

CITY OF BANDERA

511 Main St. • PO Box 896 • Bandera, Texas 78003 • P: (830) 522-3126 • F: (210) 761-7352

GENERAL PLANNING APPLICATION

Property Owner Information	Type of project submission:
Property owner's name: George Tinsleg	(Submit associated checklist)
Property owner's mailing address: 302 Bandera Ridge IN	Policy
City/State/Zip: Bandera, TX 78003	☐ Annexation☐ New Neighborhood Plan
Phone number: \$30 460 1291	□ Place Type Zoning Change
Email: 97 ed 1 H 7 0 gmid . Com	Subdivision ☐ Amending Plat
Applicant Information (Leave blank if same as owner)	□ Final Plat □ Minor Plat (less than 4 lots)
Applicant's name:	□ Preliminary Plat
Applicant's mailing address:	□ Public Improvement Plan □ Replat
City/State/Zip:	Development
Phone number:	□ Site Development Plan
Email:	□ Warrant ☑ Zoning Variance
Property Information	
Property address(s): 1003 Maple St Bano	lera Tx
Legal description(s): 65 54, 55, 12 Lot 56, 12 Lot	57-block & Ranger X
Parcel ID #(s): 152124, 152125	
Parcel size(s) (in acres): 1636 . 318	
Current zoning: P-2 P3 Heritage	
I certify that I am the property owner or the applicant designated by the prop submitted in this application is true and correct to the best of my knowledg	perty owner, and that the information e.
Thorne Timsley	7-1-2025
Signature	$\frac{7 - 1 - 2025}{\text{Date}}$
FOR CITY USE ONLY:	
Received by: Big Date: 1-1-25 Routed to:	E Team on 7-1-25

fre App Ming 7/9 10am

Permit #:_____

511 Main St. • PO Box 896 • Bandera, Texas 78003 • P: (830) 796-3765 • F: (830) 796-4247

PLACE TYPE ZONING CHANGE APP AND CHECKLIST

Applicant's name: George Tinesley	
Applicant's mailing address: 302 Bandera Ri	dge LN
Bandera (TX 78003	<i>V</i>
Phone number 830 - 460-1291	

Email: 97 EU (N. 19) 9 Ma, 1. 200M

Pre-Application Meeting

Applicant Information

The Pre-Application meeting is an opportunity for an applicant to describe the proposed development project and for City Staff to explain the development process, including:

- → Applications / Checklists
- → Timelines
- → Review Procedures
- → Governing Approval
- → Development Standards

Schedule a pre-application meeting before submitting a project to the City (see Pre-Application Meeting application). The meeting lasts 30 to 60 minutes and is between the applicant and City Staff.

Pre-Application meetings are scheduled within 2 to 3 weeks after this request is submitted to the City.

Applicability

For the purposes of establishing and maintaining sound, stable and desirable development within the corporate limits of the City.

Consideration for Place Type Zoning Change

In making a determination regarding a requested Place Type Zoning Change, the City Council shall consider the following factors:

REVIEW & PUBLIC PROCESS

SCHEDULE A PRE-APPLICATION MEETING

SUBMIT THIS APPLICATION WITH CHECKLIST ITEMS AND PAY FEE TO THE CITY

Application will be deemed complete/incomplete within 5 days after submission

ADMINISTRATIVE REVIEW AND RECOMMENDATION

Timeline for review will be determined by City Staff.

NOTICE REQUIREMENTS FOR PUBLIC HEARINGS:

Newspaper: 15 days in advance Notice to property owners with 200': 10 days in advance

PUBLIC HEARING #1
PLANNING & ZONING REVIEW
AND RECOMMENDATION

PUBLIC HEARING #2 CITY COUNCIL FINAL ACTION

- -Whether the Place Type characteristics permitted by the proposed Place Type Zoning change shall be appropriate in the immediate area concerned and the City as a whole.
- -Whether the proposed change is in accord with the Comprehensive Plan, any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
- -The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances that may make a substantial part of such vacant land unavailable for development.
- -The recent rate that land is being developed in the same Place Type classification as the request, particularly in the vicinity of the proposed change.
- -How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.

