

City of Dripping Springs

200 Bluff Street Zoning Amendment Ordinance

ORDINANCE No. 2026-##

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS, AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 0.30 ACRES OF LAND LOCATED AT 200 BLUFF STREET, DRIPPING SPRINGS, TEXAS, HAYS COUNTY PARCEL NO. R138826, FROM SF-5-HO (SINGLE-FAMILY RESIDENTIAL - HISTORIC OVERLAY) TO LR-HO-CO (LOCAL RETAIL - HISTORIC OVERLAY – CONDITIONAL OVERLAY); PROVIDING FOR FINDINGS OF FACT; ENACTMENT; AMENDMENT OF THE OFFICIAL ZONING MAP; ESTABLISHING CONDITIONAL-OVERLAY USE AND DEVELOPMENT REGULATIONS; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, Bluff Street Investments LLC is identified in the zoning amendment application as the owner of certain real property located at 200 Bluff Street, Dripping Springs, Texas 78620, being approximately 0.30 acres, described in the application as W T Chapman #3, Block 4, Lot 1, Hays County Parcel No. R138826 (the Property); and

WHEREAS, an application requested an amendment of the Property's zoning classification from SF-5-HO (Single-Family Residential - Historic Overlay) to LR-HO (Local Retail - Historic Overlay); and stated that the requested zoning amendment is intended to allow development and operation of a small business medical day spa/wellness retreat at the Property; and

WHEREAS, the application did not request a conditional overlay combining district or identify proposed conditional-overlay restrictions; and

WHEREAS, after notice and public hearing, the Planning and Zoning Commission considered the requested LR-HO zoning-map amendment and recommended approval of the requested LR-HO amendment; the Planning and Zoning Commission did not recommend a conditional overlay combining district or a specific set of conditional-overlay restrictions; and

WHEREAS, the City Council conducted its own public hearing on the proposed zoning amendment, received public comment, and considered the Planning and Zoning Commission recommendation, the application materials, the proposed use, the City's zoning and parking regulations, and the compatibility of the requested LR-HO classification with the surrounding historic and residential context; and

WHEREAS, the City Council finds that the Property’s approximately 0.30-acre size, historic setting, adjacency to residentially zoned property, anticipated parking and circulation impacts, and need for compatibility with the Hays Historic District warrant site-specific, more-restrictive zoning regulations in addition to the otherwise applicable LR-HO regulations; and

WHEREAS, the City Council finds that the conditional-overlay regulations established by this Ordinance are more restrictive than the regulations otherwise applicable to the Property in the LR-HO district; do not expand the uses or development rights otherwise available to the Property; and are reasonably related to the public health, safety, welfare, parking, traffic, historic preservation, and neighborhood compatibility; and

WHEREAS, the City Council finds that the conditional-overlay regulations in this Ordinance are legislative zoning regulations applicable to the Property and its successors in interest, rather than personal commitments of the present owner or applicant; and

WHEREAS, the Property is located within the corporate limits of the City of Dripping Springs, Texas, and is subject to the City’s zoning regulations; and

WHEREAS, the City Council considered the proposed zoning amendment after notice and public hearing as required by law; and

WHEREAS, the City Council finds that the zoning amendment adopted by this Ordinance is consistent with the purposes of the City’s zoning regulations, promotes the public health, safety, and welfare, and is in the best interests of the City and its residents; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace, or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code, the City has authority to regulate the use of land and structures within the City and to amend its zoning regulations and zoning district boundaries.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Dripping Springs, Texas:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

The zoning classification of the Property is hereby amended from SF-5-HO (Single-Family Residential -Historic Overlay) to LR-HO-CO (Local Retail - Historic Overlay – Conditional Overlay), subject to the terms of this Ordinance and all applicable provisions of the City of Dripping Springs Code of Ordinances.

3. PROPERTY

This Ordinance applies to the approximately 0.30-acre tract of land located at 200 Bluff Street, Dripping Springs, Texas 78620, Hays County Parcel No. R138826, as more particularly described in Exhibit “A”, attached hereto and incorporated herein for all purposes.

If the legal description in Exhibit “A” conflicts with the street address, parcel number, or any summary description contained in this Ordinance, the legal description in Exhibit “A” controls.

