

Exhibit 1: Use Matrix

AGRICULTURAL USES

Use	LPA	LPL	FF	NR	GC
Animal Boarding/Kennel (No Outside Kennels)		P	P	P	P
Animal Boarding/Kennel (Outside Kennels)					
Farm, Ranch					
Garden, Crops or Orchard					
Horse Corral or Stable (Commercial)					
Horse Corral or Stable (Private)					
Industrial Farming Operation					
Landscaping Service/Construction		P	P		
Wholesale Nursery for Growing of Plants, No Retail Sale on Site	S	P	P		

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COMMERCIAL / RETAIL USES

Use	LPA	LPB	FI	NR	GC
Auction Rooms (Including Auctions)	P	P	P		
Auto Gasoline or Motor Fuel Service Station	P*			P	P
Auto Gasoline or Motor Fuel Service Station, On Site	A	P	P		P
Auto Painting or Body Rebuilding Shop		P	P		P
Auto Rental		P	P		P
Auto Repair, Major		P	P		P
Auto Repair, Minor	S*	P	P	S	P
Auto Storage or Auto Auction	S	P	P		P
Bakery, Small-Scale (with retail sales)	P*			P	P
Boat & Trailer Dealership (New and Used)		P	P		
Building Maintenance, Service & Sales	A	P	P		
Business, Trade or Vocational School	P			P	P
Car Wash / Truck Wash	A	A	A		P
Catering establishments	S*			S	P
Convenience Store (with Gasoline Sales)	P	P	P	P	P
Convenience Store (without Gasoline Sales)	P	P	P	P	P
Drug Store or Pharmacy	P*			P	P
Exterminating Shop					P
Feed Store, Ranch Supply					
Financial Institutions	P			P	P
Garden Supply/Plant Nursery	P*			P	P
Gunsmith Repair and Sales	S*			S	P
Hotel, Residence	S*			S	P
Hotels & Motels	S*			S	P
Laundry Services	P*			P	P
Liquor Store					
Manufactured or Industrialized Home Sales (New)					
Manufactured or Industrialized Home Sales (Used)					
Market/Supermarket/Grocery Store	P*			P	P
Medical or Dental Clinic, Laboratory or Office	P*			P	P
Medical or Scientific Research Lab	P	P	P		P
Mobile Home/Trailer Sales Lot					
Motor Vehicle Dealership, New & Used (Cars and Light Trucks)					P
Motorcycle Sales and Repair					P

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COMMERCIAL / RETAIL USES (continued)

Use	LPA	LFB	PI	NR	GC
Museum or Art Gallery (Private)	P*			P	P
Offices, General Business & Professional	P	P	P	P	P
Pawn Shop					
Personal Services	P*			P	P
Personal Services, Instruction	P*			P	P
Portable Building Sales (Outdoor Display)					
Printing & Copying Services	P	P	P	P	P
Recreational Vehicle (RV) Sales and Service		P	P		
Repair Services, Limited	S*			S	P
Restaurant (Drive-In Service)	P*			P	P
Restaurant or Cafeteria Including Brew Pub (No Drive-Thru Service)	A	A	A	P	P
Restaurant with Drive-Thru Service	A	A	A	P	P
Retail Sales, General	P			P	P
Sexually Oriented Business					
Studio, Decorator, Artist, Photographer	P*			P	P
Studio, Health/Reducing/Fitness or Similar Service Establishment	A	A	A	P	P
Studio, Music, Recording, Dance or Drama	P*			P	P
Tattoo or Body Piercing	S*			S	S
Taxidermist		P	P		P
Temporary On-site Construction Office	P	P	P	P	P
Temporary Sales, Seasonal	P	P	P	P	P
Tool and Light Equipment Rental (Indoor)	S*			S	P
Towing & Impound Yard		S	P		
Towing Service, No Storage		P	P		P
Tractor Sales		P	P		S
Trailer and Heavy Load Vehicle Repair		P	P		P
Trailer or Truck Rental		P	P		P
Trailer Sales and Rental for Use with Private Passenger Motor Vehicles		P	P		P
Veterinarian Services (with outside runs)					
Veterinarian Services (without outside runs)	S*	P	P	S	P

