

## Exhibit A

All text which is underlined denotes addition of new text. All text which is ~~stricken through~~ denotes removal of existing text. All other text is existing, unchanged text. Any existing text which has been omitted shall be considered unchanged. All text which is both between braces { } and *italicized*, is for document organization and reference only and is not intended to be adopted. The Code of Ordinances of City of La Vernia, Texas, Chapter 38 Zoning is hereby amended as follows:

*{Amendments to Sec.38-104. Definitions}*

### Sec. 38-104. Definitions.

~~*Antique shop* means a retail establishment engaged in the selling of works of art, furniture or other artifacts of an earlier period, with all sales and storage occurring inside a building.~~

~~*Arts and crafts store* means a retail store or establishment/open area offering a wide variety of merchandise used for various arts and crafts.~~

~~*Biomedical Facility* a space focused on the research, development, and application of biomedical sciences. This can include research laboratories, clinical facilities for medical services and trials, manufacturing plants for medical devices and pharmaceuticals, and educational institutions training future professionals in the field. These facilities play a crucial role in advancing healthcare and medical knowledge.~~

~~Elderly Care Facility means housing and care facilities generally for elderly individuals, including assisted living, continuing care facility, hospice, nursing home, rest home, respite care, and retirement housing.~~

~~Flea Market means an indoor or outdoor commercial activity, not including shopping centers, individual retail operations, or sales conducted by a nonprofit or charitable organization, that is open to the general public and composed of multiple separate stalls, booths, tables, or other designated areas or spaces for the purpose of display and sale, exchange, or barter of merchandise. This does not include garage sales.~~

~~*Florist* means an establishment displaying and selling plants, flowers, floral supplies, and similar items.~~

~~*Servant's/caretaker's/Guard's residence* means an accessory building or a portion of an accessory building located on the same lot or grounds with the main building, or a portion of the main building, containing not more than one kitchen and used as living quarters for a person or persons employed on the premises for security purposes for not less than 50 percent of his/her actual working time, and not otherwise used or designed as a separate place of abode.~~

~~*Handcraft shop* means a specialty retail shop that supplies items necessary for arts and projects created by hand (e.g., weaving, needlepoint, wood work; stain glass work; porcelain, etc.).~~

~~*Health club or gymnasium* means a service establishment where athletic facilities such as handball, swimming, track, exercise devices, etc., are provided and may in addition include a whirlpool, sauna, or massage service, or similar amenities for members who shall register each time they utilize the club.~~

~~Hotel or motel motor hotel or motor lodge means a building or buildings, including individual cabins or cottages, in which lodging is provided and offered to the public for~~

compensation, and which is open to transient guests ~~a building or group of buildings designed for and occupied as a temporary dwelling place, providing four or more room units for compensation. Units provided for the customers and where the operation is supervised by a person in charge at all hours.~~ A motel, motor hotel, or motor lodge, and which may incorporate restaurants, clubrooms, banquet halls, ballrooms and meeting rooms as accessory uses.

~~Household appliance service and repair means the maintenance and rehabilitation of appliances customarily used in the home including but not limited to washing and drying machines, refrigerators, dishwashers, trash compactors, ovens and ranges, kitchen appliances, and vacuum cleaners.~~

Mixed Use Residential. A building which contains dwellings located above the ground floor or in the rear of an institutional, civic, office, commercial, or retail use.

Office, Medical & Professional means the use of a building or portions of a building for transacting the affairs of a business, profession, service, industry, or government, including but not limited to credit agencies, brokerage services, computer programming and data processing, consulting, engineering, architecture, or similar professional services, health services, insurance, real estate, or legal services, medical offices, travel agency, or other similar professional services with no, or only minimal accessory, retail sales of merchandise and no outdoor sales, service, or storage.

Places of Assembly means a building or site used for the gathering of persons for purposes such as civic, social, recreational, religious, or educational functions. Examples of places of assembly include, but are not limited to, meeting halls and churches or other places of worship.

Renewable Energy System, Commercial means any mechanism or device designed for the purpose of converting wind or solar energy into electrical or mechanical power for the purpose of commercial sale and transmission off-site. This land use specifically excludes small wind energy systems and individual solar energy systems.

