



City of Azle
Regular Agenda
Planning and Zoning Commission

505 W. Main Street
Azle, Texas 76020

September 17, 2026

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

PUBLIC PARTICIPATION

This is an opportunity for the public to address the Planning and Zoning Commission on posted agenda items or non-agenda items. In order to address the Commission, please complete a Speaker's Request Form and submit to the Secretary prior to the start of the meeting. All comments must be directed to the Presiding Officer, rather than an individual commissioner or city staff. All speakers must refrain from personal attacks toward any individual. Comments are limited to three (3) minutes and must pertain to the subject matter listed on the Speaker's Request Form. Speakers requiring the assistance of a translator shall be provided four (4) minutes. The Commission may not comment publicly on non-agenda items, but may direct the staff to resolve the matter or request the matter be placed on a future agenda. Public comments regarding non-agenda items shall not include any "deliberation" as defined by Chapter 551 of the Government Code, as now or hereafter amended. If you have a subject that may require Commission action, you may obtain a form from the Secretary and request the item be placed on a future agenda.

CONSENT AGENDA

1. Consider approval of the minutes of the Planning and Zoning Commission meeting held September 3, 2026.

David Hawkins, Director of Planning and Development

ACTION ITEMS

2. Consider making a recommendation to the City Council regarding a proposed text amendment to Chapter 14 "Zoning Ordinance" of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider adding definitions and regulations for vehicle and equipment sales and rental businesses in Azle. This item was tabled on September 3, 2026.

David Hawkins, Director of Planning and Development

ADJOURNMENT

I, the undersigned authority, do hereby certify the above Agenda was posted at City Hall on Friday, September 11, 2026, 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.

Malinda Howell

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.

Pursuant to Section 551.043, Government Code, the following taxpayer impact statement must be included with the City Council meeting notice at which the City Council will discuss or adopt a budget for the City of Azle: For an average-valued homestead property (\$300,000.00), the City's portion of the property tax bill in dollars for the current fiscal year (FY2025) is \$1,842.26, the City's portion of the property tax bill for the upcoming fiscal year (FY2026) for the same property if the proposed budget is adopted is estimated to be \$1,874.08, and the City's portion of the property tax bill in dollars for the upcoming fiscal year (FY2026) for the same property if a budget funded at the no-new-revenue rate under Chapter 26, Tax Code, is adopted is estimated to be \$1,805.83.



MINUTES
Regular
Azle Planning and Zoning
Commission

505 W. Main Street
Azle, Texas 76020

September 3, 2026

6:00 PM

Council Chambers

REGULAR SESSION

CALL TO ORDER

Chairman Leonard Wheeler called the meeting to order at 6:00 p.m.

Members Present:

Chairman Leonard Wheeler
Commissioner Jared Arneson
Commissioner Rick Simmons
Commissioner Laurel Mosier
Commissioner Curt Lampkin

Members Absent:

Vice Chairman Jim Carlson
Commissioner Cynthia Barrios

Staff Present:

David Hawkins, AICP	Director of Planning and Development
Malinda Nowell	Sr. Administrative Assistant

INVOCATION

Commissioner Jared Arneson gave the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Curt Lampkin led the pledge.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

1. **Consider approval of the minutes of the Planning and Zoning Commission meeting held August 6, 2026.**

Commissioner Lampkin moved to approve the minutes as presented. Commissioner Mosier seconded the motion. Motion carried.

Yes: (5) Jared Arneson, Rick Simmons, Laurel Mosier, Leonard Wheeler, Curt Lampkin

ACTION ITEMS

2. **Consider and take appropriate action on a Preliminary Plat for Lots 1-7, Block 1, Lots 1-7, Block**

2, Roeser Addition, Phase II, an addition in the City of Azle, Tarrant County, Texas. The property is generally located on the north side of Park Street, approximately 2,100 feet east of South Ash Avenue. Case No. PP2026-02

Director of Planning and Development David Hawkins stated that the developer/applicant withdrew this request so no formal action is needed.

PUBLIC HEARING

- 3. Conduct a public hearing and make a recommendation to City Council regarding a proposed zoning change request from the Estate One (E-1) District to Commercial (C) District for approximately 1.61 acres of land, being described as a tract of land in the John See Survey, Abstract No. 1192, City of Azle, Parker County, Texas. The subject property is located along the western edge of the City of Azle city limits on the southwest corner of the FM 730 S and W. Main St. intersection and addressed as 13551 FM 730 S. Case No. Z2026-04**

Director of Planning and Development David Hawkins presented this item. On July 7, 2026, City Council approved a voluntary annexation request for this subject property. Upon any annexation, property is automatically assigned a base zoning of Estate One (E-1). This property includes two (2) existing commercial buildings, approximately 4,820 square feet in size, and a billboard sign that will remain on the property. The property owner is proceeding with the next step in this annexation process to change the zoning from E-1 to Commercial (C) District to bring the property into compliance with its current land use.

