and affirmative vote to approve the listed vehicles and equipment for surplus.

Attachments:

- None