-Any other factors that will substantially affect the public health, safety, or general welfare.

Submission Requirements

In applying for a Place Type Zoning Change for initial consideration by the Planning and Zoning Commission and the City Council, the applicant shall deliver the following to the City Administrator no later than 21 calendar days prior to the date of the zoning change is to be considered by the Commission:

Submittal Package Detail

- -Completed and signed General Planning Application
- -Completed Place Type Zoning Change Checklist (this list)
- -Project Description Letter explaining why a Place Type zoning change is being requested and how it conforms to the Bandera 2040 Comprehensive Plan. You may include future plans for the property, photos, drawings, surveys or ither descriptive materials with the application as additional pages.
- -Copy of plat if platted or metes and bound plus legal description of property if not platted
- -Place Type Zoning Change fee
- -Copy of deed showing ownership \checkmark

FOR CITY USE ONLY:	
Received by: Bigp Date: 7-1-25 Routed to: CE Team	on <u>7-1-75</u>
Proposed Planning & Zoning meeting date: 8-12-25	
Proposed City Council meeting date: 8-26-25	

Requesting change from P3 to P4

Heritage district 11. Flood

City of Bandera

REC#: 00100004 7/01/2025 10:23 AM OPER: SB TERM: 011

REF#:

TRAN: 160.0000 ZONING CHANGE FEE GEORGE TINSLEY 1003 MAPLE 10 - 30295

ZONING CHANGE FEE

100,00CR

TENDERED;

100.00 CASH

APPLIED:

100.00 -

CHANGE:

0.00

PUBLIC HEARING AND NOTICE.

	PUBLISHED NOTICE	OPTIONAL PERSONAL NOTICE	MAILED NOTICE
NOTIFICATION LOCATION	Newspaper	Subject Property	United States Mail
TIME BEFORE SET HEARING	15 days	10 days	10 days
INCLUDE IN NOTICE	 » Date, time, and location of hearing; » Purpose of the hearing; and, » Identification of the subject property if the decision concerns an individual tract or parcel of land. 	 » Purpose of the request; and » All public hearing dates. 	 » Name of the applicant; » Date, time, and location of the hearing; » Purpose of the hearing; » Identification of the subject property; and, » The name of the appellant if an appeal.
NOTIFICATION INSTRUCTIONS	City Secretary or designee will be responsible for posting the notice in the newspaper of general circulation.	 Minimum 2'x2' sign placed on the street frontage in visible unobstructed location. Utilize a minimum 6" lettering. Shall stay in place until final action is taken or request is withdrawn. 	Each owner of real property located within two hundred (200) feet of the exterior boundary of the property in question and any other persons deemed by the Lead Officer or decision-maker to be affected by this application; The applicant and/or property owner; and The appellant if an appeal.

Dear City Council, Mayor Griffin, and City Staff,

The vision for the Heritage District in the Bandera 2040 Comprehensive Plan is to maintain the original functionality both in building form and it's mixed commercial makeup. This area has provided commerce to Bandera since its settlement. My property has been classified as a Historic Building by the City of Bandera and is located within the Heritage District.

I am writing to present a compelling case for the zoning adjustment from Neighborhood (P3) to Neighborhood Mix (P4) for my property in the Heritage District located at 1003 Maple Street, specifically designated in the Bandera 2040 Comprehensive Plan as Core or commercial (P5). This proposed zoning change holds immense potential for enhancing the property's value and diversifying the business opportunities available within the vibrant Heritage District.

By transitioning from a Neighborhood (P3) zoning classification to the more dynamic Neighborhood Mix (P4) designation, the property stands to benefit from increased flexibility in land use, allowing for a broader range of commercial activities and business ventures. The Heritage District, characterized by its rich historical significance and bustling commercial activity, presents an ideal setting for fostering economic growth and community engagement through mixed-use developments and diverse business establishments.