Chairman Leonard Wheeler opened the public hearing at 6:07 p.m.

--Property Owner Karen Baner, 13551 FM 730 S, spoke about the property, the recent annexation, and requested the zoning change for the property.

As there were no other speakers, Chairman Wheeler closed the hearing at 6:08 p.m.

Commissioner Simmons moved to approve the zoning change from E-1 to Commercial. Commissioner Mosier seconded the motion. Motion carried.

Yes: (5) Jared Arneson, Rick Simmons, Laurel Mosier, Leonard Wheeler, Curt Lampkin

- 4. Conduct a public hearing and make a recommendation to the City Council regarding a proposed text amendment to Chapter 14 "Zoning Ordinance" of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider adding definitions and regulations for vehicle and equipment sales and rental businesses in Azle.**

Director of Planning and Development David Hawkins presented this item. He stated that Council directed staff to move forward with a code amendment. Mr. Hawkins reviewed the proposed changes including three new definitions and associated changes to the Permitted Use Schedule. Mr. Hawkins stated that there was discussion among Council regarding whether the SUP process could be made retroactive and therefore be applicable to existing businesses with these services in Azle. The Commission discussed tabling this item until we receive word from the City Attorney as to whether this ordinance could be made retroactive.

Chairman Wheeler opened the public hearing at 6:15 p.m. As there were no speakers, Chairman Wheeler closed the hearing at 6:15 p.m.

Commissioner Arneson moved to table this item to the September 17th meeting. Commissioner Simmons seconded the motion. Motion carried.

Yes: (5) Jared Arneson, Rick Simmons, Laurel Mosier, Leonard Wheeler, Curt Lampkin

OTHER ITEMS

5. Development Project Updates

Director of Planning and Development David Hawkins updated the Commission on development projects approved or under construction, development projects under review, Façade & Signage Improvement Program Grants, Certificate of Occupancy Permits Issued, and Residential Developments.

ADJOURNMENT

Chairman Wheeler adjourned the meeting at 6:30 p.m.

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 making a recommendation to the City Council regarding a proposed text amendment to Chapter 14 “Zoning Ordinance” of the Code of Ordinances, City of Azle, Texas. The purpose of the text amendment is to consider adding definitions and regulations for vehicle and equipment sales and rental businesses in Azle. This item was tabled on September 3, 2026.

Background and Explanation:

This agenda item was tabled from the September 3, 2026 Planning and Zoning Commission meeting to allow time for legal to provide any additional language regarding possible retroactive application towards SUPs for this code amendment. The public hearing was opened and closed at the previous meeting, so no public hearing is needed for this discussion.

Retroactive Ordinance:

There was also discussion about whether the SUP process could be applicable to existing businesses with these services in Azle. Upon further review by legal, there is no proposed language to be presented to address retroactive application towards existing businesses or change of ownership triggering new SUPs for this specific text amendment. Approved SUPS are tied to the land and not the property owner. Any SUPs for these types of uses would follow the general requirements of Section 32.4 of the Zoning Ordinance unless a condition is specifically stated as part of an approving ordinance to expire if the business moves or sells:

32.4 GENERAL REQUIREMENTS.

A. Any specific use permit, which is approved, shall meet the minimum requirements provided in the zoning district in which it is located.

B. A specific use permit shall automatically expire if:

- 1. A building permit is not issued and construction begun within one hundred eighty (180) days of the granting of the specific use permit.*
- 2. The use has not begun operation (if no construction is required) within one hundred eighty (180) days of the granting of the specific use permit.*
- 3. The use is abandoned.*
- 4. The term for which the specific use permit was issued has expired and it has not been renewed.*

On June 2, 2026 and August 3, 2026, the City Council held discussions pertaining to UHauls and vehicle rentals in Azle. City Council directed city staff to proceed with code amendments addressing the use of UHauls, vehicle and equipment rentals within the City of Azle.

Proposed New Definitions:

Section 3.2 of the Zoning Ordinance would be amended to add new use definitions to the ordinance related to vehicle and equipment rentals. The use named **Equipment Rental** is currently listed in the Permitted Use Schedule but is not defined.