4. OFFICIAL ZONING MAP AMENDMENT

The Official Zoning Map of the City of Dripping Springs is hereby amended to reflect the Property’s zoning classification as LR-HO-CO (Local Retail - Historic Overlay – Conditional Overlay).

The City Administrator, Planning Director, or designee is authorized and directed to update the Official Zoning Map and related City zoning records to reflect the zoning amendment approved by this Ordinance.

5. APPLICABLE ZONING REGULATIONS

The Property shall be governed by the regulations applicable to the LR (Local Retail) base zoning district, the HO (Historic Overlay) district, and the conditional-overlay regulations in Exhibit “B,” as those regulations may be amended from time to time, except as expressly modified by this Ordinance.

A use prohibited, reclassified, or otherwise restricted by Exhibit “B” remains subject to that Exhibit “B” restriction unless and until the City Council amends or repeals the restriction by ordinance. If an Exhibit “B” regulation conflicts with an otherwise applicable LR-HO regulation, the more restrictive regulation controls.

Except as expressly prohibited, reclassified, or otherwise restricted by Exhibit “B,” a use retains its otherwise applicable LR-HO designation, including any later amendment to the generally applicable LR, HO, or LR-HO use permissions.

The City Council’s establishment of the conditional overlay does not alter the Planning and Zoning Commission’s recommendation on the requested LR-HO amendment or represent that the applicant requested the conditional overlay. The conditional-overlay regulations are adopted by the City Council as part of this Ordinance based on the Council’s independent consideration of the record and findings incorporated in this Ordinance.

6. HISTORIC OVERLAY

The HO (Historic Overlay) designation remains applicable to the Property. Any exterior alteration, construction, demolition, relocation, site improvement, sign, lighting, or other activity requiring review or approval under the City's historic preservation regulations shall remain subject to all applicable Historic Overlay requirements and approvals. The Historic Overlay also restricts certain land uses that would otherwise be permitted by right under the base LR zoning district.

7. PARKING, SITE DEVELOPMENT, AND OTHER PERMITS

Approval of this Ordinance does not constitute approval of any site development permit, building permit, certificate of occupancy, variance, conditional use permit, off-site parking agreement, parking easement, remote parking lease, subdivision, plat, sign permit, lighting plan, building plan, architectural plan, or other permit or approval required by the City Code or other applicable law.

No nonresidential use may receive a certificate of occupancy unless the owner submits a site plan and parking schedule identifying each authorized use proposed on the Property and demonstrating compliance with the applicable off-street parking requirements of Chapter 30, Exhibit A, Section 5.6, based on the actual use or uses established.

Any off-site, remote, or shared parking proposed to satisfy the Property's parking requirement must be reviewed and approved in accordance with the City Code, including any applicable requirements for variance approval, a recorded permanent parking easement, a long-term remote-parking lease, a joint-use parking agreement, or other required documentation.

8. CONDITIONS NOT WAIVED

Except for the zoning-map amendment and conditional-overlay restrictions expressly approved by this Ordinance, all requirements of the City Code and all other applicable laws remain in full force and effect. Nothing in this Ordinance waives or modifies any future review, approval, or compliance requirement unless expressly stated in this Ordinance.

9. REPEALER

To the extent reasonably possible, ordinances are to be read together in harmony. However, all ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated herein.

10. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

11. CODIFICATION AND RECORDS

The City Secretary is hereby directed to record this Ordinance in the official records of the City and to cause the City's Official Zoning Map and related zoning records to be updated as provided herein.

12. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication as provided by law.

13. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act, Chapter 551, Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code and other applicable law.

PASSED AND APPROVED this ____ day of _____, 2026, by the City Council of the City of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary

14. LEGAL DESCRIPTION OF PROPERTY

The Property is identified in the zoning amendment application as follows:

Property Address:	200 Bluff Street, Dripping Springs, Texas 78620
Hays County Parcel No.:	R138826
Legal Description:	W T Chapman #3, Block 4, Lot 1, Acres 0.30

LR-HO-CO Land Use Permissions

1. Scope and Construction

- (a) Except as expressly prohibited, reclassified, or otherwise restricted by this Exhibit, the Property remains subject to the use permissions and development regulations otherwise applicable in the LR-HO district, as those permissions and regulations may be amended from time to time.
- (b) For purposes of this Exhibit:

Symbol	Meaning
P	Land use permitted by right in the HO district if the LR base zoning district also permits the use by right
C	Land use may be permitted with a conditional use permit
X	Land use not permitted

- (c) The textual restrictions in this Exhibit are operative. Any use chart is provided solely as a convenience reference. If there is an inconsistency between the text and a chart, the text controls.