Residential Amenity Building means a building that is not a dwelling unit within a residential subdivision or apartment complex that is not for dwelling purposes that houses various amenities, including meeting rooms, recreational and fitness facilities, game rooms, swimming pools, and similar amenities for the exclusive use of residents and their guests.

Retail Shops & Stores means a place of business devoted primarily to the sale, rental, or servicing of goods or commodities which are normally delivered or provided on the premises to a consumer, including but not limited to sale, service, or repair of antiques, appliances, arts and crafts, bicycles, books, computers, flowers, general merchandise, handcrafts, medical supplies, secondhand furniture, clothing, or other goods.

~~Secondhand store, furniture or clothing, means an establishment offering for sale used merchandise, with the storage and display of such items wholly contained inside a building or structure.~~

Shops, office, storage area of public or private utility means the pole yard, or maintenance yard, ~~and/or administrative offices~~ of a municipality or franchised utility.

{Amendments to Sec.38-302. Permitted use charts}

**Sec. 38-302. Permitted use charts.**

(a) *Key to tables.* The following shall be the key to the tables in subsections (b) through (h) of this section:

Legend

Symbol	Definition
P	Use is permitted in the district indicated
S	Use is permitted in the district indicated upon approval of a specific use permit
(none)	Use is prohibited in the district indicated

(b) *Accessory and incidental uses.*

RA	R-1	R-2	MH	Type of Use:	GP	C-1	C-B	C-2	I	H	PI
P	P	P	P	Accessory Building to Main Use		P	P	P	P	<u>P</u>	<u>P</u>
P	P	P	P	Carport		P	P	P	P		
				<u>Drive thru</u>		<u>S</u>	<u>S</u>	<u>P</u>	<u>P</u>		<u>P</u>
<u>S P</u>	<u>S P</u>	<u>S P</u>	<u>S P</u>	Home Occupation		<u>SP</u>	<u>SP</u>	<u>S</u>	<u>S</u>	S	
P	P	P	P	Field/Sales Office		P	P	P	P	P	P

(c) *Residential uses.*

RA	R-1	R-2	MH	Type of Use:	GP	C-1	C-B	C-2	I	H	PI
P	S	P		Bed and Breakfast		P	P			S	
		S		Bed and Breakfast with Event Facilities		S	S	S		S	
		P		Boarding/Rooming House		S					
		<u>S</u>	<u>S</u>	<u>Cabin or Cottage (Rental)</u>							
		<u>P</u>		<u>Condominiums/Townhouses</u>		<u>P</u>	<u>P</u>			<u>S</u>	
		<u>P</u>		<u>Continuing Care Facility</u>		<u>P</u>	<u>S</u>				<u>P</u>
P	P	P		Guest Home		S	S			S	
			P	Manufactured Home HUD Code							
			P	Manufactured Home Park							
			P	Manufactured Home Subdivision							
				<u>Mixed Use Residential Use in Buildings with Non-Residential Uses Permitted in the District</u>	P	P	P	S	S	P	P
				<u>Motel/Motor Hotel/Motor Lodge/Hotel</u>		<u>S</u>		<u>P</u>			
		P		Multi-family Residence/Dwelling		P	S				
		S	P	Recreational Vehicle/Motor Vehicle Park		S		S			
		<u>P</u>		<u>Townhouse/ Rowhouse</u>		<u>P</u>					

		<u>P</u> <u>S</u>		Elderly Care Facility Retirement Housing/Assisted Living		P	<u>P</u> <u>S</u>	<u>P</u> <u>S</u>	S	S	P
<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<del>Servant's, caretakers or</del> Guard Residence		P	P	P	P	<u>P</u> <u>S</u>	
<u>P</u>	<u>P</u>	P		Single Family Dwelling Attached/ <u>Townhouse/Rowhouse</u>		<u>P</u>	<u>P</u>			P	
P	P	P		Single Family Dwelling Detached		<u>P</u>	<u>P</u>			P	
<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<del>Single Family Modular Home</del>		<u>P</u>	<u>P</u>			<u>P</u>	
		P		Duplex/Two Family		P	S				

(d) Educational, institutional and special uses.

