



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

February 16, 2023

6:00 PM

Council Chambers

Pursuant to Section 551.071 of the Texas Government Code, the Commission may convene into Executive Session(s) from time to time as deemed necessary during the meeting for any posted agenda item and may receive advice from its attorney as permitted by law.

REGULAR SESSION

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting held on December 1, 2022.

ACTION ITEMS

2. Consider and take appropriate action on a Final Plat for Lots 1-16, 1X & 2X, Block 1, Roeser Addition. The property is generally located on the north and south sides of Park Street approximately 2,100 feet east of South Ash Avenue.
David Hawkins, Director of Planning and Development
3. Consider and take appropriate action on a Preliminary Plat for Lots 1 & 2, Block 1, Fox Addition. The property is generally located on the west side of Park Street approximately 3,700 feet east of South Ash Avenue.
David Hawkins, Director of Planning and Development

PUBLIC HEARING

4. Conduct a public hearing and make a recommendation to City Council regarding a proposed zoning change request from the Single Family Five (SF-5) District to Heavy Commercial (HC) District for approximately 0.36 acres of land, being described as Tract 2 in the G.W. McKinsey Survey, Abstract No. 1827, City of Azle, Tarrant County, Texas. The property is addressed as 109 Porter Drive and is generally located on the southwest corner of Porter Drive and Southeast Parkway (Hwy. 199).
David Hawkins, Director of Planning and Development

OTHER ITEMS

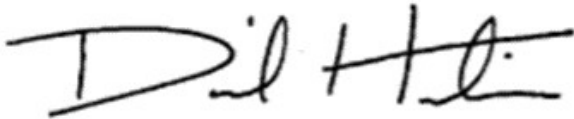
5. Development Project Updates
David Hawkins, Director of Planning and Development

EXECUTIVE SESSION

This statement is added to the Agenda at the top (same as the City Council Agenda): Pursuant to Section 551.071 of the Texas Government Code, the Board may convene into Executive Session(s) from time to time as deemed necessary during the meeting for any posted agenda item, and may receive advice from its attorney as permitted by law

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on February 10, 2023, at the City's official bulletin board and is readily accessible to the public at all times in accordance with V.T.C.A. Chapter 551, Texas Government Code.

A handwritten signature in black ink, appearing to read "D. Hawkins". The signature is stylized with a large "D" and a cursive "Hawkins".

David Hawkins, AICP
Director of Planning and Zoning

This facility is wheelchair accessible and handicapped parking spaces are available. Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in city functions and activities. Auxiliary aids and services or accommodations should be requested forty-eight hours prior to the scheduled starting time by calling the City Secretary's Office at 817-444-7101. Complete Planning and Zoning Commission agenda packet is available for review at the City Secretary's Office and on our website www.cityofazle.org.



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

December 1, 2022

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

INVOCATION

Commissioner Carlson gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Mosier led the Pledge of Allegiance

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting held on November 17, 2022.

Commissioner Simmons moved to approve the minutes of the Regular Meeting held on November 17, 2022. as presented. Commissioner Mosier seconded the motion.

Yes: 6 Leonard Wheeler, Jim Carlson, Ricky Simmons, Laurel Mosier, Cynthia Barrios,
Curt Lampkin

Absent: 1 Jared Arneson

PUBLIC HEARING

2. Conduct a public hearing and make a recommendation to City Council regarding a proposed Comprehensive Master Plan Amendment from the Low Density Residential to Commercial for approximately 7.84 acres of land situated in the Spenser Townsend Survey, Abstract No. 1553, City of Azle, Tarrant County, Texas, and being described as Tracts 1A2, 1A2A, 1A7, 3E, 3H, 3H1, 3I, 3K, 3K1, 3K2 & 3M, Spenser Townsend Survey, Abstract No. 1553, Tarrant County, Texas. The property is generally located on the west side of Southeast Parkway (Hwy. 199) approximately 260 feet south of Gipson Road.

David Hawkins, Director of Planning and Development gave a presentation to the Commission on this agenda item. Chris Simpson, applicant, was also present and addressed the Commission on this item.

Chairman Wheeler opened the Public Hearing at 6:22 p.m. No one spoke in favor of this agenda item.

The following persons spoke in opposition citing concerns of traffic, property values, drainage, land use

not compatible with residential properties next door, noise:

1. David Dawson - 601 Williams Road
2. Rebekah Fox - 600 Williams Road
3. Terri Dechert Evans - 521 Williams Road/213 Gipson Road
4. Amanda Gillock - 600 Williams Road
5. Craig Hindle - 125 Gipson Road
6. Bailey (Property Owner) - 613 Williams Road

Chairman Wheeler closed the Public Hearing at 7:09 p.m.

Vice Chairman Jim Carlson moved to recommend approval of the Comprehensive Master Plan Amendment as presented. Commissioner Laurel Mosier seconded the motion.

Yes: (3) Laurel Mosier, Jim Carlson, Curt Lampkin

No: (3) Leonard Wheeler, Cynthia Barrios, Jesse Simmons

Absent: (1) Jared Arneson

The motion did not carry due to a tie vote. Due to a tied vote, this agenda item is being forwarded to City Council with a recommendation for denial.

3. **Conduct a public hearing and make a recommendation to City Council regarding a proposed zoning change request from the Single Family Four (SF-4) and Commercial (C) Districts to Heavy Commercial (HC) District on approximately 7.84 acres of land situated in the Spenser Townsend Survey, Abstract No. 1553, City of Azle, Tarrant County, Texas, and being described as Tracts 1A2, 1A2A, 1A7, 3E, 3H, 3H1, 3I, 3K, 3K1, 3K2 & 3M, Spenser Townsend Survey, Abstract No. 1553, Tarrant County, Texas. The property is generally located on the west side of Southeast Parkway (Hwy. 199) approximately 260 feet south of Gipson Road.**

With the recommendation of denial for the Comprehensive Master Plan Amendment for this property, the P & Z Commission cannot vote to recommend approval of this zoning change request. This agenda item is being forwarded to the City Council with a recommendation for denial.

OTHER ITEMS

4. Development Project Updates

ADJOURNMENT

Chairman Wheeler adjourned the meeting at 7:36 pm

Presented and approved on _____

Leonard Wheeler, Chairman

Attest:

David Hawkins, AICP
Director of Planning and Development



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Consider and take appropriate action on a Final Plat for Lots 1-16, 1X & 2X, Block 1, Roeser Addition. The property is generally located on the north and south sides of Park Street approximately 2,100 feet east of South Ash Avenue.

Background and Explanation:

On February 15, 2022, City Council approved a Planned Development Zoning Change request for this development by Ordinance No. 2022-06 which established a concept plan consisting of 16 residential lots.

The Planning and Zoning Commission approved the Preliminary Plat for this development on June 16, 2022.