41. CYAA A 194	
she State of Jexus,	
ere of Diameters.	Enow all Men by these Presents,
J. J. B. Drawon	me and Il Il Survey many of the
VALUE AND	
com a Olaman	and then should, he sed is esself-mains of the sen of Canada Tarabata A
20027	POLLANS, to asked is been paid by
	and the control of th
Johnson news	many of the boundy of Bambon, trate of Dans
the manufact of some	in his roby and between the grant
	and the registral administration of the control of
1	A CONTROL OF THE PARTY OF THE P
re Country, Bull and Conveyor, and by them I	of the County of Character and County of the county of the County of Character and Cha
The season of th	the second decimal access on the second seco
	THE CARLES
Tak di Allia	of dark discould war 20 deser , ready and an Banker.
and the word of the	L'H Hom of the same for our grant of the fac threatly, film while was a lag to the warmen to be grant you should have g
012 Lan 88776 A xame	nen ; se a man day It so a monte Change you a she wirth him f
and leaving the its fift	Company frames of the state of
MARIAN MERYTIS 60°	and the state of the de state of the former and and it of the
4 n a 26 1 m a 261 m	and the sea of a strain of the sea of the se
water live Bank	1 having the nach mound : 2 hours 1693 to
78 m 23 peach 12	All many bear and many one I clause 1976 beginning contraining one Lines and
histy and make	of lease from
Market Control of the	
and the same of th	
TO HAVE AND TO HOLD the show	a described pression, tryadest with all and singular the rights and appartmental theate in secretar belonging, tons the
TO HAVE AND TO HOLD to MAN	described precision, beginder with all and singular the rights and opportunities themeto in surprise belonging, more than
The state of the s	A part of the second se
aborton bott end emps. horen. And staged to said a said supple the said supple to said supple the said supple the said supple the said supple to said supple the said supple to said suppl	the benefit inches the second of the second
aborton bott end emps. horen. And staged to said a said supple the said supple to said supple the said supple the said supple the said supple to said supple the said supple to said suppl	the burning biodessea Communities and administration, to Warrest and Personal Deleval, ris and The burning obtaining or to chain the comm, or may part thereof. At 17 114 ft.
with farming the same and the same and the same and proming once the said on	the berries biochesses being according and administration, to Warrest and Persons Detend, ris and 23
aborton bott end emps. horen. And staged to said a said supple the said supple to said supple the said supple the said supple the said supple to said supple the said supple to said suppl	the party biologocal come being encourage and educations on the Veryon and Persons Detect, etc and
with farming the same and the same and the same and proming once the said on	the burning biodessea Communities and administration, to Warrest and Personal Deleval, ris and The burning obtaining or to chain the comm, or may part thereof. At 17 114 ft.
with farming the same and the same and the same and proming once the said on	the burning biodessea Communities and administration, to Warrest and Personal Deleval, ris and The burning obtaining or to chain the comm, or may part thereof. At 17 114 ft.
A for the season of the season	the burning biodessea Communities and administration, to Warrest and Personal Deleval, ris and The burning obtaining or to chain the comm, or may part thereof. At 17 114 ft.
A Committee of Com	the party biologoal come being execution and administratory, to Warrest and Forestee Debend, etc. and Philipping or to chine the come, or any part thereof. A. It staff. A. It staff.
THE BTATE OF TEXAS.	be harried biological from being exercises and administrators, to Warrest and Forester Debried, etc. and 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
THE STATE OF TEXAS,	beryes 43. A. A. C. C. A. T. San Branch State St
THE BTATE OF TEXAS.	person un A A Character and a company of the compan
THE STATE OF TEXAS,	person un A A Character and a company of the compan
THE BTATE OF TEXAS. South of Design and Street And Street	persons us. A: A Grant many transfer and persons to Warrest and Forest Detect, the and The transfer to the persons being as to chien the same, or any part thereof. A D 114 f. A D 114
THE STATE OF TEXAS. South of Process and State of State	persons us. A Market to me supplied a more to the property of the persons of the
THE STATE OF TEXAS. South of Design and Design of the State of Control of Co	because the state of the state
THE STATE OF TEXAS. Single of December 1000 the cold of the cold persons and cold persons of the cold	parties us. A Market to see the second of th
THE STATE OF TEXAS. Single the soil prosbers was the soil. Suggest the soil prosbers was the soil. Suggest the soil prosbers, was the soil. Suggest the soil prosbers, was the soil. Suggest the soil prosbers, was the soil. Suggest and Existence to Streems. Suggest and Existence to Streems. Suggest and Existency of the Streems. Suggest the Streems of the Streems.	because the state of the state
THE STATE OF TEXAS. Limber of Desired to State of the State of Desired to Desired to State of Desired to Desired to Desired to Desired to Desired to Desired to Desir	Description of the state of the second of th
THE STATE OF TEXAS. Single the soil presion, was the soil, and the soil presion, was the soil, and soil presion, was the soil, and the soil and so	Description of the state of the second state o
THE STATE OF TEXAS. Single the sold president was the sold president was the sold president was the sold president was the sold president will provide the sold parties. Beyond and Delivered to President to State and Delivered to President to State and St	Description of the state of the second state o
THE STATE OF TEXAS. Single the soil prosber, was the still place and soil prosber, was the still place and soilers, against course to still place and soilers against course to still place and Bulleton to Branco and Bulleton to B	Description of the state of the
THE STATE OF TEXAS. Single the soil presion, was the soil, and the soil presion, was the soil, and soil presion, was the soil, and the soil and so	Description of the state of the