2. Controlling Use Restrictions

- (a) *Uses Permitted by Right under the LR-HO-CO Zoning Amendment are listed below:*
1. Accessory Bldg./Structure (Non Residential)
 2. Antique Shop
 3. Art Dealer/Gallery
 4. Artisan's Shop
 5. Artist Studio
 6. Bakery or Confectionary

7. Barbershop
8. Beauty Shop
9. Bed and Breakfast Inn or Facility
10. Bicycle Sales and Repair
11. Book Store
12. Church, Religious Assembly
13. Civic Club
14. Contractor's Office with no outside storage
15. Consignment Shop
16. Cooking School
17. Dance/Drama/Music School
18. Drapery, Blind Upholstery Store
19. Duplex (Two-Family)
20. Financial Services
21. Florist Shop
22. Fire Station
23. Fraternal Lodge or Union
24. Garden (Non-Retail)
25. Garden Home/Townhome
26. Garden Shop
27. Home Occupation
28. Health Club
29. Insurance Agency Offices
30. Library
31. Live-in security quarters

32. Living Quarters on Site with a Business
33. Locksmith
34. Medical Clinic or Office
35. Museum
36. Needlework shop/Pet Shop
37. Offices, General/Professional
38. Offices, Brokerage Services
39. Offices, Health Services
40. Offices, Legal Services
41. Offices, Professional
42. Offices, Real Estate
43. Park/playground
44. Pet shop/supplies
45. Philanthropic Association
46. Photocopying
47. Photography studio
48. Post Office
49. Psychic reading services
50. Residential Loft
51. School
52. Shoe Repair
53. Swimming Pool, Private
54. Tailor Shop
55. Temporary Outdoor Sales
56. Tennis Court

- 57. Travel Agency
- 58. Video rental sales
- 59. Woodworking (ornamental)

(b) Uses Prohibited by the Conditional Overlay

Notwithstanding any contrary LR-HO use-chart designation, the following uses are prohibited on the Property by the Conditional Overlay:

- 1. Computer Sales
- 2. Small Scale Farm.
- 3. Multiple-Family Dwelling.
- 4. Rooming/Boarding House.
- 5. Convenience Store (Without Gas Sales).
- 6. Food or Grocery Store (Limited).
- 7. Furniture Store (New and/or Used).
- 8. Hardware Store.
- 9. Market (Public).
- 10. Pharmacy.
- 11. Upholstery Shop
- 12. Used Merchandise/Furniture.
- 13. Veterinarian Clinic (Indoor Kennels).

(c) Uses Requiring a Conditional Use Permit Under the Conditional Overlay

Notwithstanding any contrary LR-HO use-chart designation, the following uses may be established on the Property only upon approval of a conditional use permit under Chapter 30, Exhibit A, Section 3.17:

- 1. Mobile Food Vendor – 10 Days or Less.
- 2. Restaurant (No Drive-Through Service).
- 3. Child Day-Care Facility.

Except as expressly prohibited or modified by this Exhibit, a use retains its otherwise applicable LR-HO designation, including any preexisting requirement for a conditional use permit, as is the case for the land uses listed below:

1. Assisted Living Facility
2. Bar
3. Cafeteria
4. Contractor's Temporary On-Site Office
5. Home for the Aged, Residential
6. Hospice
7. Maternity Home
8. Orphanage
9. Sewage Pumping Station
10. Telephone Switching/Exchange
11. Water Supply Elevated Storage Tank
12. Studio, Tattoo or Body Piercing

3. Convenience Use Chart

The following chart summarizes the modifications made by this Exhibit and is provided for convenience only. The controlling text is Section 2.