Existing Condition of Property:

The property is currently undeveloped with existing trees on the north side of Park Street.

Development Review Analysis:

The purpose of this Final Plat is to plat sixteen (16) residential lots and two (2) HOA lots (private alley and boat ramp lot).

Zoning

- The property is zoned Planned Development (PD).

Streets

- Park Street will retain its existing asphalt design with bar ditches. The applicant is dedicating an additional 5' of R.O.W. on both sides of Park St. in accordance with the Master Thoroughfare Plan. A new cul-de-sac has been provided at the end of Park Street to meet Fire Protection requirements.

Public Infrastructure

- Water line is available on Park St. and being extended from the Ashwood Park subdivision located to the north of this development. With no sewer mains nearby, each lot will be served by an onsite septic system.

Drainage

- The applicant has provided drainage plans for this new development to meet the requirements of Section 14 – Integrated Stormwater Management of the City of Azle's Subdivision Ordinance.

Tree Preservation/Mitigation

- The applicant had provided a tree survey of all protected trees 6" or greater, showing a total of 751 trees with the Preliminary Plat application. There are no trees planned for removal for the

construction of this development. Any trees to be removed will be done at time of building permit application for each new single-family residence and any required tree mitigation will be completed at that time.

Board/Commission/Committee Recommendation:

This Final Plat meets all requirements of the Planned Development Zoning and Subdivision Ordinance with no variances being requested. The Planning and Zoning Commission has the following option when considering this application:

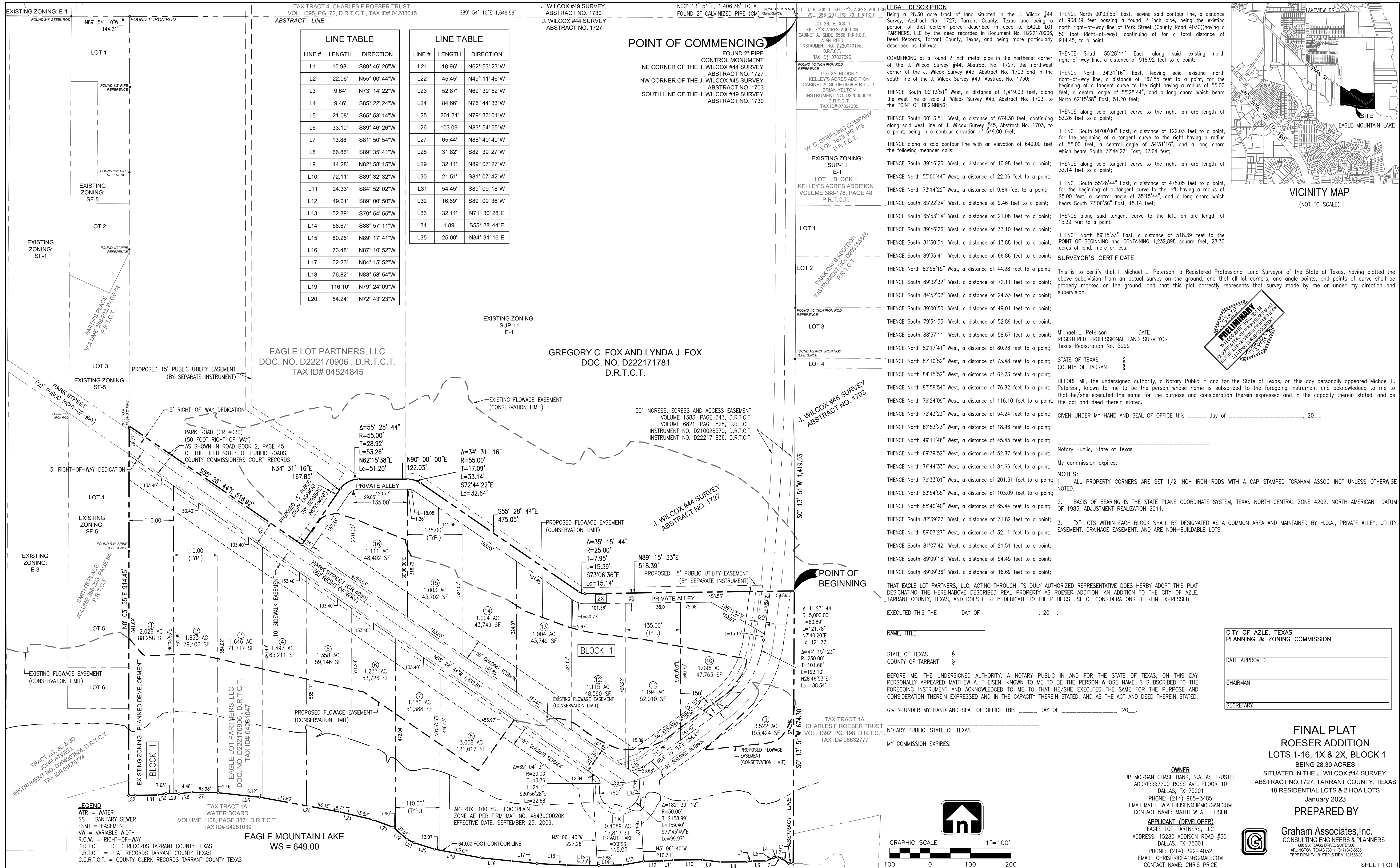
1. Approve the Final Plat as presented.

Staff Recommendation:

Staff recommends approval of this Final Plat application.

Attachments:

1. Roeser Addition Final Plat PZ 2.2.2023





Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Consider and take appropriate action on a Preliminary Plat for Lots 1 & 2, Block 1, Fox Addition. The property is generally located on the west side of Park Street approximately 3,700 feet east of South Ash Avenue.

Background and Explanation:

The property is currently undeveloped with a few trees on approximately 28 acres, north of the new Roeser Park residential development.

Development Review Analysis:

The purpose of this Preliminary Plat is to plat two (2) residential lots off of Park Street, a private street. Lot 2 is planned to be developed with a new single-family residence.

Zoning

- The property is zoned Estate One District (E-1) which has a minimum lot area of one (1) acre.

Streets

- Park Street is a private street located within an existing 50' Ingress, Egress & Access Easement owned and maintained by the property owners along this street. Both lots will have access from this access easement.

Public Infrastructure

- A new public water line is being extended to the end of the private street portion of Park Street to serve the new Roeser Park development to the south. A private service line will be extended from the new water main to serve Lot 2 at a later date. With no sewer mains nearby, the new Lot 2 lot will be served by an onsite septic system.

Drainage

- Drainage for Lot 2 will be addressed at time of building permit application. There are no development plans at this time for Lot 1.

Tree Preservation/Mitigation

- There are no trees located within the boundary of the new Lot 2 for this development. There are no development plans at this time for Lot 1.