Auto Leasing or Rental: An establishment, other than car sales, new or used, for the purposes of renting or leasing automobiles, vans, and light trucks; may include incidental parking and limited servicing of leased and rented vehicles. Shall not include Heavy Load Vehicles. Shall not include services related to auto painting or body shop.

Equipment Sales and Rental: An establishment engaged in the display, sale, and rental of equipment, tools, supplies, machinery or other equipment used for building construction, manufacturing, farming or agriculture. This use includes the sale of vehicles such as tractors, tillers, trailers, back hoes, graders, boom lifts, and front-end loaders, but not including car or truck rentals.

Heavy Load Vehicle Leasing or Rental: An establishment, other than vehicle sales, new or used, for the purposes of renting or leasing heavy load vehicles; may include incidental parking and limited servicing of leased and rented vehicles. Shall not include services related to auto painting or body shop.

The City recently adopted a new definition for "Heavy Load Vehicle" on September 2, 2025 which is defined as:

Heavy Load Vehicle: A pickup truck or any other self-propelled vehicle having a Vehicle Classification of a Class 6 or greater per the Federal Highway Administration (FHWA); or any towed vehicle with a manufacturer's Maximum Loaded Trailer Weight (MLTW) greater than eleven thousand (11,000) pounds or more than two axles, such as flatbed trailers, utility trailers, and cargo trailers. Heavy Load Vehicle does not include Recreational Vehicles or Agricultural Vehicles and Equipment. The term "truck" shall be construed to mean "Heavy Load Vehicle" unless specifically stated otherwise. For dispute resolution, the owner shall provide proof of the weight of vehicle.

Proposed Use Chart Amendments:

The Permitted Use Schedule listed under Section 4.10 of the Zoning Ordinance would be amended to add multiple new use categories related to vehicle and equipment rentals and assigned as allowed only by Specific Use Permit (SUP) in certain non-residential districts. **Equipment Rental** is already listed in the Zoning Ordinance as allowed within the Industrial (IND) District by SUP. Specific Use Permits require a public hearing and approval by the P & Z Commission and City Council before opening that type of business and can be considered on a case-by-case basis. The Office (O), Institutional (INS), and Central Business Districts (CBD) (a.k.a. Downtown District) would not allow these types of businesses in their respective areas.

Service Uses	O	CBD	INS	C	HC	IND
<i>Auto Leasing or Rental</i>				S	S	S
Equipment <i>Sales and Rental</i>						S
<i>Heavy Load Vehicle Leasing or Rental</i>				S	S	S

S = Specific Use Permit

Included with this packet is a benchmark table of various related definitions from surrounding cities as a reference.

Board/Commission/Committee Recommendation:

The Planning and Zoning Commission needs to conduct a public hearing and make a recommendation to the City Council. The Commission has the following options:

1. Recommend approval as presented
2. Recommend approval with amendments
3. Table to a future meeting
4. Recommend denial

Staff Recommendation:

Staff forwards this agenda item for Planning and Zoning Commission consideration.

Attachments:

1. Equipment and Vehicle Rental Definitions Benchmarking pdf
2. Section 4.10 - Permitted Use Schedule 3.31.2026

Equipment and Vehicle Rental Definitions Benchmarking

6.17.26

Comparison City/Town	Vehicle Rental Definition	Equipment Rental Definition(s)
Azle	None	None
Comparison City/Town		
Argyle	Motor Vehicle Rental means a facility for the rental of automobiles, light trucks, or vans, including incidental parking and servicing of vehicles for rent or lease.	Heavy Machinery Sales and Storage means a building or open area used for the display, sale, rental or storage of heavy machinery, tractors or similar machines, or a group of machines which function together as a unit.
Arlington	Motor Vehicle Rental A facility for the rental of new or used motor vehicles.	Heavy Machinery Rental, Sales, and Service A facility or area for the display, sale, and rental of tools, heavy machinery, dump trucks, or commercial and heavy equipment not used in offices, such as used in building construction, farming, restaurant, or manufacturing. Sales may either be retail or wholesale, and are generally made to businesses rather than to individual households.
Colleyville	unable to locate	unable to locate
Denton	Vehicles and Equipment: Uses include a broad range of uses for the maintenance, sale, or rental of motor vehicles and related equipment. Accessory uses may include incidental repair and storage and offices.	Equipment Sales and Rental: An establishment engaged in the display, sale, and rental of equipment, tools, supplies, machinery or other equipment used for building construction, manufacturing, farming or agriculture. This use includes the sale of farm-specific vehicles such as tractors, tillers, farm trailers, back hoes, graders, boom lifts, and front-end loaders, but not including car or truck rentals.
Flower Mound	Auto leasing or rental means an establishment, other than car sales, new or used, for the purposes of renting or leasing automobiles, vans, and light trucks; may include incidental parking and limited servicing of leased and rented vehicles. Shall not include services related to auto painting or body shop.	Vehicle and equipment sales or rental means an establishment, not classified in any other land use category, engaged in the retail or wholesale sale or rental, from the premises, of motorized vehicles, other than automobiles, or equipment. Typical uses include, but are not limited to, boat and motorcycle dealers, construction equipment rental yards, farm equipment and machinery sales and rental, mobile home sales, moving trailer rental, recreational vehicle and travel trailer sales or rental, and truck or bus sales or rental.
Fort Worth		