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INDUSTRIAL USES

Use	LPA	LPE	PI	NH	GC
Animal Rendering Plant					
Bakery, Large-Scale (no retail sales)		S	S		
Brewery, Distillery or Winery			S		
Building materials yard, contractor's yard, lumberyard		P	P		A
Cement or Hydrated Lime Plant			S		
Cold Storage Plant	P	P	P		
Concrete or Asphalt Batching Plant (Permanent)			S		
Concrete or Asphalt Batching Plant (Temporary)	P	P	P	P	P
Concrete products casting, mixing and products manufacture			P		
Distribution Center	P	P	P		
Equipment, Sales or Rental				S	P
Feed mixing and grinding plants		P	P		
Foundry or Metal Fabrication		P	P		
Gas odorizing stations and gate stations		S	P		
Gas regulator stations, mixing station, and gate station		S	P		
Heavy Construction Trade Yard		P	P		
Heavy Industry		P	P		
Light Manufacturing, Processing and Assembly	P	P	P		
Maintenance and Repair Service For Buildings	A	P	P		A
Manufacturing, Heavy		S	P		
Mining and Extraction (Sand, Gravel, Oil & Others)	S	S	S		
Mini-Warehouse / Self Storage	S	P	P		
Monument Works, Stone and Metal		P	P		
Newspaper Printing	P	P	P		
Open Storage, display or Work Areas for Merchandise or Machinery		P	P		
Petroleum Distribution/Storage/Wholesale Facilities		P	P		
Recycling Collection Center		P	P		
Repair and storage garages		P	P		P

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INDUSTRIAL USES (continued)

Use	LPA	LPB	PI	NR	GC
Repair of farm, household, office machinery or equipment	P	P	P		
Salvage or Reclamation of Products (Indoors)		P	P		S
Salvage or Reclamation of Products (Outdoors)		P	P		
Storage and warehousing establishments	P	P	P		P
Water softener sales and services	S	P	P		
Water Treatment Plant	P	P	P		
Weighing stations		P	P		
Wholesale Showroom Facility	P	P	P		

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PUBLIC & CIVIC USES

Use	LPA	LPB	PL	NR	GC
Animal Shelter (without outside runs)		P			P
Animal Shelter (with outside runs)					
Armed Service Recruiting Center	P			P	P
Assembly Halls, Auditoriums	S				P
Cemetery or Mausoleum					
Child Care Center / Day Care Center				A	A
Church/Place of Worship				P	P
College, University or Seminary					P
Community Center (Public)	P			P	P
Correctional Facility			S		
Crematorium			S		
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary	P	P	P	P	P
Government Facility	P	P	P	P	P
Hospice					P
Hospital, Acute Care				S	P
Hospital, Chronic Care				S	P
Institution for Alcoholic, Narcotic or Psychiatric Patients				S	P
Institution of Religious, Charitable or Philanthropic Nature					S
Kindergarten or Nursery School (Private)				P	P
Landfill, Sanitary					
Library, Art Gallery or Museum (Public)				P	P
Minor Medical Emergency Clinic				S	P
Mortuary or Funeral Chapel				P	P
Non-Profit Activities by a Church	P			P	P
Post Office	P			P	P
Private Club, Lodge or Fraternal Organization	P			P	P
Public Agency Building, Shop, Yard or Facility	P	P	P		
Public School, Primary					
Public School, Secondary					
Public School, Senior					

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PUBLIC & CIVIC USES (continued)

Use	LPA	LPB	PI	NR	GC
Rehabilitation Care Facility (Halfway House)				S	P
Rescue Mission or Shelter for the Homeless				P	P
School, Private (Primary or Secondary)				P	P
Social Service Provider, except Rescue Mission or Homeless Shelter				S	P
Temporary Educational Building				P	P
Commercial Amusement / Recreation / Entertainment (Indoor)	S			S	P
Commercial Amusement / Recreation / Entertainment (Outdoor)	S	S		S	S
Country Club, Private				P	P
Day Camp for Children				P	P
Golf Course	P			S	P
Golf Driving Range	P			S	P
Gun Club, Skeet or Target Range (Indoor)		P	P		P
Gun Club, Skeet or Target Range (Outdoor)		S	S		S
Health Club	A	A	A	P	P
Park or Playground (Private) Non-Commercial				P	
Park or Playground (Public)				P	
Playfield or Stadium (Public)	S	S	S	S	S
Private Sports Arena, Stadium or Track	S	S	S	S	S
Rodeo Grounds			P		
RV Park					S
Zoo (Private)					