RA	R-1	R-2	MH	Type of Use:	GP	C-1	C-B	C-2	I	H	PI
S	S	S		Adult Daycare Facility		P	P	<u>S</u>	<u>S</u>	<u>S</u>	P
P	P	P	P	Agricultural Related Uses (Farm, Ranch, Orchard, Livestock)***	<u>P</u>	P	P	P	P	<u>P</u>	P
S				Animal Shelter				P	P		P
				Archery Range, Indoor		P	P	P	P		
S				Archery Range, Outdoor		S	S	P	P		S
				<del>Armed Services Recruiting Center</del>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>S</u>	<u>S</u>	<u>S</u>		Places of Assembly		S	S	S	S	S	P
<u>S</u>				<del>Athletic Fields</del>		<u>S</u>	<u>S</u>	<u>P</u>			<u>P</u>
				Barber/Beauty College (barber or cosmetology school or college)		P		P	P		P
S	S	S	S	Cemetery/ Mausoleum		S	P	P	P		P
<u>S</u>	<u>S</u>	S	S	Childcare Center		P	P	S	S	<u>S</u>	P
				Civic Center/ <u>Community Center</u>		<u>S</u> <u>P</u>	P	P	P		P
				College/University		P	P	P	P		P
P	P	P	P	<del>Community Building (associated with residential uses)</del> Residential Amenity Building		S					
P	P	P	P	Community Home	P	P	P	P	P	P	P
				<del>Community Center</del>		<u>P</u>	<u>P</u>	<u>P</u>	<u>S</u>		<u>P</u>
S	S	S	S	Country Club, Private			P	P			P
				Dance Hall/Dancing Facility		P	S	P	P		
P				Day Camp		P		P			P
<u>S</u>	<u>S</u>	S	S	Daycare		P	P	P	S	P	<u>S</u> P

S				Exhibition Area/Fairgrounds/ <u>Rodeo Arena &amp; Grounds</u>		S	S	P	P		P
P	P	P	P	Family Home Adult Care		P					
P	P	P	P	Family Home Child Care		P					
S				Farmers Market		S	P	P	<u>P</u>	S	P
S	S	S		Fire Station or Public Building		P	P	P	P	P	P
				Fraternal Organization		S	S	P	P	<u>P</u>	P
S	<u>S</u>	<u>S</u>	<u>S</u>	Golf Course/Driving Range		S	S	P	P		P
P	P	P	P	Government/Institutional Building	<u>P</u>	P	P	P	P	P	P
<u>S-P</u>	<u>P</u>	<u>P</u>	<u>P</u>	Greenhouse/Plant Nursery(no retail sales on site)		<u>S-P</u>	<u>S-P</u>	P	P	<u>P</u>	<u>P</u>
S				Gun/Shooting Range (indoor)		S	S	P	P		
				Health Club/ Gymnasium		P	P	P	P		P
		<u>P</u>		<u>Hospice</u>		<u>P</u>	<u>P</u>				<u>P</u>
P	P	P	P	Hospital, <u>general or rehabilitation</u>		P	P	P	P		P
<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Hospital, rehabilitation</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>
S				Kennel/ <u>Stable</u> /Animal Boarding/ <u>Housing</u>		S	S	P	P		
				Laboratory, Medical/Dental, Scientific or Research		S	S	P	P		P
		S		Library		P	P	P			P
				Museum/Art Gallery	S	P	P	P	S		P
				Nursery School/ Kindergarten		P	P	P	S		P
P	P	P	P	Park/Playground, Private		P	P	P	P	P	
	P	P	P	Park/Playground, Public		P	P	P	P	P	P
		<u>P</u>		<u>Respite Care Facility</u>		<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>
		<u>S</u>		<u>Rest Home/Nursing Home</u>		<u>S</u>		<u>P</u>			<u>P</u>
<u>S</u>				<u>Rodeo Arena and Grounds</u>			<u>S</u>	<u>P</u>	<u>P</u>		<u>P</u>
				School, Trade/ Commercial		S	S	P	P		P
S	S	S	S	School; Primary/Secondary		P	S	P	P		P
S	S	S	S	Stadium/Play Field, Public <u>Athletic Fields</u>		S	S	P	P		P
				Swimming Pool Commercial		P		P	P		P
P	P	P	P	Swimming Pool Private or HOA	P	P					
P	P	P	P	Swimming Pool Public		P		P	P	P	P

(e) *Transportation, utility and communications.*

RA	R-1	R-2	MH	Type of Use:	GP	C-1	C-B	C-2	I	H	PI
<u>S</u>				Airport/Landing Field				S	<u>P-S</u>		<u>P-S</u>