Land Use	Existing SF-5 HO Land Use Permissions	LR-HO Land Use Permissions	LR-HO-CO Land Use Permissions
Bulk Grain and/or Feed Storage	X	X	X
Farms, General (Crops), Commercial	X	X	X
Greenhouse (Non-Retail)	X	X	X
Livestock Sales	X	X	X
Orchard/Crop Propagation	C	C	C
Plant Nursery (Commercial)	X	X	X
Small Scale Farm	X	C	X
Stable, Commercial	X	X	X
Stables (Private, accessory use)	X	X	X

Land Use	Existing SF-5 HO Land Use Permissions	LR-HO Land Use Permissions	LR-HO-CO Land Use Permissions
Stables (Private, principal use)	X	X	X
Garden (Non-Retail)	P	P	P
Farm Animals (Exempt - FFA, 4H)	C	C	C
Farm Animals (Non-Exempt)	C	C	C
Accessory Bldg./Structure (Nonresidential)	X	P	P
Accessory Bldg./Structure (Residential)	P	X	X
Accessory Dwelling Unit	X	X	X
Caretaker's/Guard Residence	X	X	X
Community or Group Home	C	X	X
Duplex/Two-Family	P	P	P
Garage Residential Conversion	X	X	X
Garden Home/Townhome	P	P	P
Home Occupation	P	P	P
HUD-Code Manufactured Home	X	X	X
Living Quarters on Site with a Business	X	P	P
Multiple-Family Dwelling	X	P	X
Residential Loft	X	P	P
Rooming/Boarding House	X	P	X
Single-Family Dwelling, Detached	P	X	X
Single-Family Industrialized Housing	P	X	X
Swimming Pool, Private	P	P	P
Armed Services Recruiting Center	X	X	X
Bank	X	X	X
Check Cashing Service	X	X	X
Credit Agency	X	X	X
Insurance Agency Offices	X	P	P
Offices, General/Professional	X	P	P
Office, Brokerage Services	X	P	P
Offices, Health Services	X	P	P
Offices, Legal Services	X	P	P
Offices, Parole/Probation	X	X	X
Offices, Professional	X	P	P
Offices, Real Estate Office	X	P	P
Saving and Loan	X	X	X
Security Monitoring Company	X	X	X

Land Use	Existing SF-5 HO Land Use Permissions	LR-HO Land Use Permissions	LR-HO-CO Land Use Permissions
Telemarketing Center	X	X	X
All-Terrain Vehicle Dealer (Sales Only)	X	X	X
Ambulance Service (Private)	X	X	X
Antique Shop	X	P	P
Appliance Repair	X	X	X
Art Dealer/Gallery	X	P	P
Artisan's Shop	X	P	P
Artist Studio	P	P	P
Auto Sales (New and Used)	X	X	X
Auto Supply Store	X	X	X
Bakery or Confectionary (Retail)	X	P	P
Bar	X	C	C
Barbershop	X	P	P
Beauty Shop	X	P	P
Bed and Breakfast Inn or Facility	X	P	P
Bicycle Sales and Repair	X	P	P
Book Store	X	P	P
Building Materials Sales	X	X	X
Cabinet/Counter/Woodworking Shop (Custom) Retail	X	X	X
Cabinet/Counter/Woodworking Shop (Manufacturing) Wholesale	X	X	X
Cafeteria	X	C	C
Communication Equipment Repair	X	X	X
Computer Sales	X	P	X
Consignment Shop	X	P	P
Convenience Store (With Gas Sales)	X	X	X
Convenience Store (Without Gas Sales)	X	C	X
Cooking School	X	P	P
Dance/Drama/Music Studio or School	X	P	P
Department Store	X	X	X
Drapery, Blind Upholstery Store	X	P	P
Exterminator Services	X	X	X
Financial Services	X	P	P
Florist Shop	X	P	P
Food or Grocery Store (General)	X	X	X

