

ORDINANCE NO. 2022-11

AN ORDINANCE OF THE CITY OF SAGINAW, TEXAS, AMENDING APPENDIX A “ZONING” OF THE SAGINAW CITY CODE BY ADDING A NEW “NMU” NEIGHBORHOOD MIXED USE DISTRICT AND PROVIDING FOR NMU DISTRICT REGULATIONS BY AMENDING ARTICLE 6 “ZONING DISTRICTS,” SECTIONS 8-12 “SCREENING DEVICES AND FENCE REGULATIONS,” 8-13 “LANDSCAPE REGULATIONS,” AND 5-1 “PERMITTED USE TABLE;’ AND BY ADDING A SECTION 8-18 “ACTIVATED AMENITIES;” PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Saginaw, Texas is a home rule City acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City has a substantial interest in protecting the health, safety, welfare, convenience and enjoyment of the general public and has adopted zoning regulations to further this interest; and

WHEREAS, the City Council finds it appropriate to create a new NMU (Neighborhood Mixed-Use) zoning district to provide for low-intensity mixed uses compatible with residential land uses and encourage the development of community gathering spaces, and to enact regulations related to landscaping, screening, and fencing of this new zoning district; and

WHEREAS, the City Council finds it appropriate to encourage Activated Amenities within the NMU Zoning District in order to promote outdoor recreation and low-impact passive uses of open land; and

WHEREAS, the Planning and Zoning Commission of the City of Saginaw, Texas, held a public hearing on August 9, 2022, and the City Council of the City of Saginaw, Texas, held a public hearing on September 6, 2022, with respect to the regulations described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements to amend the Zoning Regulations of the City.

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

SECTION 1.

Article 6 “Zoning Districts” of Appendix A “Zoning” of the Saginaw City Code is hereby amended by adding a new Section 6-18, which said section reads as follows:

“Sec. 6-18. - NMU (Neighborhood Mixed-Use).

- A. *Purpose.* The “NMU” district is to provide for low intensity mixed uses, including local shopping and dining destinations, compatible with adjacent or nearby residential land uses. Development will be small in scale and is anticipated to cater to residents living in or near this district. This district also provides an opportunity to include community gathering spaces, parks, and plazas for the residents and visitors in the district and in surrounding neighborhoods.
- B. *Definitions.* For the purposes of this section 6-18:
1. “Development” shall mean property on or to which a developer is extending or constructing public infrastructure to provide service to one or more existing or proposed lots, regardless of whether the property is located in an area that was previously developed, or the act of making improvements to property. Each contiguous parcel or un-platted tract or land shall be considered a development.
 2. “Living Compatibility Buffer” shall mean the landscaped area contemplated by section 8.12 C. 3., “Living Compatibility Screen.”
- C. *Permitted uses.* Uses in the “NMU” district shall be in accordance with section 5-1, Permitted Use Table. A minimum of 70 percent of the development frontage along Major Corridors, for a depth of at least 100 feet, shall consist of ground floor commercial uses not directly associated with the development’s residential leasing or resident service areas (ex. mailboxes, leasing office, non-publicly accessible amenities, etc.). Major Corridors are defined as any property fronting an existing or proposed roadway classified and designated on the Master Thoroughfare Plan, other than Local Streets.
- *See Amendment D. *Area requirements.* Development shall comply with the following requirements, as it pertains to this district, shall conform with the provisions provided in the table below:

Area Requirements	
Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Lot Depth	N/A

Minimum Front Yard Setback	10- to 20-foot build-to-zone
Minimum Side Yard Setback	No interior side setbacks are required in the NMU district, except when NMU-zoned property abuts property zoned or used for single-family residential uses, in which case the minimum side yard setback required for the entire abutting side yard shall be 25 feet to include a Living Compatibility Buffer.
Minimum Rear Yard Setback	10 feet, except when NMU-zoned property abuts property zoned for single-family residential, in which case the minimum rear setback required for the entire abutting rear yard shall be 25 feet.
Maximum Density	8 Dwelling Units per Gross Acre*
Maximum Building Height	36 feet or 2 stories
Minimum Distance Between Residential Structures	15 feet, regardless of building orientation, measured from the dripline of any structure or structurally attached features