Board/Commission/Committee Recommendation:

This Preliminary Plat meets all requirements of the Zoning and Subdivision Ordinances with no variances being requested. The Planning and Zoning Commission has the following option when considering this application:

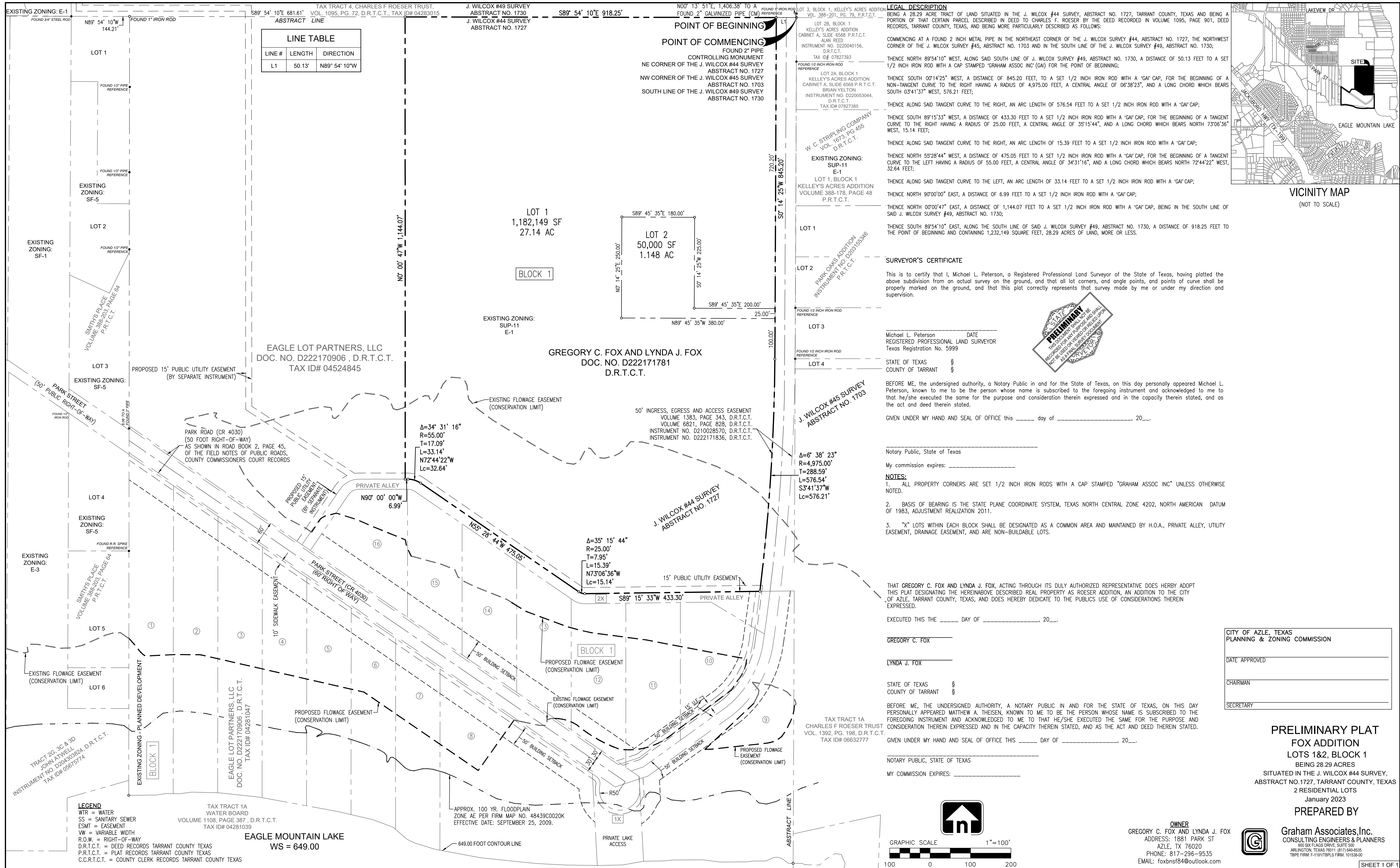
1. Approve the Preliminary Plat as presented.

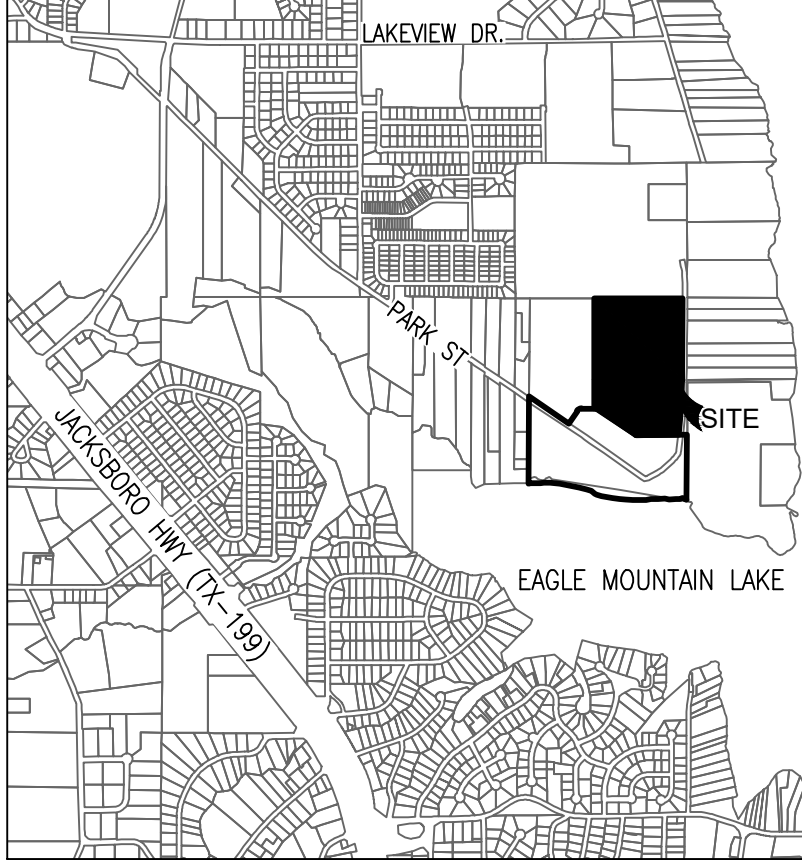
Staff Recommendation:

Staff recommends approval of this Preliminary Plat application. A Final Plat shall be submitted and approved by the City for Lot 2 before a building permit can be applied for.

Attachments:

1. Fox Addition Preliminary Plat - PZ 2.2.2023
2. Fox Addition Aerial Exhibit - PZ 2.2.2023





VICINITY MAP
(NOT TO SCALE)



LEGEND
WTR = WATER
SS = SANITARY SEWER
ESMT = EASEMENT
VW = VARIABLE WIDTH
R.O.W. = RIGHT-OF-WAY
D.R.T.C.T. = DEED RECORDS TARRANT COUNTY TEXAS
P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY TEXAS
C.C.R.T.C.T. = COUNTY CLERK RECORDS TARRANT COUNTY TEXAS
NOTES:
1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.