Grapevine	unable to locate	Sale and rental of heavy machinery and equipment. A building or open area, other than a right-of-way or public parking lot, used for the display, sale, rental, maintenance, repair, and storage of heavy machinery. Heavy machinery includes but is not limited to track loaders, excavators, backhoe loaders, skid steers, telehandlers, aerial lifts, tractors, farm machinery, bulldozers, street graders, and paving devices. This definition does not include the sale, storage, lease, or repair of living units such as mobile homes and commercial vehicles such as recreational vehicles (RVs), campers, trailers, trucks, vans, and any other vehicles licensed by the Texas Department of Public Safety.
Keller	Automobile, Rental - Renting of automobiles, motorcycles, and light load vehicles.	Heavy Machinery Sales, Service, and Storage - A building or open area used for the display, sale, rental or storage of heavy machinery, either machines in general or a group of machines which function together as a unit.
North Richland Hills	unable to locate	Has a use category for Truck & Heavy Machinery Sales/Service/Rental but no definition.
Roanoke	Auto rental means storage of vehicles for the purpose of renting automobiles or light trucks.	Heavy machinery sales and storage means a building or open area used for the display, sale, rental or storage of heavy machinery, tractors or similar machines, or a group of machines which function together as a unit.
Saginaw	Auto rental (car and truck). An establishment primarily engaged in the short-term rental or extended term leasing of automobiles and trucks, not including truck tractors or semi-trailers.	Machinery sales or repair. A facility for the storage, repair, outside sales, or rental of heavy machinery or equipment. Rental yard, commercial and heavy equipment. An establishment that provides heavy equipment for rent to contractors or the general public to be used off site. The storage of rental equipment or goods may occur either within the limits of the primary structure, or it may be displayed and stored outside of the primary structure. Areas reserved for repairs and maintenance of all equipment or goods must be within the primary structure.
Southlake	unable to locate	unable to locate

Weatherford	Auto rental. Uses involving the short-term rental of cars, motorcycles, and other vehicles that do not require a class A or B driver license to operate. Customary accessory uses include office and auto repair.	Truck sales, repair, and services. Uses involving the sale, lease, rental, or repair of trucks or truck parts. Also has a use category for Tool and Machinery Rental but there is no definition for this one.
Westlake	unable to locate	unable to locate

Exhibit 14A. Zoning Ordinance

SECTION 4. ZONING DISTRICTS REGULATIONS

§ 4.10. PERMITTED USE SCHEDULE.

(click here to view the full table)

PERMITTED USES	AG	LFO	E-1	E-2	E-3	SF-1	SF-2	SF-3	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						
Single-family detached	P	P	P	P	P	P	P	P	P												
Two family/duplex												P	P	P	P						
Accessory dwellings																	L4				
HUD-code manufac-tured homes									L2	P	P										
Community homes forthe disabled	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Multifamily 3 or moreunits												S	S	P	P						
Home occupation	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						
Accessory buildings	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3						
Short-term rental	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S
Educational Uses																					
Public schools	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 chil-dren or less	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
Churches	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	F	PA	P