				Aircraft Support and Related Services				P	P		P
				Ambulance Service (private)		P	P	P	P		
				Communication Equipment (installation and/or repair)				P	P		
S				Compressor Stations, Related to Gas Well Drilling				S	S		S
				Electrical Generating Plant					P		P
S	S	S	S	Electrical Substation		S	S	P	P		P
S	S	S	S	Franchised Utility (Public or Private)		S	S	P	P		P
S				Gas Metering Station				P	P		P
<u>S</u>				Heliport or Helistop				<u>P</u> <u>S</u>	<u>P</u> <u>S</u>		<u>P</u> <u>S</u>
				Landfill					S		
		P	P	Recycling Bins		P	P	P	P		P
				Recycling Facility (Sorting & Storage)					P		
<u>S</u>				<u>Renewable Energy System, Commercial (ie. Solar or wind)</u>				<u>S</u>	<u>S</u>		<u>S</u>
S				Service Yard of Government Agency		S	S	P	P		P
S	S	S	S	Sewage Pumping Station		S	<u>S</u>	<u>P</u> <u>S</u>	<u>P</u> <u>S</u>	<u>S</u>	<u>P</u> <u>S</u>
S				Sewage Treatment Plant		<u>S</u>	<u>S</u>	<u>S</u>	<u>P</u> <u>S</u>	<u>S</u>	<u>P</u> <u>S</u>
S				Shops/ <del>Office</del> / Storage Area of Public/Private Utility		<u>P</u> <u>S</u>	<u>P</u> <u>S</u>	P	P		P
<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>Solar Energy System</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
S	S	S	S	Telephone Exchange Station		S	S	P	P		P
P	P	P	P	Water Pumping Station/Well/Storage		P		P	P		P
S				Water Treatment Plant			S	S	P		P
<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>Wind Energy System</u>	<u>P</u>	<u>S</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

(f) Automobile and related service uses.

RA	R-1	R-2	MH	Type of Use:	GP	C-1	C-B	C-2	I	H	PI
				<u>Auto-Defensive Driving Classes</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
				Auto Driving School (including defensive driving)		P	P	P	P		
				Auto Glass Repair/Tinting		P		P	P		
				Auto Interior Shop/Upholstery		S		P	P		
				<u>Auto Leasing/Rental</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
				Auto Paint & Body Shop				P	P		P

				Auto Muffler Shop				P	P		
				Auto Parts Sales		P	S	P	P		
				Auto Repair/Service Station		S	S	P	P		P
				Auto/ <u>Motorcycle/ATV Sales, Service, Leasing, and Rental</u> (New and Used)		S	S	P	P		
				<del>Auto Wrecking Yard/ Salvage Yard</del>				<del>S</del>	<del>P</del>		
				Battery Charging Station		P	P	P	P		P
				<del>Bus Barns or Lots</del>				<del>P</del>	<del>P</del>		<del>P</del>
				Bus Passenger Stations		P	P	P	P		P
				Car Wash (self-service; automated)		S		P	P		P
				Car Wash (full-service detail shop)		S		P	P		
				Filling Station (fuel tanks must be underground)		S		P	P		P
				Heavy Machinery Sales & Service				S	P		
				<del>Motorcycle/ATV Sales &amp; Service</del>		<del>S</del>		<del>P</del>	<del>P</del>		
				<u>Parking Lot, Standalone</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>
				<del>Parking Lot</del> /Parking Garage		S	S	P	P		P
				Quick Oil Change Facility		S	S	P	P		
				Tire Dealer				P	P		
				Trailer Sales/Rental				P	P		
				Truck and Bus Repair and Leasing				P	P		
				Truck and/or Equipment Storage Yard/Lot				S	P		P
				Truck Sales				S	P		
				Truck Stop with Fuel and Accessory Services				P	P		
				Truck/Motor Freight Terminal				S	P		
				Vehicle Storage Facility				P	P		

(g) Office, retail, commercial and service type uses.