71

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

COUNTY OF BANDERA

KNOW ALL MEN BY THESE PRESENTS:

That we, RUBY MAE WRIGHT now known as RUBY MAE PRESTON and JOE B. PRESTON, of Bandera County, Texas, hereinafter collectively referred to as GRANTOR, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by GEORGE T. TINSLEY and MERIDA A. TINSLEY, whose address is P.O. Box 2318, Bandera, Bandera County, Texas 78003, hereinafter collectively referred to as GRANTEE, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the GRANTEE herein of that one certain Promissory Note of even date herewith in the principal sum of FORTY THOUSAND AND NO/100 (\$40,000.00) DOLLARS, payable to the order of RUBY MAY PRESTON, as therein provided and bearing interest at the rate therein specified providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by a vendor's lien retained, and is additionally secured by a deed of trust of even date herewith to SUSAN SMOOT SIMS, Trustee, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto GRANTEE, all of the following described real property in Bandera County, Texas, including all improvements thereon to-wit:

BEING Lot Nos. 54 and 55 and the Southwest 1/2 of Lot Nos. 56 and 57, Block 8, Range X, CITY OF BANDERA, Bandera County, Texas, according to plat filed of record in Volume 1, Page 81, Plat Records of Bandera County.

Current ad valorem taxes on said property have been prorated as of date hereof and are assumed by GRANTEE.

This conveyance is subject to all easements, restrictions, reservations, exceptions, and

COUNTY OF BANDERA

STATE OF TEXAS

Ş

BEFORE ME, the undersigned authority, on this day personally appeared JOE B. PRESTON, known to me through Texas drivers license identification to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this

JANET EVANS Notary Public, State of Texas day of May, 2002.

After Recording Return to:

Mr. & Mrs. George T. Tinstev

P.O. Box 2318

Bandera, Texas 78003

Prepared by the Law Office of:

SUSAN SMOOT SIMS, P.C.