**Development is eligible to receive an increase in allowable maximum density, up to a maximum 10 dwelling units per gross acre, should a minimum of 2,500 square feet of the gross land area be provided as an Activated Amenity as detailed in section, 8-18 Activated Amenities.*

- E. *Off-street parking and loading requirements.* Off-street parking and loading requirements shall conform to the provisions of section 8-9, Off-Street Parking and Loading Requirements.
- F. *Landscaping.* Landscaping shall be in accordance with section 8-13, Landscape Regulations.
- G. *Signs.* Signs shall be in accordance with section 8-10, Sign Regulations.
- H. *Exterior construction.* Exterior construction shall be compatible in style, intensity, color, and scale with neighborhoods within 200 feet of the subject property. High quality and durable materials shall be utilized, and providing placemaking elements (ex. plazas, lighting, signage, landscaping, etc.) consistent with the character and traditions in Saginaw is highly encouraged.
- I. *Activated Amenities and Green Space.* Developments shall provide a minimum of 15 percent gross land area for green space. Green space can include manicured

landscape or treed areas, shaded trails, and areas surrounding detention areas, as long as they are aerated and benches, trash receptacles, and pathways are provided around them. Development is eligible to receive an increase in allowable maximum density, up to a maximum 10 dwelling units per gross acre, should a minimum of 2,500 square feet of the gross land area be provided as an Activated Amenity as defined in section 8-18, Activated Amenities.”

SECTION 2.

Section 8-12 “Screening devices and fence regulations” of Article 8 “Supplemental District Regulations” of Appendix A “Zoning” of the Saginaw City Code is hereby amended by revising Subsection C and adding new subsections E and F to read as follows:

“C. *Screening standards: residential uses.* The following standards shall apply to screening devices in the residential zoning districts and in the Neighborhood Mixed-Use District where adjacent to properties zoned or used for entirely single-family or duplex residential uses:

1. In areas where a single-family district abuts a multi-family district, a screening device shall be erected along side and rear property lines. The screening device shall be a minimum height of eight feet. It shall be the responsibility of the multi-family district to construct the screening device.
2. The screening device shall be solid masonry, unless otherwise approved by city council.
3. *Living Compatibility Screen.* Whenever a non-residential use, multi-family use, or mixed use is adjacent to a property used or zoned for single-family or duplex residential uses, the development shall provide a landscaped area of at least 20 feet in width along the common property line, planted with one canopy tree for each 30 linear feet or portion thereof of adjacent exposure. These trees may not be clustered. Connection to the adjacent neighborhood shall be provided via a sidewalk or trail through the Living Compatibility Screen, leading to an adjacent right-of-way, sidewalk, and/or trail as applicable to provide connectivity to any adjacent neighborhoods or other developments.

* * *

E. *Screening of parking lot areas.*

1. Developments shall screen parking from adjacent properties with a Living Compatibility Screen in accordance with section 8-12C.

2. For all developments, off-street surface parking lots, excluding associated driveways, shall be screened from view from public rights-of-way and adjacent property as follows:
 - a. Earthen berm planted with turf grass and/or combination of ground cover and evergreen shrubs recommended for local area use by the director of parks and recreation, with a slope not to exceed one foot of height for each two feet of width; and/or
 - b. Evergreen plant materials recommended for local area use by the building official, located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed unless the building official approves an alternative planting density certified by a landscape authority as being capable of providing a solid appearance within three years.

F. *Special screening: Loading areas.* Loading docks or structures, bays, and bay doors shall be screened from view from the public right-of-way, from adjacent residential property, and from adjacent non-residential property, other than industrial. The required screening device adjacent to a non-residential property, other than industrial, may be waived by the City Council with site plan approval if the City Council determines that the location of the proposed loading docks or structures, bays or bay doors in relation to the adjacent development's site layout is not detrimental.”

Existing subsections E through K of Section 8-12 shall now be re-designated as subsections G through M, respectively, and shall otherwise remain unmodified.

SECTION 3.