OWNER
GREGORY C. FOX AND LYNDA J. FOX
ADDRESS: 1881 PARK ST
AZLE, TX 76020
PHONE: 817-296-9535
EMAIL: foxbnsf84@outlook.com

PLAT EXHIBIT
FOX ADDITION
LOTS 1&2, BLOCK 1
BEING 28.29 ACRES
SITUATED IN THE J. WILCOX #44 SURVEY,
ABSTRACT NO. 1727, TARRANT COUNTY, TEXAS
2 RESIDENTIAL LOTS
January 2023
PREPARED BY

**Graham Associates, Inc.**
CONSULTING ENGINEERS & PLANNERS
100 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8835
TBP# FIRM: F-1191/TBPLS FIRM: 101538-00



Presenter: David Hawkins, Director of Planning and Development

Agenda Item: Conduct a public hearing and make a recommendation to City Council regarding a proposed zoning change request from the Single Family Five (SF-5) District to Heavy Commercial (HC) District for approximately 0.36 acres of land, being described as Tract 2 in the G.W. McKinsey Survey, Abstract No. 1827, City of Azle, Tarrant County, Texas. The property is addressed as 109 Porter Drive and is generally located on the southwest corner of Porter Drive and Southeast Parkway (Hwy. 199).

Background and Explanation:

The applicant for this zoning change owns the subject property as well as the adjacent wrecker service business to the east of this property. The existing house on 109 Porter Drive has been used as a single-family residence under the SF-5 zoning. The applicant is requesting the property zoning of SF-5 be rezoned to Heavy Commercial (HC) so it may be added to the wrecker service business as part of its expansion. If the zoning change is approved, then the house would be converted into an office building to serve the customers of the wrecker service.

If the zoning change is approved and the house is redeveloped into an office building, then there will be a required 8-foot masonry screening wall along the west property line adjacent to the SF-5 zoned property. The applicant intends to request a separate variance to be considered by the City Council to allow the metal panel fencing to be used in lieu of a masonry screening wall.

The subject property is designated as "Commercial" on the Future Land Use Plan Map so this zoning change request would be in line with the Comprehensive Master Plan for Azle.

Existing Condition of Property:

The property currently has an existing single-family residence located on the south side of Porter Drive.

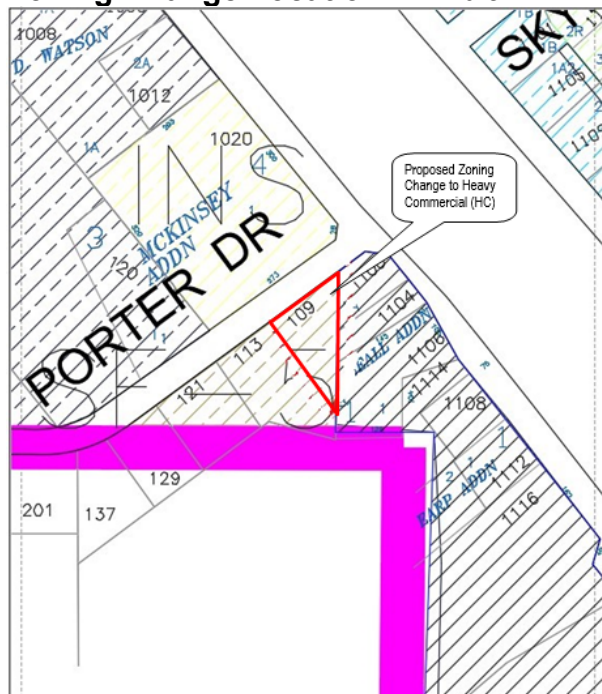
Adjacent Zoning:

North: Institutional (INS)
 South: Outside of City of Azle limits
 East: Heavy Commercial (HC)
 West: Single Family Five (SF-5)

Current Zoning:

This zoning change request is a straight zoning change from one district to another. There is no Planned Development or Concept Plan associated with this request. A change to the Heavy Commercial (HC) zoning district would permit any business or land use listed in the Permitted Use Chart in Section 4.10 of the Azle Zoning Ordinance (see attached Permitted Use Schedule in packets).

Zoning Change Location Exhibit:



Police Impact:

No impact on services

Fire Impact:

No impact on services

Utilities:

Water - Water is available to serve this property.

Sewer - Sewer is available to serve this property.

Storm Water – Storm water and drainage plans will be reviewed at the permitting phase should the zoning change be approved.

Zoning Change Notification Process:

Seven (7) letters were sent to surrounding property owners. As of February 10, 2023, staff has received two (2) formal responses from the public.

Board/Commission/Committee Recommendation:

The proposed zoning change is in conformance with the City of Azle's Comprehensive Master Plan.

Options for the Planning & Zoning Commission:

1. Recommend approval as submitted
2. Recommend denial as submitted
3. Table the case to future meeting

Staff Recommendation:

Staff forwards this zoning change request to the Commission for their consideration.

Attachments:

1. Zoning Letter - PZ 2.2.2023

2. Zoning Change Exhibits - 109 Porter Dr. 2.2.2023
3. Public Response Letters
4. Section 4.10 - Permitted Use Schedule

Azle Zoning and planning board, .

Dec.29, 2022

Re: 109 Porter Dr.

I am Deborah Burrows, my husband James Burrows we own Wells and Woods Wrecker Service at 1106 Southeast Parkway which we purchased back in 2008. We purchased 109 Porter house 2011. We originally bought that property to add to the Wells yard. Instead I tried to put renters in there and it just not worth it. I've been left to where we have had to completely rip floors out and left with unbelievable filth and 6ft high grass, city going to fine me. So we would much rather open it up to a office space.

Our current building is extremely old and very small.

We are coming to ask if this can be made into our new office space. We would like to rezone 109 Porter from SF 5 to Heavy commercial zone to match the 1106 southeast Parkway. I have attached photos of the current plans. It will only be used as foot traffic the existing gates will stay as is on the tow lot. The new area will not have gates it will be a stationary fence , this way we are not disturbing anyone in the evenings.

We have spoken to 113 Porter , Brooks Brown 817-832-2746. He was great with the changes, we will be replacing his fence to his liking. (8ft masonry wall is required, but I would like to request to put a 8ft Metal fence to match the rest of the yard.) My existing fence are grandfathered in. So I come to you asking for approval to expand our business in Azle, so I intend to make the request once approved by the city.

I also understand that it will have to voted by the council for the variance.

I am needing to get a new survey with both properties once this can be processed.

If I have missed something please reach out to me, I will take care of whatever you need.