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UTILITIES & TRANSPORTATION USES

Use	LPA	LPB	PI	NR	GC
Airport, Heliport or Landing Field	S	S	S		
Antenna	P	P	P	S	S
Bus Charter Service & Service Facility	S	P	P		S
Bus Station or Terminal		S	P		S
Electrical Energy Generating Plant	S	P	P		
Electrical Substation (High Voltage Bulk Power)	P	P	P	S	P
Electrical Transmission Line (High Voltage)	P	P	P	P	P
Emergency Ambulance Services, Ground	P	P	P		S
Franchised Private Utility (Not Listed)	P	P	P	P	P
Heavy Load Vehicle Storage	S	P	P		
Heavy Machinery & Equipment (Rental, Sales & Service)		P	P		
Helistop	S	P	P		
Local Utility Line	P	P	P	P	P
Motor Freight Company / Terminal	S	A	A		
Parking Lot or Structure Commercial (Auto)	P	P	P	P	P
Parking Lot, Trucks and Trailers	S	A	A	A	A
Privately owned water pumping stations and water reservoirs	P	P	P	P	P
Radar installation and towers	P	P	P		S
Radio and television studios and stations	P	P	P		S
Radio and television towers	P	P	P		S
Radio, AM or FM or television broadcasting stations or transmitters and microwave radio relay structures	P	P	P		S
Railroad freight terminals	S	P	P	S	S
Railroad passenger station	P	P	P		S
Railroad right-of-way, but not including railroad yards and shops, freight and service buildings, or right-of-way for switch, lead, spur, or team tracks	P	P	P	P	P
Railroad yard	P	P	P	S	S
Satellite Dish	P	P	P	P	P
Sewage Pumping Station (Public)	P	P	P	P	P
Taxi station				P	P

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UTILITIES & TRANSPORTATION USES (continued)

Use	LPA	LPB	PF	NR	GC
Telephone exchanges and transmission equipment buildings	P	P	P	P	P
Transit Passenger Facility	P	P	P	S	P
Truck Sales & Storage	S	P	P		
Truck Stop with Fuel and Accessory Services	S	S	S	S	P
Truck Yard	P	P	P	S	S
Trucking Company	P	P	P	S	S
Utility Shops or Storage Yards or Buildings	S	P	P	S	P
Wireless Communications Tower	S	S	S	S	S

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Exhibit 2: Development Standards

Development Standards

	LEA	LPD	PI	NR	GC
Lot Area Minimum	10,000 sf				
Lot Width Minimum	50 Feet				
Lot Depth Minimum	90 Feet				
Floor Area Ratio (FAR) Maximum	5:1	3:1	3:1	1:1	1:1
Building Coverage ¹	55%	65%	70%	50%	50%
Building Separation	20 Feet	20 Feet	50 Feet	25 Feet	25 Feet
Maximum Building Height	75 Feet	110 Feet	110 Feet	40 Feet	55 Feet
Building Setbacks					
Front	50 Feet ²	50 Feet ²	50 Feet ²	25 Feet	25 Feet
Side	25 Feet ³	25 Feet ³	25 Feet ³	15 Feet ⁴	15 Feet ⁴
Side at Street	50 Feet ²	50 Feet ²	50 Feet ²	25 Feet	25 Feet
Rear	25 Feet ³	25 Feet ³	25 Feet ³	15 Feet ⁴	15 Feet ⁴

¹Parking Structures shall be excluded from building coverage calculations

²Reduction to twenty-five (25) feet when ultimate typical right-of-way is less than seventy-five (75) feet

³When adjacent to any single-family residential use, setback shall be fifty (50) feet for buildings in excess of twenty (20) feet in height; one hundred (100) feet for buildings in excess of forty-five (45) feet in height. There shall be no minimum side setback requirement for buildings adjacent to a rail or a rail spur

⁴When adjacent to any single-family residential use, setback shall be twenty-five (25) feet