RA	R-1	R-2	MH	Type of Use:	GP	C-1	C-B	C-2	I	H	PI
				Amusement, Commercial		S	P	P	P		
				Amusement, Outdoor/ Amphitheater		S		P	P		S
				Animal Grooming Shop		P	P	P			
				Answering and Message Services	P	P	P	P	P		
				<del>Antique Shop</del>		<del>P</del>	<del>P</del>	<del>P</del>	<del>S</del>		

			Appliance Sales, Service & Repair (No outdoor storage)		P	P	P	P		
	P		Arcade		P	P	P	P	P	P
			Arts & Crafts/Handcraft Store		P	P	P	P	P	
			Auction (Not to Include Auto/Truck/ Trailer)			S	P	P		
			Bakery & Confectionery, Retail Sales		P	P	P	P		
			Bank/Savings & Loan/Credit Union (without drive thru)		P	P	P	P	P	P
			Bank/Savings and Loan/Credit Union (with drive-thru)		S	S	P	P		P
			Beauty/Barber Shop	P	P	P	P	P		
			Bicycle Sales and/or Repair		P	P	P			
			Billiard or Pool Facility		P	P	P			
			Bingo Facility		P	P	P	P		P
S			Blacksmith or Wagon Shop				P	P		P
			Boat Sales & Storage				P	P		
			Book Store		P	P	P			
			Brewpub (microbrewery)		P	P	P	P		
			Building Materials		S	S	P	P		
			Carpet Cleaning Establishment		P	P	P	P		
			Caterer		P	P	P	P	P	
			Check Cashing Service		P	P	P	P		
			Clinic Dental	P	P	P	P	P		
			Clinic Emergency/Urgent Care	S	S	S	P	P		
			Clinic Medical <u>or</u> Dental	P	P	P	P	P		
			Coffee Shop (without drive thru)		P	P	P	P	P	
			Coffee Shop (with drive thru)		S	S	P	P	P	
			Computer and Electronic Sales		P	P	P	P	P	
			Computer Repair		P	P	P	P	P	
			Confectionery Store (retail)		P	P	P	P	P	
			Convenience Store		S	S	P	P	S	
			Convenience Store With Gas Sales		S	S	P	P		
			Convenience Store with Drive Thru		S	S	P	P		
			Credit Agency		P	P	P	P		
			Dry Cleaning/Laundry, Pick-Up & Drop-Off Only		P	P	P	P		
			Dry Cleaning/Laundry, with drive- thru		S	S	P	P		
			Drug Store/Pharmacy		P	P	P	P		
			Drug Store/Pharmacy with Drive Thru		S	S	P	P		
			Exterminator Service		P	P	P	P		
S			Feed & Farm Supply		P	P	P	P		



S				Flea Market		S	S	P	P		
				<del>Florist</del>		<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>		
				Food/Grocery Store		P	P	P	S		
				Furniture Sales (Indoor)		P	P	P	P	P	
<del>S</del>				<del>Game Processing</del>				<del>P</del>	<del>P</del>		
				Game Room				P	P		
				Garden Center, Retail Sales <u>Indoor</u>		P	P	P	P		
				<del>Garden Center/Plant Nursery, Retail Sales with outdoor storage</del>		<del>S</del>	<del>S</del>	<del>P</del>	<del>P</del>		
				<del>General Merchandise Store</del>		<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>		
				Gymnastic/Dance Studio		P	P	P	P		
				<del>Handcraft Shop</del>		<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	
				<del>Health Club (physical fitness; indoors only)</del>		<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>		<del>P</del>
P	P	P	P	Ice Cream Truck	P	P	P	P	P	P	P
				Kiosk Exterior (providing a retail service)		P	P	P	P		
				Kiosk Interior		P	P	P	P	P	
S				Live Animal Slaughter House					<del>P</del> <del>S</del>		
		S		Laundromat/Washateria (self-service)		P	P	P	P		
				<del>Laundromat/Washateria Incidental to Multi-family Housing</del>							
				Limousine/Taxi Service		S	S	P	P		
				Locksmith		P	P	P	P		
				Lumberyard/Building Materials (outside storage yard)		S		P	P		
S				Lumberyard/Building Materials (no outside yard)		P	P	P	P		
				Mail Services/Copy Center		P	P	P	P		
				Maintenance/Janitorial Service		S	<del>S</del>	P	P		P
				Maintenance/Janitorial Service (retail sales only)		P	P	P	P		
				Manufactured Home Sales				P	P		
				Martial Arts School		P	P	P	P		
				<del>Medical Supplies/Sales/Service</del>		<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	
				Metal Dealer, crafted precious		P	P	P	P	P	
				Massage Establishment	P	P	P	P	P	P	
				Metal Dealer - Crafted Precious		P	P	P	P	P	
P				Mobile Food Vendor	P	P	P	P	P	P	P
				Monument, Gravestone, Granite or Marble Retail Sales (not fabrication)		<del>P</del> <del>S</del>	<del>P</del>	P	P		
				Mortuary/Funeral Home		S	P	P	P		
				<del>Motel/Motor Hotel/ Motor Lodge/Hotel</del>		<del>S</del>		<del>P</del>			