Thanks

Deborah Burrows

817-475-0268

Wellswrecker@gmail.com



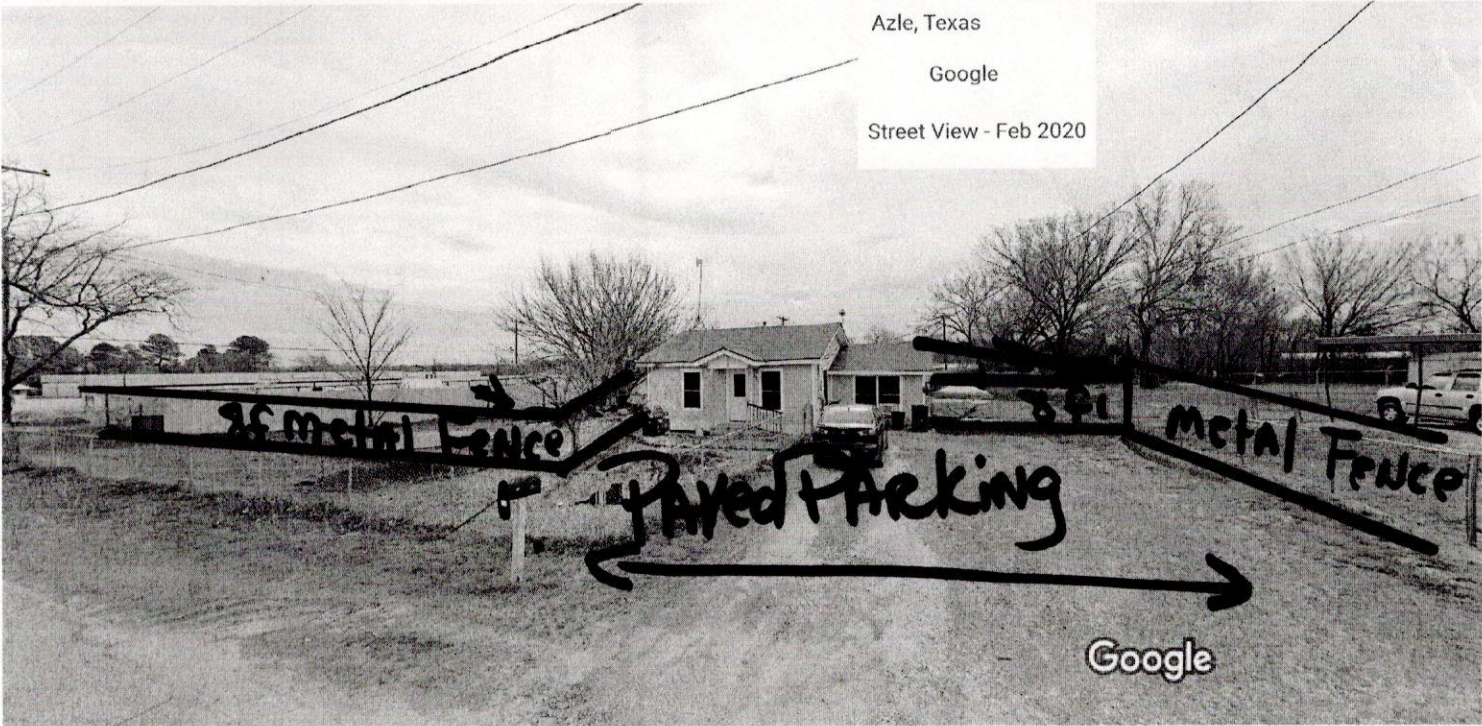
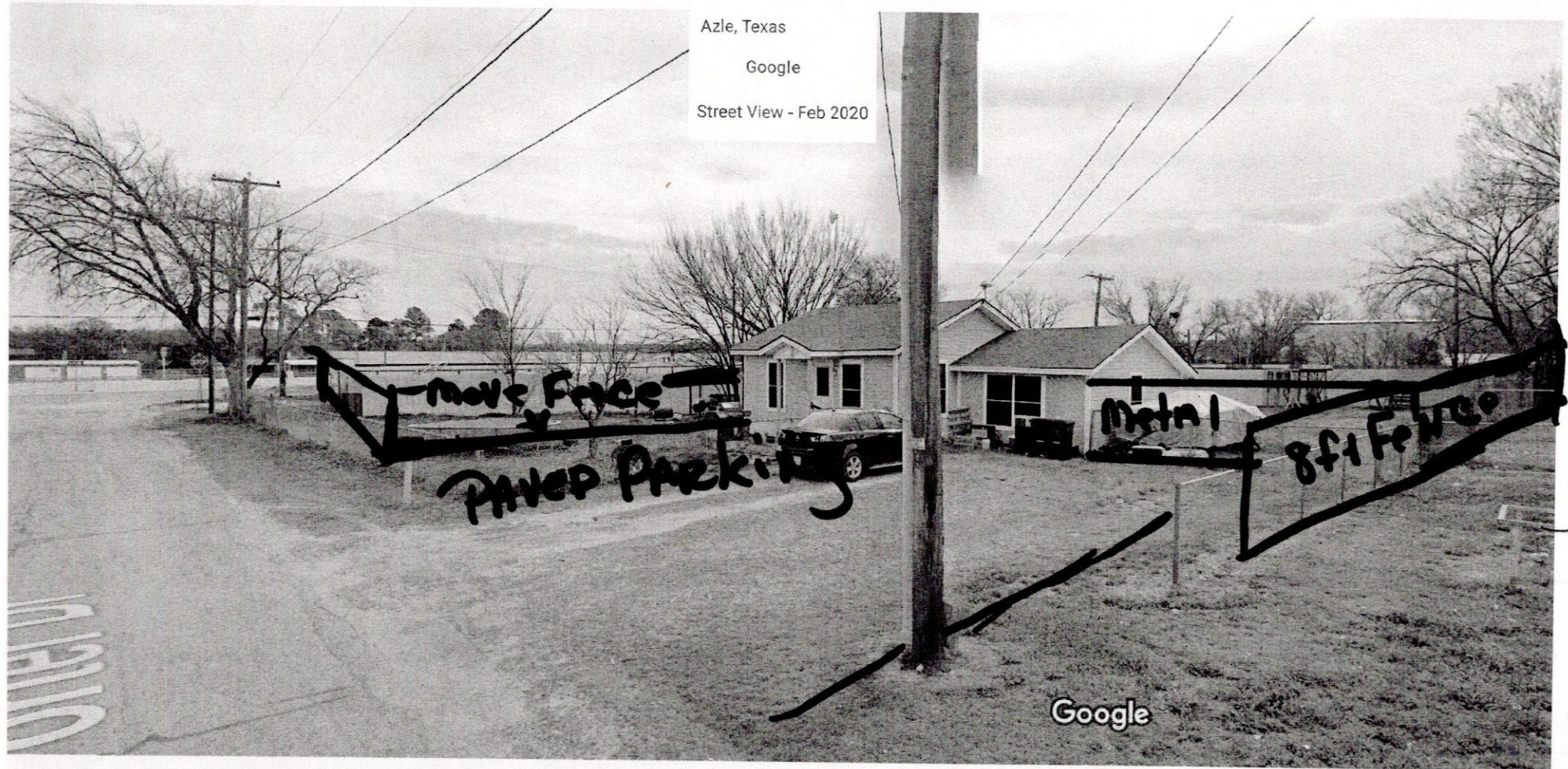