Section 8-13 “Landscape regulations” of Article 8 “Supplemental District Regulations” of Appendix A “Zoning” of the Saginaw City Code is hereby amended by revising Subparagraphs 4. and 5. of Subsection B., to read as follows:

- “4. Residential districts and attached or detached single family or two-family residential uses/structures within mixed-use districts.
 - a. In the SF-1 and SF-2 districts, six inches of nursery stock tree(s) are required in each front yard, with a minimum size of two-inch caliper for any single tree.
 - b. In the SF-3, SF-4, and mixed-use districts, four inches of nursery stock tree(s) are required in each front yard, with a minimum size of two-inch caliper for any single tree.

- c. In the ZLL, DX and SFA districts, three-inch caliper tree shall be planted between the front face of each dwelling unit and the street right-of-way line.

5. *Interior landscape area requirements.* The amount of landscape area required on the interior of the lot (includes buffer yards) shall be based on the square footage of the proposed buildings. For the purposes of this ordinance, the square footage of the building will be the square footage of the first floor or the square footage of the largest floor, whichever is greater. For single story retail anchor tenants having greater than 20,000 square feet of area, the building square footage shall be the front width of the building multiplied by a depth of 60 feet. The required landscape area for each zoning shall be based on the percentage of the floor area as determined above in accordance with the following chart and can be combined with required open space in mixed-use districts:

Zoning District	Percent of Floor Area
MF-1, MF-2	50
NC, OP, NMU	30
CC, CF	30
LI, HI	10

* * **

SECTION 4.

Article 8 “Supplemental District Regulations” of Appendix A “Zoning” of the Saginaw City Code is hereby amended by adding a new Section 8-18, which said section reads as follows:

“Sec. 8-18. Activated Amenities.

Should an Activated Amenity be provided pursuant to Section 6-18, NMU (Neighborhood Mixed-Use), the Activated Amenity shall comply with the following:

- A. *Definition.* For the purpose of this section, Activated Amenities shall include one or more of the following:
 - 1. Land area of the development used for aesthetic, leisure, and recreational purposes, that is accessible to and permanently reserved for the common use and enjoyment of the occupants of the development;
 - 2. Golf courses, parks, and public open space areas adjacent to the development, which are readily accessible;

3. Low-impact passive uses include conservation of open land in its natural state (for example, woodland, fallow field, or meadow), neighborhood squares, common areas, picnic areas, community gardens, walking trails, bikeways, other kinds of pathways, and similar low-impact passive recreational uses; or,
4. Active recreation uses including recreational playing fields, playgrounds, tennis courts, neighborhood pools, and clubhouse-type structures.

B. *Exclusions.* Activated Amenities shall not include:

1. Land areas reserved for the exclusive use and benefit of an individual owner or tenant;
2. Public or private street right-of-way, parkways, alleys, driveways, parking or loading areas;
3. Religious institutions or private school sites; or,
4. Street medians or islands.

C. *Requirements.*

1. An application that includes an activated amenity or open space shall include a written description or a plan of amenities, such as identification of landscaped areas, trees and shrubs, sidewalks and trails, benches, pavilions, and/or play areas to be included in the open space areas.
2. The maximum amount of open space used for storm water detention or retention purposes shall not exceed 25 percent of the common open space area. If the open space area contains a retention pond, the pond shall include at least one aeration device, such as a fountain, waterfall, or underwater device.
3. Activated Amenities adjacent to street rights-of-way shall be a minimum depth of 25 feet and shall be landscaped to include the retention or planting of one three-inch caliper tree per each 50 feet of street frontage, which may be clustered or distributed within the open space area.

D. *Guarantee of Activated Amenities.* In order to guarantee the preservation and maintenance of the common open space, one of the following methods shall be required:

1. Activated Amenities may be conveyed to the City or other public agency, provided the City or other public agency accepts the conveyance and agrees

to maintain the common open space and any buildings, structures or other improvements thereon; or,

2. A platted common area to be owned and maintained by an associated property owner association with an easement or notation designating perpetual public access.
- E. *Public access.* To be eligible for the density bonus outlined in section 6-18, NMU (Neighborhood Mixed-Use), the Activated Amenity shall be accessible to the public with associated public access easement(s) and signage indicating public access.”

SECTION 5.