Land Use	Existing SF-5 HO Land Use Permissions	LR-HO Land Use Permissions	LR-HO-CO Land Use Permissions
Food or Grocery Store (Limited)	X	P	X
Funeral Home or Mortuary	X	X	X
Furniture Store (New and/or Used)	X	P	X
Garden Shop (Inside Storage)	X	P	P
General or Community Retail Store	X	X	X
Gravestone/Tombstone Sales	X	X	X
Hardware Store	X	P	X
Home Improvement Center	X	X	X
Laundry/Dry Cleaning	X	X	X
Lawnmower Sales & Repair	X	X	X
Live-in Security Quarters	X	P	P
Locksmith	X	P	P
Major Appliance Sales	X	X	X
Market (Public)	X	P	X
Mini-Warehouse - Self Storage	X	X	X
Mobile food vendor - 10 days or less	P	P	C
Mobile food vendor - longer than 10 days	C	C	C
Mobile food vendor court	C	C	C
Motorcycle Dealer (Sales, Repair)	X	X	X
Motel or Hotel	X	X	X
Needlework Shop	X	P	P
Pet Shop/Supplies	X	P	P
Pharmacy	X	P	X
Photocopying/Duplicating	X	P	P
Photography Studio	X	P	P
Plant Nursery (Retail Sales, Outdoors)	X	X	X
Radio or Television Studio	X	X	X
Recycling Center	X	X	X
Restaurant (No Drive-Through Service)	X	P	C
Restaurant (With Drive-Through)	X	X	X
Security Systems Installation Company	X	X	X
Sexually Oriented Business	X	X	X
Shoe Repair	X	P	P
Special Event Facilities	X	X	X
Studio, Tattoo or Body Piercing	X	C	C

Land Use	Existing SF-5 HO Land Use Permissions	LR-HO Land Use Permissions	LR-HO-CO Land Use Permissions
Tailor Shop	X	P	P
Tool and Machinery Rental (Indoor Storage)	X	X	X
Tool and Machinery Rental (Outdoor Storage)	X	X	X
Travel Agency	X	P	P
Temporary Outdoor Sales/Promotion	X	P	P
Upholstery Shop	X	P	X
Used Merchandise/Furniture	X	P	X
Vacuum Cleaner Sales and Repair	X	X	X
Veterinarian Clinic (Indoor Kennels)	X	P	X
Woodworking Shop (Ornamental, Handmade)	X	P	P
Antique Vehicle Restoration	X	X	X
Auto Body Repair	X	X	X
Auto Financing and Leasing	X	X	X
Auto Muffler Shop	X	X	X
Auto Paint Shop	X	X	X
Auto Tire Sales and Repair	X	X	X
Auto Upholstery Shop	X	X	X
Auto Washing Facility, Attended	X	X	X
Auto Washing Facility, Unattended	X	X	X
Auto Wrecker Service	X	X	X
Automobile Repair, Major	X	X	X
Automobile Repair, Minor	X	X	X
Heliport	X	X	X
Helistop	X	X	X
Limousine/Taxi Service	X	X	X
Oil Change and Inspection	X	X	X
Parking Lot, Commercial	X	X	X
Parking Structure, Commercial	X	X	X
Tire Dealer, Indoor Storage	X	X	X
Amusement Arcade (Four or more devices)	X	X	X
Amusement Services (Indoor)	X	X	X
Amusement Services (Outdoor)	X	X	X

Land Use	Existing SF-5 HO Land Use Permissions	LR-HO Land Use Permissions	LR-HO-CO Land Use Permissions
Billiard/Pool Facility	X	X	X
Bingo Hall	X	X	X
Bowling Center	X	X	X
Broadcast Station (With Tower)	X	X	X
Country Club (Private)	X	X	X
Dance Hall	X	X	X
Day Camp for Children	X	X	X
Civic/Conference Center	X	X	X
Dinner Theater	X	X	X
Driving Range	X	X	X
Fairgrounds/Exhibition Area	X	X	X
Gaming Club (private)	X	X	X
Golf Course (Miniature)	X	X	X
Golf Course (Public, Private)	X	X	X
Health Club	X	P	P
Motion-Picture Studio, Commercial	X	X	X
Motion-Picture Theater	X	X	X
Museum	X	P	P
Park accessory uses	X	X	X
Park and/or Playground	P	P	P
Psychic Reading Services	X	P	P
Rodeo Grounds	X	X	X
Skating Rink	X	X	X
Tennis Court	P	P	P
Theater (Stage)	X	X	X
Video Rentals/Sales	X	P	P
Assisted Living Facility	X	C	C
Broadcast Tower (Commercial)	X	X	X
Cemetery or Mausoleum	X	X	X
Child Day-Care Facility	C	P	C
Church, Religious Assembly	P	P	P
Civic Club	X	P	P
Community Center (Municipal)	X	X	X
Electrical Generating Plant	X	X	X
Electrical Substation	X	X	X