P.O. Box 441

Bandera, Texas 78003

830/796-3061

Receipt Number By,

3

R

conditions of title, if any, as all the same are reflected by the applicable records filed in the office of the County Clerk, Bandera County, Texas, including the following:

- Any visible and apparent easements on or across the property herein described, which 1. are not shown of record.
- Rules, regulations and orders governing flood boundary management, subdivisions 2. and waste disposal as passed by the Commissioner's Court of Bandera County, Texas and the Texas Water Quality Board.
- Springhills Water Management District rules, regulations and statutory authority. 3.
- Any building and/or zoning ordinances adopted by the City of Bandera, which may 4. affect the subject property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said GRANTEE, GRANTEE'S heirs and assigns forever; and GRANTOR does hereby bind GRANTOR, GRANTOR'S heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said GRANTEE, GRANTEE'S heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

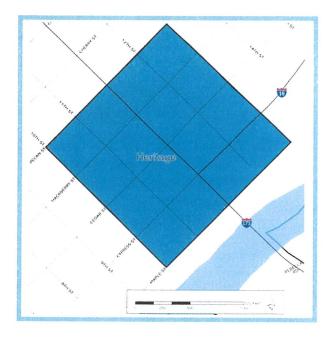
EXECUTED this 3rd day of May, 2002.

RUBY MAE WRIGHT n/k/a RUBY MAE PRESTON, Grantor

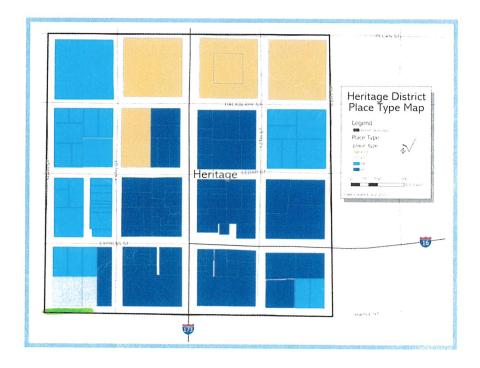
JOE'B. PRESTON, Grantor

Heritage District

The vision for the Heritage District is to maintain the original functionality both in building form and it's mixed commercial makeup. This area has provided commerce to Bandera since its settlement. Much of the service industry workforce occurs in this area. 11th and 13th Streets frame this District and have been identified for workforce housing. Adding workforce in close proximity could potentially aid in better service, lower costs of living for the workforce, overall enhancement of the area, and build in a secondary customer base for the area.



HERITAGE PLACE TYPE MAP.



5-8

Chapter 5: Character Districts

HERITAGE DISTRICT STANDARDS.