Section 5-1 “Permitted use table” of Article 5 “Permitted Uses” of Appendix A “Zoning” of the Saginaw City Code is hereby amended by: amending the “Land Use Table Legend” by adding NMU (Neighborhood Mixed-Use) to the Legend; by adding NMU (Neighborhood Mixed-Use) to the “Permitted Use Table;” and by indicating which land uses are permitted outright, conditionally permitted, or prohibited within the NMU (Neighborhood Mixed-Use) District, all as set forth in the attached and incorporated Exhibit “A,” hereto. The remainder of the Land Use Table Legend and Permitted Use Table shall remain unmodified and are included within Exhibit “A” hereto for illustrative purposes only.

SECTION 6.

This ordinance shall be cumulative of all other ordinances of the City of Saginaw and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 7.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared void, ineffective or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness, or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation herein of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 8.

All rights or remedies of the City of Saginaw, Texas, are expressly saved as to any and all violations of the City Code or any amendments thereto that have accrued at the time of the effective date of this ordinance; and as to such accrued violations, and all pending litigation, both civil or criminal, same shall not be affected by this ordinance but may be prosecuted until final disposition

by the courts.

SECTION 9.

Any person, firm, or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2000.00) for each violation of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

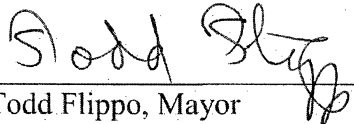
SECTION 10.

The City Secretary of the City of Saginaw is hereby directed to publish at least twice in the official newspaper of the City of Saginaw, the caption and the penalty clause of this ordinance in accordance with Section 52.013(b) of the Local Government Code.

SECTION 11.

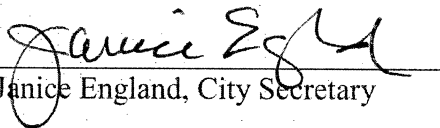
This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

PASSED AND APPROVED ON this the 6th day of September, 2022.



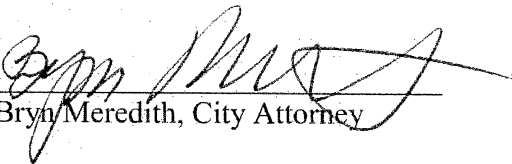
Todd Flippo, Mayor

ATTEST:



Janice England, City Secretary

APPROVED AS TO FORM AND LEGALITY:



Bryn Meredith, City Attorney



EXHIBIT A

Sec. 5-1. Permitted use table.

A. *Land use table legend.* The following table presents the zoning district classifications and the permitted uses within those classifications. Uses are listed as being "Permitted", permitted by "Specific Use Permit", and prohibited uses as signified by blank cells. Conditions are provided in Section 5-2, Special Conditions for Listed Uses. Any use not expressly authorized and permitted herein is expressly prohibited.

P	Permitted Use	AG	Agriculture	MF2	Multi-Family
		SF-1	Single Family	MH	HUD Code Manufactured Housing
S	Specific Use Permit	SF-2	Single Family	OP	Office Professional
		SF-3	Single Family	NC	Neighborhood Commercial
	Prohibited Use	SF-4	Single Family (Inactive)	NMU	Neighborhood Mixed- use
		ZLL	Zero Lot Line	CC	Community Commercial
		DX	Duplex	CF	Community Facilities
		MF1	Multi-Family	LI	Light Industrial
				HI	Heavy Industrial

P = Permitted Use, S = Specific Use Permit, Blank = Prohibited Use																					
City of Saginaw Land Use Table																					
Residential											Land Use Designation		Nonresidential				Supplemental Conditions				
A	S	S	S	S	S	D	Z	M	M	M			O	N	NMU	C	C	L	H		
G	F	F	F	F	F	X	L	H	F	F			P	C		C	F	I	I		
	1	2	3	4	A		L		1	2											
RESIDENTIAL LAND USES																					
P											Agricultural Use										
									P	P	Apartment				P						19
									P	P	Boarding House				P						
P	S										Caretaker, Guard or Servant, Residence or Apt. Garage					S		S	P		2
P	S	S	S	S	S						Dwelling, Guesthouse										2
P	P	P	P	P	P	P	P	P	P	P	Convent, Rectory, Monastery	P	P	P	P	P	P	P	P		
					S	S	S		P	P	Dwelling, Assisted Living Facility		S	P							2, 19
								P			Dwelling, HUD-Code Manufactured Home										