PERMITTED USES	AG	LFO	E-1	E-2	E-3	SF-1	SF-2	SF-3	SF-4	SF-5	SF-MHP	MD-1	MD-2	MF-1	MF-2	O	CBD	INS	C	HC	IND
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
Wind generator(build- ing 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
Commercial Uses																					
Auto and RV sales																				S	S
Bar																	S		S	S	S
Bed and breakfast	S	S	S	S	S												S				
Broadcasting or pro- duction studio																			P	P	P
Car wash																			S	S	S
Commercial parking lots																S	S	S	S	S	S
Equestrian facilities	P																				
Equipment rental																					S
Food Truck Park																S	S	P	S	S	S
Free standing emer- gency medical care facility/urgent care																L10	L10	L10	L10	L10	L10
Hotel/motel																S	S	S	S	S	P
Indoor recreation																	P	P	P	P	P
Laundry facilities																			S	S	P
Major event entertainment	S																		S	S	S
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																	S		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	

PERMITTED USES	AG	LFO	E-1	E-2	E-3	SF-1	SF-2	SF-3	SF-4	SF-5	SF-MHP	MD-1	MD-2	MF-1	MF-2	O	CBD	INS	C	HC	IND
Scientific research																P	P		P	P	P
Sexually oriented business																					S
Smoke Shop and Tobacco Store																				S	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
Vehicle repair																				S	P
Winery	S	S	S	S	S											S	P	S	S	S	S
Industrial Uses																					
Bakeries																	P		P	P	P
Construction material sales																					
Construction equipment sales/storage																					P
Distribution center																			S	S	S
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
Junk yards and auto wrecking																					S
Kennels	S																		S, L9	S, L9	S, L9
Manufacturing, light																	S, L7		S, L7	S, L7	
Manufacturing, heavy																				S, L7	S, L7
Manufacturing of non-odoriferous foods																					P
Motor freight terminal																					S
Printing/publishing																	P			P	P
Radio, tv or cellular towers																S	S	S	S	S	S
Recycling business																				S	S
Sanitary landfills, commercial incinerators, transfer stations	S																				S
Self-service storage																				S	S
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
Veterinary clinics	P																		P	P	P
Wholesale sales																			S	P	P
Wholesale nurseries	P																				
Wholesale storage and distribution																				NA	S

PERMITTED USES	AG	LFO	E-1	E-2	E-3	SF-1	SF-2	SF-3	SF-4	SF-5	SF-MHP	MD-1	MD-2	MF-1	MF-2	O	CBD	INS	C	HC	IND
Wrecker services and impound lots																S	S	S	S	S	S
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																	S		S	S	S
Tanning Salon																	P		P	P	P

(click here to view the full table)

P - Permitted Use

S - Specific Use Permit Required

L - Permitted Use with designated limitations

L1 - Live stock are permitted in accordance with Chapter 2 of the City of Azle Code of Ordinances

L2 - HUD-Code Manufactured homes

L3 - Accessory structure directly related to an agriculture function are allowed without a primary structure on platted land greater than 5 acres.

L4 - Accessory Dwelling shall not exceed the total square footage of the primary use, including all ancillary uses Accessory Dwelling are only allowed on properties with frontage on and addressed from Main Street Accessory Dwellings must be attached to the structure housing the primary use. Only 1 Accessory Dwelling is allowed per platted lot[.]

L5 - Building mounted wind generators may not extend higher than ten (10) feet above where the wind generator is mounted on the building.

The height shall be measured from the base of the wind generator where it is mounted on the building to the highest point of the arc of the blades' elevation. If the wind generator does not use blades, then height is measured from the base of the wind generator where it is mounted on the building to the highest point of the wind generator.

L6 - Lots where the proposed wind generators will be located shall have a minimum lot area of two (2) acres.

A maximum of one (1) wind generator is permitted by right. Wind generators shall be located minimum of 150 feet from the property lines. Multiple wind generators are permitted only with approval of a SUP. The maximum height of a wind generators shall not exceed the maximum height of a structure per the zoning district without an SUP[.]

L7 - No outside storage of materials is allowed. No measurable increase in ambient sound shall be detectable at the property line.

L8 - Temporary Construction Office may be erected 30 days prior to construction activities and shall be removed within 10 days of completion of construction activity[.]

L9 - A minimum separation of 500' from any outdoor kennel or run shall be maintained to any adjacent residential use.

L10 - A minimum separation of 300' shall be maintained to any adjacent residential use[.]

(Ordinance 2013-09, ex. A, adopted 5/7/13; Ordinance 2022-18 adopted 8/2/2022; Ordinance 2024-5 adopted 3/4/2024; Ordinance 2024-11 adopted 4/2/2024; Ordinance 2024-22 adopted 8/26/2024; Ordinance 2024-25 adopted 11/19/2024; Ordinance 2025-06 adopted 7/1/2025)