P2	APPENDIX 3: PLACE TYPE ZONING ORDINANCE	CHARACTER DISTRICTS		A3 - 35
LENGTH 750 ft 335 ft 330 ft 330 ft 330 ft 330 ft 1,340 ft 1,		P2	P4	P5
PERMETER	BLOCKS			
WIDTH	LENGTH	750 ft	335 ft	335 ft
WIDTH	PERIMETER	3,000 ft	1,340 ft	1,340 ft
AREA LOT COVERACE (MAX.) BUILD-TOLINE "SIL" FACADE BUILDOUT AT BIL (MIN.) A0% BUILDINGS MAX. HEIGHT (STORES) 2 3 3 3 EDGEVARD P P P P P SUBVEYARD NP P P P FRANTE FRONTAGE COMMON YARD PORCH (PPIDOVAL PENCE) FACADE BUILDINGS PRINCE PROVINGE RURLE FRONTAGE RURLE FRONTAGE RURLE FRONTAGE PUBLIC FRONTAGE RURLE FRONTAGE RURLE FRONTAGE PLEASE P P P P P P P P P P P P P P P P P P P	LOTS			
LOT COVERAGE (MAX.) 40% 70% 80% BUILD-TOX-NIT 'STL' 10 ft = no max. 5 ft = 15 ft 2 ft = 15 ft FACADE BUILDOUT AT BIT. (MIN.) 40% 600% 80% BUILD-TOX 500% 500% MAX. HEIGHT (STORES) 2 3 3 3 EDGE YARD P P NP SIDEYARD NP P P P COURTYARD NP P P P REARYARD NP P P P PROVATE FRONTAGE P P NP PORCH (PPITONAL FENCE) P P NP GALLERY NP NP P P ARCADE NP NP NP P PUBLIC FRONTAGE P NP NP P PUBLIC FRONTAGE P NP NP P PUBLIC FRONTAGE P NP NP P NECHBORHOOD FRONTAGE P P NP MIX FRONTAGE P P P NP MIX FRONTAGE NP P P P CYNC SPACE NP NP P P FACAD NP P P P CYNC SPACE NP P P P PACAD NP P P P PACAD NP P P P PACAD NP P P P P SQUARE NP P P P P PACAD NP P P P P P PACAD NP P P P P P PACAD NP P P P P P P PACAD NP P P P P P P P PACAD NP P P P P P P P P	WIDTH	60 ft min.	no min.	no min.
BUILD-TO-LINE "BIL" 10 ft - no max. 5 ft - 15 ft 2 ft - 15 ft FACADE BUILDOUT AT BIL (MIN.) 40% 60% 80% 80%	AREA	no min.	no min.	no min.
PACADE BUILDOUT AT BIT. (MIN.) 40% 60% 80%	LOT COVERAGE (MAX.)	40%	70%	80%
BJILDINGS	BUILD-TO-LINE "BTL"	10 ft - no max.	5 ft - 15 ft	2 ft - 15 ft
MAX. HEIGHT (STORES) 2 3 3 3 EDGEYARD	FACADE BUILDOUT AT BTL (MIN.)	40%	60%	80%
EDGEYARD	BUILDINGS			
SIDEYARD	MAX. HEIGHT (STORIES)	2	3	3
COURTYARD NP	EDGEYARD	P	P	NP
REAFYARD NP	SIDEYARD	NP	P	P
PRIVATE FRONTAGE P	COURTYARD	NP	NP	₽
COMMON YARED P	REARYARD	NP	Р	۶
PORCH (OPTIONAL FENCE)	PRIVATE FRONTAGE			
SHOPFRONT	COMMON YARD	P	Р	NP
GALLERY	PORCH (OPTIONAL FEVCE)	P	P	NP
NP	SHOPFRONT	NP	P	P
PUBLIC FRONTAGE	GALLERY	NP	NP	P
RURAL FRONTAGE	ARCADE	NP	NP	P
NEIGHBORHOOD FRONTAGE	PUBLIC FRONTAGE			
MIX FRONTAGE NP P P MAJOR FRONTAGE NP NP P CIVIC SPACE B NP NP P PARK P NP NP NP P GREEN NP NP NP NP NP NP NP NP NP	RURAL FRONTAGE	P	NP	NP
MAJOR FRONTAGE NP NP P COVIC SPACE	NEIGHBORHOOD FRONTAGE	P	P	NP
PARK P	MIX FRONTAGE	NP	P	P
PARK P NP NP GREEN NP P P SQUARE NP P P PLAZA NP NP P PLAYGROUND P P P PARACES DEVELOPMENT DEVELOPMENT DEVELOPMENT NP CLD REQUIRES 50% min. 20% - 40% NP TND REQUIRES no min. 40% - 60% 10% - 30% BUNKHOUSE BUNKHOUSE FRONT SETBACK BTL + 20 ft min. n/a REAR SETBACK BEC 40 ft max. IBC SIDE SETBACK IBC IBC IBC MAX. HEIGHT (STORIES) 2 max. 2 max. 2 max. PARKING LOCATION P P NP SECOND LAYER P P NP	MAJOR FRONTAGE	NP	NP	P