												Lodge, Fraternal, Sorority & Clubs	S	S	S	P	P	P	P	2
												Museum		P	P	P	P	P	P	
	P	P	P	P	P	P	P	P	P	P	P	Park	P	P	P	P	P	P	P	
									P	P		Philanthropic and/or Charitable Use		P	P	P				
												Public Maintenance Building, Storage Yard					P	P	P	
	P	P	P	P	P	P	P	P	P	P	P	Public Safety Facility, Police & Fire	P	P	P	P	P	P	P	
	P	P	P	P	P	P	P	P	P	P	P	Public Utility	P	P	P	P	P	P	P	
P	P	P	P	P	P	P	P	P	P	P	P	Religious Institution	P	P	P	P	P	P	P	22
	P	P	P	P	P	P	P	P	P	P	P	Telephone Exchange, Switching or Relay	P	P	P	P	P	P	P	
EDUCATIONAL USES																				
S												School, Business College	S		S	P		S	S	2, 22
S												School, College or University	S		S	P	S	S	S	2, 22
												School, Commercial Instruction	S		S	P				2, 22
S												School, Commercial Trade	S		S	P		S		2, 22
P	P	P	P	P	P	P	P	P	P	P	P	School, Home								
S	S	S	S	S	S	S	S	S	S	S	S	School, Home Day								2
												School, Institution, Rehabilitation & Training Center	S		S	P	S	S		2
										S	S	School, Nursery	P	P	P	P				2
S	S	S	S	S	S	S	S	S	S	S	S	School, Primary or Secondary	S	S	S	S	S	S	S	22
												School, Vocational	S				P		S	2
AMUSEMENT AND ENTERTAINMENT USES																				
												Amusement Center, Indoor		P	P	P		P	P	
												Amusement Center, Outdoor				P		P	P	1, 7
												Athletic Field & Play Field, Commercial	S	S	S		P	P		1, 7, 22

												Auditorium					P				
												Camp Ground & Related Facilities					S		S	S	2
S	S	S	S	S	S	S	S	S		S	S	Country Club	S	S	S						2
S												Golf Course, Driving Range					P		P	P	1, 7
												Golf Course, Miniature	S	S	P						2
S	S	S	S	S	S	S	S	S	S	S	S	Golf Course, Private	S	S	S						2
												Go Cart Track and Other Vehicular Track or Facility							S	S	1, 5, 7
												Gymnasium	P	P	S	P					1
												Movie Theater, Cineplex		S		P					2, 7, 22
												Private Club	S	S	S	S					2
P												Recreational Ranch or Farm									
S												Rodeo Ground/Fair Ground				S		S	S		1, 7, 22
												Skating Rink, Indoor	P	S	P		P				
P												Stable, Commercial									1, 5
P	S	S	S	S								Stable, Private							S	S	2
												Swimming Pool, Commercial			S	P		P			2
												Shooting Range, Indoor				S		P	P		2, 5
												Shooting Range, Outdoor							S	S	1, 5
												Water Park, Commercial					P	P	P	P	1, 7, 22
MEDICAL USES																					
												Clinic							S	S	27
												Hospital	S	S			P	S			2, 22
												Laboratory, Medical and/or Dental	S				P		P	S	2
												Laboratory, Research	S	S			P		P	P	2
												Laboratory, Support					P		P	P	
												Medical, Dental & Optical Retail Sales	P	P	P	P					
												Medical, Dental Office	P	P	P	P					
										S	S	Nursing Home		S			P				2
												Optician Shop	S	S	P	P					2