Image capture: Feb 2020 © 2022 Google



Azle, Texas
Google
Street View - Feb 2020

Google

Image capture: Feb 2020 © 2022 Google

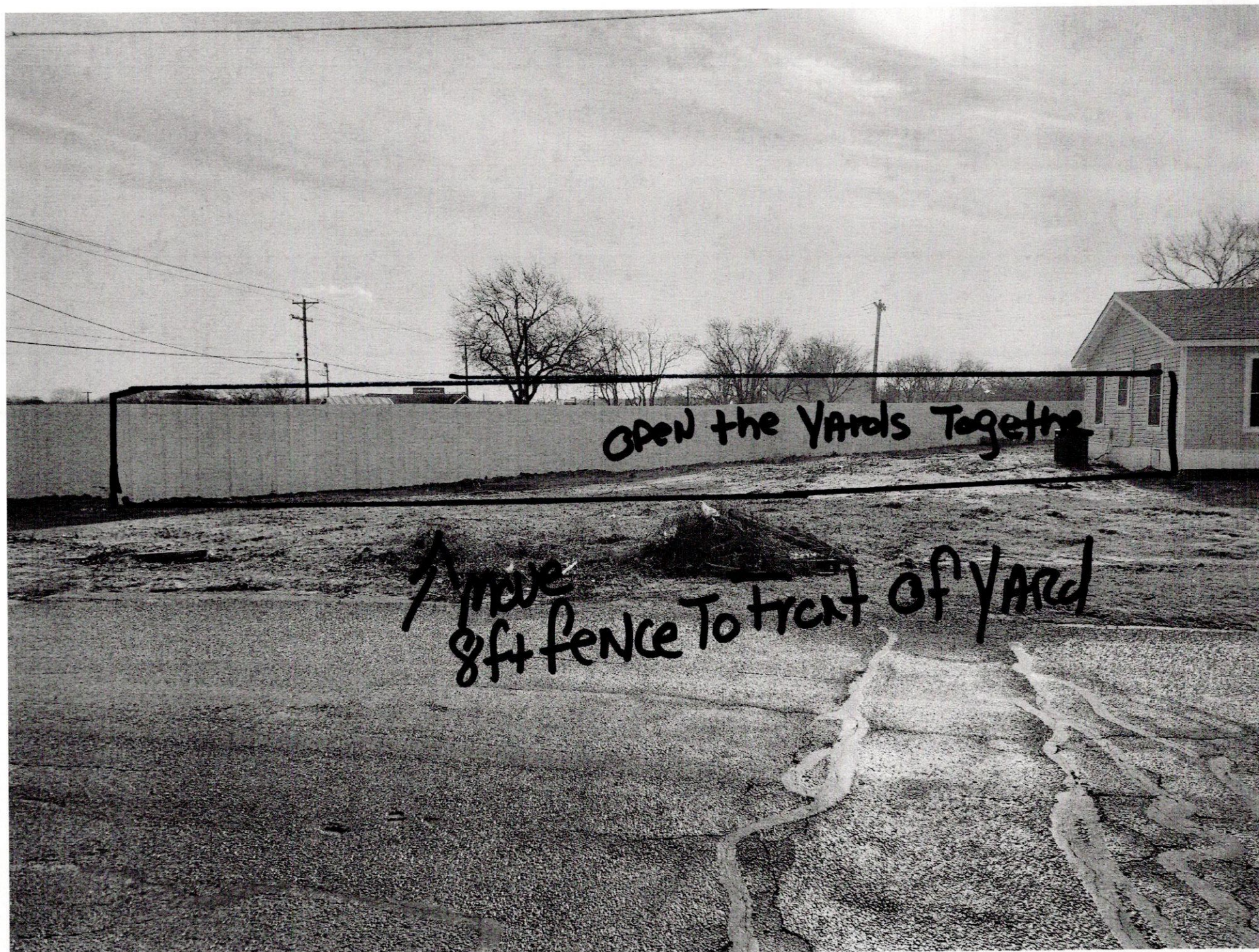


113 Porter Dr

All

Street View & 360°

No Gates Will be Added To
the New Office, All Gates
Remain As it is on the Parkway
& Porter.







El Paso Title Co. 2033001952 Tarrant County Texas

Official Public Records

9/16/2011 8:55 AM

D211225058

PGS 2 \$20.00

Submitter: ACS

NOTICE OF CONFIDENTIALITY RIGHTS. IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED
(Cash)

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF TARRANT

§

THAT THE UNDERSIGNED, CLIFF GLENN and SAVANNAH GLENN herein referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto JAMES BURROWS herein referred to as "Grantee," whether one or more, the real property described as follows:

Surface estate only in and to lot, tract or parcel of land situated in Tarrant County, Texas and being more fully described as follows, to wit: Being 0.36 acres of land, more or less out of the G.W. McKinsey Survey, Abst. #1827, Tarrant County, Texas, and described by metes and bounds as follows:

Beginning at an iron pin 125.5 feet West and 70.84 feet North from the Northeast corner of Juan Armandaris Survey, Abst. #1775;

Thence North 9 deg. 03 min. 255.0 feet to nail for corner in the center line of Porter Drive;

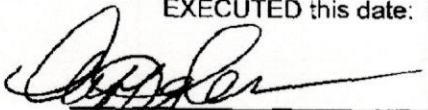
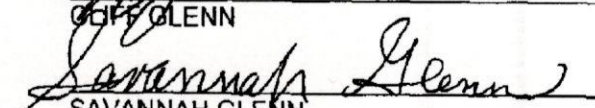
Thence South 53 deg. 45 min. West, along the center of Porter Drive, 150.95 feet to iron pin for corner;

Thence South 36 deg. 15 min. East, 205.5 feet to the Point of Beginning and containing 0.36 acres of land, more or less.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of TARRANT County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

EXECUTED this date: September 6, 2011

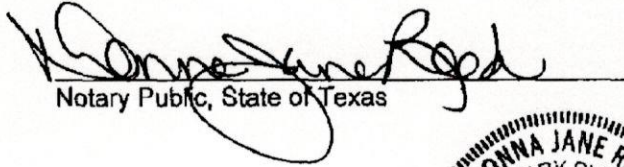

CLIFF GLENN

SAVANNAH GLENN

Grantee's Address:
101 TEEWAY COURT
AZLE, TX 76020

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on Sept 7, 2011, by CLIFF GLENN AND SAVANNAH GLENN.