SQUARE NP	CIVIC SPACE			
SQUARE NP	PARK	P	NP	NP
PLAZA NP NP P PLAYGROUND P P P S3 ACRES DEVELOPMENT CLD REQUIRES 50% min. 20% - 40% NP TND REQUIRES no min. 40% - 60% NP BUNKHOUSE FRONT SETBACK BTL+20 ft min. BTL+20 ft min. n/a REAR SETBACK IBC 40 ft max. IBC SIDE SETBACK IBC IBC IBC MAX. HEIGHT (STORIES) 2 max. 2 max. 2 max. PARKING LOCATION P P NP SECOND LAYER P P NP	GREEN	NP	P	P
PLAYGROUND P P P >3 ACRES DEVELOPMENT CLD REQUIRES 50% min. 20% • 40% NP TND REQUIRES no min. 40% • 60% 10% • 30% BUNKHOUSE FRONT SETBACK BTL+20 ft min. BTL+20 ft min. n/a REAR SETBACK IBC 40 ft max. IBC SIDE SETBACK IBC IBC IBC MAX. HEIGHT (STORIES) 2 max. 2 max. 2 max. PARKING LOCATION P P NP SECOND LAYER P P NP	SQUARE	NP	P	P
STACRES DEVELOPMENT SO% min. 20% • 40% NP TIND REQUIRES no min. 40% • 60% 10% • 30% BUNKHOUSE FRONT SETBACK BTL+20 ft min. BTL+20 ft min. n/a REAR SETBACK IBC 40 ft max. IBC SIDE SETBACK IBC IBC IBC MAX. HEIGHT (STORIES) 2 max. 2 max. 2 max. PARKING LOCATION P P NP SECOND LAYER P P NP	PLAZA	NP	NP	P
CLD REQUIRES 50% min. 20% - 40% NP TND REQUIRES no min. 40% - 60% 10% - 30% BUNKHOUSE BIL+20 ft min. BTL+20 ft min. n/a FRONT SETBACK BTL+20 ft min. BTL+20 ft min. n/a SIDE SETBACK IBC 40 ft max. IBC SIDE SETBACK IBC IBC IBC MAX. HEIGHT (STORIES) 2 max. 2 max. 2 max. PARKING LOCATION P P NP SECOND LAYER P P NP	PLAYGROUND	P	P	P
TND REQUIRES no min. 40% - 60% 10% - 30% BUNKHOUSE FRONT SETBACK BTL+20 ft min. n/a FRONT SETBACK IBC 40 ft max. IBC SIDE SETBACK IBC IBC IBC MAX. HEIGHT (STORIES) 2 max. 2 max. 2 max. PARKING LOCATION P P NP SECOND LAYER P P NP	>3 ACRES DEVELOPMENT			
BUNKHOUSE FRONT SETBACK BTL+20 ft min. BTL+20 ft min. n/a REAR SETBACK IBC 40 ft max. IBC SIDE SETBACK IBC IBC IBC MAX. HEIGHT (STORIES) 2 max. 2 max. 2 max. 2 max. PARKING LOCATION P P NP SECOND LAYER P P NP	CLD REQUIRES	50% min.	20% - 40%	NP
FRONT SETBACK BTL+20 ft min. BTL+20 ft min. n/a REAR SETBACK IBC 40 ft max. IBC SIDE SETBACK IBC IBC IBC MAX. HEIGHT (STORIES) 2 max. 2 max. 2 max. PARKING LOCATION P P NP SECOND LAYER P P NP	TND REQUIRES	no min.	40% - 60%	10% - 30%
REAR SETBACK IBC 40 ft max. IBC SIDE SETBACK IBC IBC IBC MAX. HEIGHT (STORIES) 2 max. 2 max. 2 max. 2 max. PARKING LOCATION PIRST LAYER P P NP SECOND LAYER P P NP	BUNKHOUSE			
SIDE SETBACK IBC I	FRONT SETBACK	BTL+20 ft min.	BTL+20 ft min.	n/a
MAX. HEIGHT (STORIES) 2 max. 2 max. 2 max. 2 max. PARKING LOCATION P NP NP FIRST LAYER P P NP SECOND LAYER P P NP	REAR SETBACK	IBC	40 ft max.	IBC
PARKING LOCATION P NP FIRST LAYER P P NP SECOND LAYER P P NP	SIDE SETBACK	IBC	IBC	IBC
FIRST LAYER P P NP SECOND LAYER P P NP	THE STATE OF THE S	2 max.	2 max.	2 max
SECOND LAYER P P NP	PARKING LOCATION			
	FIRST LAYER	P	Р	NP
THIRD LAYER P P	SECOND LAYER	P	p-	NP
	THIRD LAYER	P	P	P