																		Barber Shop, Beauty Salon, other Personal Shop	P	P	P	P													
																			Bingo Hall					S	S									1, 23	
																			Brewery					S	S	S								1	
																			Building Material Sales		P			P		P	P							1, 3, 7, 13, 22	
																			Cabinet &/or Upholstery Shop					S		P	P							2, 3	
																			Catering Service		P	P		P											
																			Contractor, no Outside Storage Permitted		S			P		P	P								
																			Contractor, Outside Storage Permitted							P	P							1, 3, 7, 13	
																			Contractor Storage or Equipment Yard							P	P							1, 3, 7, 13	
																			Convenience Store, with or without Fuel Sales		P	S		P		P	P							7	
																			Copy Shop	S	S		S	P										2	
																			Cosmetic Tattoo Establishment	P	P		S	P											
																			Cottage Industry		P	P		P											
											S	S							Day Care Center, Adult	S	P		S	P											2
											S	S							Day Care Center, Child	S	S		S	P											2, 10
P	P	P	P	P	P	P	P	P	P	P									Day Care, in the Home															10	
																			Department Store		S		S	P											2
																			Extended-Stay Hotel/Motel		S			S											2, 7
																			Exterminating Service		S			P		P	P								2
																			Factory Outlet, Retail or Wholesale Store					P		P									3, 7, 13, 22
P																			Farmers Market, Outdoor		S		S	P	P									2, 7,	
																			Flea Market							S	S								2, 5, 7, 22
																			Funeral Home, Mortuary		S			P		P									1, 22
																			Furniture, Fixture & Appliance Store		S			P											2

															Furniture Repair		S		P		P	P	2
															Gift Shop including Florist		P	P	P				
P															Greenhouse or Plant Nursery		P	P	P		P		7
															Grocery Store		P	P	P				
															Hardware Store		P	P	P		P		
															Health Club, Recreation Facility	S	P	P	P				2
															Hobby Studio, Private		P	P	P				
															Home Improvement Store	S	S	P		P			2, 13
															Hookah/Smoke Lounge				S				
															Hotel, Motel	S			P				2, 7
S															Kennel						S	S	1, 8, 9
															Kiosk	S	P	P	P				2
P															Landscape Service				S		P	P	2
															Laundry, Dry Cleaning Full Service				P		P	P	
															Laundry, Dry Cleaning Pickup & Receiving Station	S			P		P		2
															Laundry, Self Service	S			P				2
															Liquor Store, Packaging Sales				P				22
															Lithography or Print Shop		P		P		P		
															Locksmith Shop		P	P	P				
															Machinery Sales or Repair				S		P	P	2
															Manufactured or Industrialized Home Sales or Rental						S	S	2, 3, 7, 13
															Massage Therapy Establishment				S				
															Meat Market (includes Seafood)		P	P	P				
															Mobile Food Unit Park	S	S	S	P	P	P		28
															Music Store		P	P	P				
															Non-depository financial institutions				S				1

										Office Machine Sales & Service		P			P						
										Office Supply Store		P		P		P					
										Pawn Shop								P	P		
										Pet Shop		P		P		P					
										Pharmacy	S	P		P		P					2
										Photographic Equipment Sales & Service		P		P		P					
										Photographic Service		P		P		P					
										Private Card Club						S		S	S		2
										Physical Training and Athletic Facility						P		P			
										Radio, Television Studio		P		P		P					
										Recycling Collection Center								S	P		2, 3, 13
										Rental Store		P		P		P					13
										Rental Yard, Commercial & Heavy Equipment						S			P		1, 3, 7, 13, 22
										Repair, Small Engine		S				P		P	P		
										Restaurant, limited		S		P		S					
										Restaurant, with alcohol sales		P		P		P					2, 7, 22, 26
										Restaurant, without alcohol sales		P		P		P					2, 7, 22, 26
										Restaurant, Drive-in / Drive-thru		P		S		P					7, 22, 26
										Restaurant, Refreshment Stand (Temporary or Seasonal)		P		P		P					7
										Sexually Oriented Business											See Ordinance No. 95-1 (as amended)
										Shoe Repair			P		P		P				
										Snow Cone Stand Seasonal						P		P	P		1, 25
										Sign Shop, Painted or Silk-screened						P		P	P		
										Special Event Venue		S		S		S		S			1
										Stone Monument Sales						S		P	P		2, 3, 7
										Studio, Dance	S	P		S		P	S	P	P		

																	P	P	2, 7, 13	
																		P	P	7
																				14
																		P	P	7, 22
																		P	P	7, 13, 22
																		P	P	7
ACCESSORY USES																				
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	16
																		P	P	
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21