Notary Public, State of Texas



AFTER RECORDING RETURN TO:
JAMES BURROWS
101 TEEWAY COURT
AZLE, TX 76020

NOTICE OF PUBLIC HEARING

Z2023-01

The Planning and Zoning Commission of the City of Azle will hold a public hearing on **Thursday, February 2, 2023** to consider making a recommendation to the City Council regarding a zoning change request from Single Family Five (SF-5) District to Heavy Commercial (HC) District for approximately 0.36 acres of land, being described as Tract 2 in the G.W. McKinsey Survey, Abstract No. 1827, City of Azle, Tarrant County, Texas. The property is addressed as 109 Porter Drive and is generally located on the southwest corner of Porter Drive and Southeast Parkway (Hwy. 199).

The public hearing will start at 6:00 p.m. in the City Council Chambers located at 505 W. Main, Azle, Texas. *Because you own property within two hundred (200) feet of the subject property, the Planning and Zoning Commission would like to hear how you feel about this request and invites you to attend the public hearing.* Please, in order for your opinion to be taken into account, return this form with your comments prior to the date of the public hearing. *(This in no way prohibits you from attending and participating in the public hearing.)* You may mail it to the address below or drop it off in person:

Planning Department
PO Box 1378
Azle, Texas 76098
Attn: David Hawkins, AICP

The process includes two public hearings designed to provide opportunities for citizen involvement and comment. Prior to the public hearings, landowners within two hundred (200) feet of the subject property are notified of the request by way of this notice. The first public hearing is held before the Planning and Zoning Commission. The Commission is informed of the percent of responses in support and in opposition. Second, the petition is forwarded to the City Council for final action. Should the Commission recommend denial, or if the owners of more than twenty (20) percent of the land area within two hundred (200) feet of the site submit written opposition, then six out of seven votes of the City Council are required to approve the request. **These forms are used to calculate the percentage of landowner opposition.**

Please circle one:

☒ In favor of request

☐ Neutral to request

☐ Opposed to request

Reasons for Opposition:

NEXT DOOR NEIGHBOR

Signature: _____

Printed Name: BROOKS BROWN

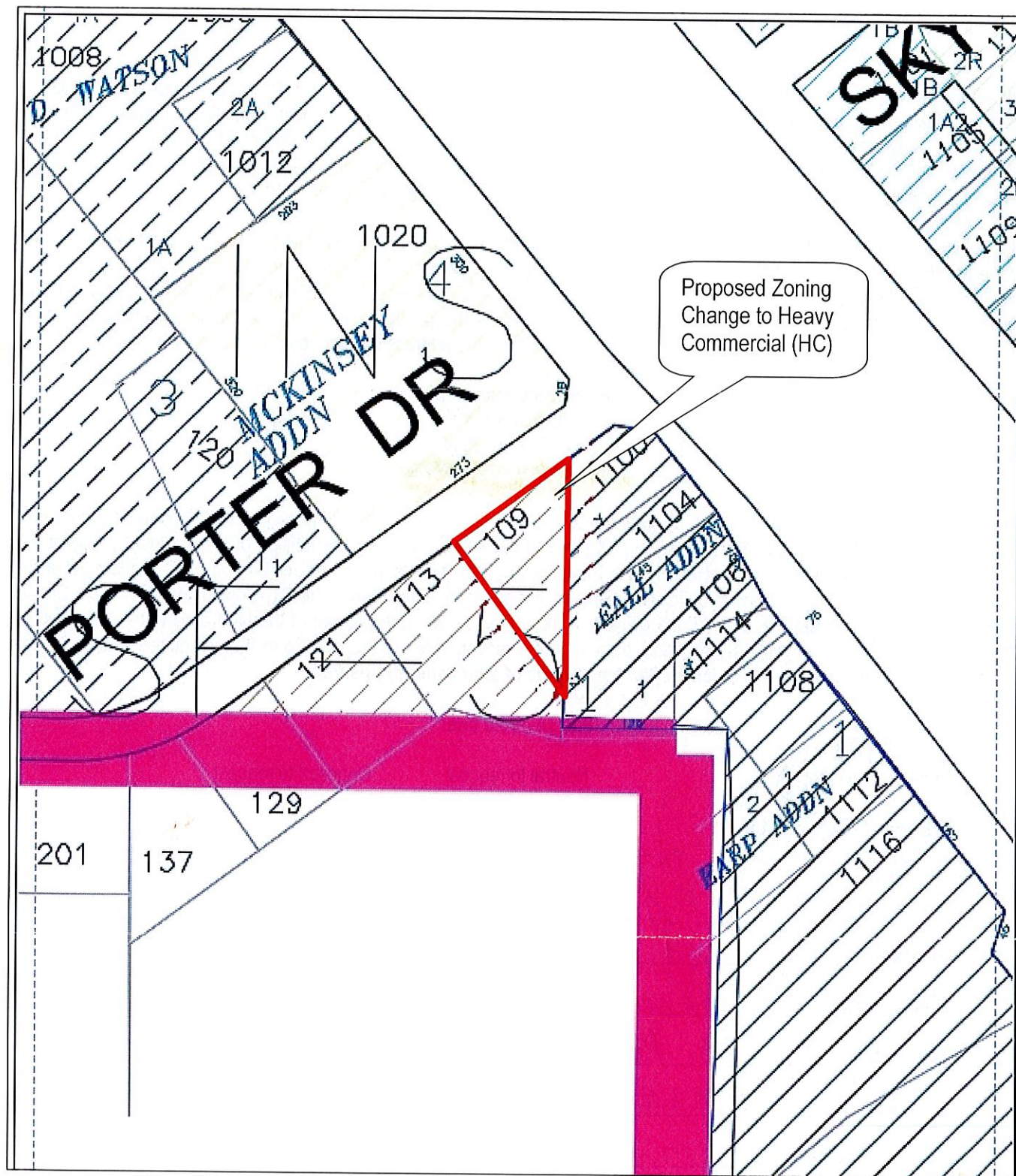
Mailing Address: 113 PORTER DR

City, State Zip: AZLE, TX. 76020

Telephone Number: 817-832-2744

Physical Address of Property within 200 feet: ✓

Zoning Change Location Exhibit



NOTICE OF PUBLIC HEARING

Z2023-01

The Planning and Zoning Commission of the City of Azle will hold a public hearing on **Thursday, February 2, 2023** to consider making a recommendation to the City Council regarding a zoning change request from Single Family Five (SF-5) District to Heavy Commercial (HC) District for approximately 0.36 acres of land, being described as Tract 2 in the G.W. McKinsey Survey, Abstract No. 1827, City of Azle, Tarrant County, Texas. The property is addressed as 109 Porter Drive and is generally located on the southwest corner of Porter Drive and Southeast Parkway (Hwy. 199).