Land Use	Existing SF-5 HO Land Use Permissions	LR-HO Land Use Permissions	LR-HO-CO Land Use Permissions
Emergency Care Clinic	X	X	X
Fire Station	P	P	P
Fraternal Lodge or Union	X	P	P
Government Building (Mun., St., Fed.)	X	X	X
Group Day-Care Home	X	X	X
Medical Clinic or Office	X	P	P
Wireless Communications Tower	X	X	X
Heliport	X	X	X
Home for the Aged, Residential	C	C	C
Hospice	X	C	C
Hospital (Acute Care, General)	X	X	X
Library	X	P	P
Maternity Home	X	C	C
Nursing/Convalescent Home	X	X	X
Orphanage	X	C	C
Philanthropic Organization	X	P	P
Post Office	P	P	P
Radio, Television, Microwave Tower	X	X	X
School, K Through 12 (public or private)	P	P	P
Sewage Pumping Station	C	C	C
Telephone Switching/Exchange Bldg.	X	C	C
Wastewater Treatment Plant	X	X	X
Water Supply (Elevated Storage Tank)	C	C	C
Water Supply Facility (Private)	X	X	X
Book Bindery	X	X	X
Feed and Grain Store	X	X	X
Furniture Manufacture	X	X	X
Heating and Air-Conditioning Sales/Service	X	X	X
Pawnshop	X	X	X
Propane Sales (Retail)	X	X	X
Taxidermist	X	X	X
Transfer Station/Refuse Pickup	X	X	X
Veterinarian (Outdoor Kennels or Pens)	X	X	X
Warehouse/Office	X	X	X
Welding Shop	X	X	X

Land Use	Existing SF-5 HO Land Use Permissions	LR-HO Land Use Permissions	LR-HO-CO Land Use Permissions
Contractor's Office (No Outside Storage)	X	P	P
Contractor's Office (With Outside Storage)	X	X	X
Contractor's Temporary On-site Office	X	C	C
Electronic Assembly	X	X	X
Engine Repair or Manufacture	X	X	X
Laboratory Equipment Manufacture	X	X	X
Machine Shop	X	X	X
Maintenance and Repair Services for Bldgs.	X	X	X
Open Storage/Outside Storage	X	X	X
Plumbing Shop	X	X	X
Research Lab (Nonhazardous)	X	X	X
Sand/Gravel/Stone Sales or Storage	X	X	X
Sand/Gravel Quarrying	X	X	X
Sign Manufacturing	X	X	X
Stone/Clay/Glass Manufacturing	X	X	X

Note: The LR District without an HO overlay would allow the following additional land uses by right: Telemarketing, Security Monitoring, Credit Agency, Check Cashing Service, Armed Services Recruiting Center, Tire Dealer, Auto Financing & Leasing, Vacuum Cleaner Sales & Repair, and Tool and Machinery Rental.

4. Outdoor Storage and Outdoor Display

Outdoor storage is prohibited. No goods, merchandise, materials, inventory, equipment, supplies, furniture, fixtures, or products may be displayed, stored, staged, or maintained outdoors, except for refuse facilities, landscaping materials actively being installed under an approved permit, and items expressly shown and approved on a City-approved site plan or certificate of appropriateness.

5. Accessory Uses and Outdoor Amenities

Accessory uses and activities are allowed only when customarily incidental and subordinate to a principal use permitted by right or authorized through a conditional use permit, are located on the Property, and comply with all applicable City Code requirements.

No pool, cabana, patio, food-or-beverage area, gathering area, or other outdoor amenity may operate as an independent principal use, restaurant, bar, special-event facility, commercial recreation use, or commercial entertainment use.

6. Changes in Use or Intensity

No additional use may be established, and no existing use may be enlarged, expanded, or materially intensified, unless the owner first obtains all required City approvals and demonstrates continued compliance with this Ordinance, the applicable parking requirements, and all other applicable City Code requirements

7. Hours of Operation

The hours of operation of any businesses on site will take place between the hours of 9 AM and 7 PM.