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Please circle one:

☒ In favor of request

☐ Neutral to request

☐ Opposed to request

Reasons for Opposition:

Signature:

Printed Name:

Mailing Address:

City, State Zip:

Telephone Number:

Physical Address of Property within 200 feet:

Deborah Burrows, James Burrows

Deborah Burrows, James Burrows

101 Teelway Ct

Azle Tx 76020

817-475 0268 ^ 817-475 -7634

109 P 1106 Southeast Pkwy

SECTION 4 - ZONING DISTRICTS REGULATIONS

4.10 PERMITTED USE SCHEDULE:

PERMITTED USES	AG	LFO	E-1	E-2	E-3	SF-1	SF-2	SF-3	SF-3.5	SF-4	SF-5	SF-MHP	MD-1	MD-2	MF-1	MF-2	O	CBD	INS	C	HC	IND
Residential Uses																						
Agriculture activity	P																					
Livestock	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1	L1						
Single-family detached	P	P	P	P	P	P	P	P	P	P												
Two family/duplex													P	P	P	P						
Accessory dwellings																		L4				
HUD-code manufactured homes										L2	P	P										
Community homes for the disabled	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Multifamily 3 or more units													S	S	P	P						
Home occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Group homes/halfway house	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S						
Accessory buildings	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3						
Educational Uses																						
Public schools	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
College or university																	P	P	P	P	P	P
Private school														S	S	S	S	S	P	S	S	S
Trade school																	S	S	P	S	P	P

Adult or child day-care																	S	P	P	P	P	P
Child day-care 12 children or less	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S							
Institutional Uses																						
Basic utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Churches	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Community service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Conference/convention centers																	S	S	P	S	P	P
Cemeteries																			P			
Elderly housing															P	P			P			
Hospital																			P	P	P	
Medical centers																	P	P	P	P	P	P
Parks and recreation (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wind generator (building mounted)																	L5	L5	L5	L5	L5	L5
Wind generator (free standing monopole)	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6	L6
Commercial Uses																						
Auto and RV sales																				P	P	
Bar																	S		S	S	S	
Bed and breakfast	S	S	S	S	S												S					
Broadcasting or production studio																				P	P	P

Car wash																			S	P	P	
Commercial parking lots																P	P	P	P	P	P	
Equestrian facilities	P																					
Equipment rental																				P	P	
Free standing emergency medical care facility/urgent care																L12	L12	L12	L12	L12	L12	
Hotel /motel																S	S	S	P	P	P	
Indoor recreation																	P	P	P	P	P	
Laundry facilities																			S	P	P	
Major event entertainment	S																		P	P	P	
Medical laboratories																P	P	P	P	P	P	
Movie theaters																			P	P	P	
Outdoor recreation	P																		P	P	P	
Private club																	S		S	S	S	
Professional services and offices																P	P	P	P	P	P	
Quick vehicle servicing																	P		P	P	P	
Restaurant																P	P	P	P	P	P	
Retail sales and service																S	P	P	P	P	P	

RV camp ground/park																				S	S	
Scientific research																	P	P		P	P	P
Sexually oriented business																						S
Temporary construction office	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8	L8
Vehicle repair																					P	P
Industrial Uses																						
Bakeries																		P		P	P	P
Construction material sales																					P	P
Construction equipment sales/storage																						P
Distribution center																				P	P	P
Feed lots	S																					
Food processing	S																					S
Gas wells/oil wells	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Junk yards and auto wrecking																						S
Kennels	S																			L11	L11	L11
Manufacturing, light																		L7		L7	L7	P
Manufacturing, heavy																					L7	P
Manufacturing of nonodoriferous foods																						P

Motor freight terminal																						P
Printing/publishing																		P			P	P
Radio, tv or cellular towers																	S	S	S	S	S	S
Recycling business																					S	P
Sanitary landfills, commercial incinerators, transfer stations	S																					S
Self-service storage																					P	P
Temporary concrete batch plant	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Veterinary clinics	P																			P	P	P
Wholesale sales																				S	P	P
Wholesale nurseries	P																					
Wholesale storage and distribution																					P	P
Wrecker services and impound lots																	L9	L9	L9	L9	L9	L10
Service Uses																						
Barber, beauty & nail salon																	P	P		P	P	P
Dance studio																	P	P		P	P	P
Fitness facility																	P	P	P	P	P	P
Health studio																	P	P	P	P	P	P
Tattoo parlor																				P	P	P

SECTION 23 - INS, INSTITUTIONAL DISTRICT**23.2 PERMITTED USES:**

See permitted use schedule in [Section 4.10](#) of this ordinance. NOTE: (S) indicates that a specific use permit must be issued in accordance with the requirements of [Section 32](#) of this ordinance.

SECTION 23 - INS, INSTITUTIONAL DISTRICT**23.3 DEVELOPMENT REGULATIONS:**

- | | | |
|----|----------------------|-------------------|
| A. | Minimum lot area | 5,000 square feet |
| B. | Minimum lot width | 50 feet |
| C. | Minimum front yard | 25 feet |
| D. | Minimum rear yard | 25 feet |
| E. | Minimum side yard | 15 feet |
| F. | Maximum bldg. height | 4 stories |

*Any building in excess of 2 stories or thirty-five (35) feet in height shall be set back an additional five (5) feet from each property line for each story in excess of 2 stories or thirty-five (35) feet.

SECTION 23 - INS, INSTITUTIONAL DISTRICT**23.4 OUTDOOR STORAGE:**

Outdoor storage is permitted.

SECTION 23 - INS, INSTITUTIONAL DISTRICT**23.5 SIGNS:**

Signs may be erected in accordance with the sign ordinance.

SECTION 23 - INS, INSTITUTIONAL DISTRICT**23.6 ARRANGEMENT OF USES:**

Permitted uses, specific use permits and accessory uses ([Section 32](#) of this ordinance) may be located in separate structures or within the same building. A detached accessory building must conform in appearance to the main building with architecturally compatible construction and by utilizing like kind materials and design.

SECTION 23 - INS, INSTITUTIONAL DISTRICT**23.7 OFF-STREET PARKING AND LOADING:**

Off-street parking and loading shall be in accordance with [Section 28](#) of this ordinance.

SECTION 23 - INS, INSTITUTIONAL DISTRICT
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23.8 SCREENING:

Screening shall be in accordance with [Section 27](#) of this ordinance.

SECTION 23 - INS, INSTITUTIONAL DISTRICT
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23.9 ACCESSORY BUILDINGS AND STRUCTURES:

Accessory buildings and structures shall be in accordance with [Section 27](#) of this ordinance.

SECTION 23 - INS, INSTITUTIONAL DISTRICT
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23.10 LANDSCAPING:

Landscaping shall be in accordance with [Section 29](#) of this ordinance.