			Newspaper Printing			S	P	P		
			Offices, Brokerage Services	P	P	P	P	P	P	
			Offices, Computer Programming and Data Processing		P	P	P	P	P	
			Offices, Consulting	P	P	P	P	P	P	
			Offices, Engineering, Architecture, Surveying or Similar	P	P	P	P	P	P	
			Offices, Health Services	P	P	P	P	P	P	P
			Offices, Insurance Agency	P	P	P	P	P	P	P
			Offices, Private Law Offices	P	P	P	P	P	P	P
			Offices, Legal Services Including Court Reporting		P	P	P	P	P	P
			Offices, Medical & Professional	P	P	P	P	P	P	P
			Offices, Real Estate	P	P	P	P	P	P	P
			Offices, Security/Commodity Brokers, Dealers, Exchanges, and Financial Services	P	P	P	P	P	P	
			Outside Storage (primary use)					P		
			Pet Shop/Supplies		P	P	P	P		
			Photographic Printing/Duplicating/Copying Shop or Print Shop		P	P	P	P	P	P
			Plant Nursery (retail sales/outdoor storage)		P	P	P	P	P	
			Professional Office(s)	P	P	P	P	P	P	
			Pawnshop					P		
			Personal Services	P	P	P	P	P	P	
			Pet Shop		P	P	P	P		
			Pharmacy		P	P	P	P		
			Plumbing/Heating/Refrigeration/Air Conditioning Sales, Service & Supply (No outdoor storage)		P	P	P	P		
			Plumbing/Heating/Refrigeration/Air Conditioning Sales, Service & Supply (outdoor storage)				P	P		
			Portable Building Sales		S	S	P	P		
			Print Shop		P	P	P	P		P
			Refreshment Stand		P	P	P	P		P
			Rental Store (no outside storage)		P	P	P	P		
			Restaurant/Cafeteria, Dine-In Service Only		P	P	P	P	P	P
			Restaurant/Cafeteria, with Drive-In or Drive Through Service		S	<del>P</del> S	P	P		
			Retail Shops/Stores		P	P	P	P	P	

				Retail Shops/Stores (drive-through service)		S	S	P	S			
				Sand and Gravel Sales (storage and sales)					P			
				Secondhand Store, Furniture/Clothing		P	P	P	P			
				Security Monitoring Company (no outside storage or installation)		P	P	P	P			
				Security Systems Installation and Monitoring (no outside storage)		P	P	P	P			
				Sexually Oriented Businesses					S			
				Shoe Repair Shop		P	P	P	P	P		
				Shopping Center		P	P	P	P			
				Smoke/ Vape/ CBD Shop		S	S	S	SP			
				Smoke Lounge		S	S	S	SP			
				Studio, Artist/ Photographer	P	P	P	P	P	P		
				Studio Musician	S	P	P	P	P	S		
				Studio, Radio/ Television		SP	P-S	P	P			P
				Tailor Shop (see home occupation)	P	P	P	P	P	P		
S				Taxidermist			S	P	P			
				Tattoo or Body Piercing Studio	P	P	P	P	P	P		
				Telemarketing Agency		P	P	P	P			
				Theater Motion Picture (indoor)		P	P	P	S			
S				Theater Motion Picture (drive-in)				P	P			
				Tool Rental Facility		S	P	P	P			
				Travel Agency	P	P	P	P	P	P		
				Veterinarian Clinic, No Outside Pens		P	P	P	P			
				Veterinarian Clinic, Large Animal with Outside Pens		S	S	P	P			
				Movie and Music Rental/Sales		P	P	P	P	P		
		P		Movie Kiosk	P	P	P	P	P	P		

(h) Manufacturing, storage and warehousing uses.

RA	R-1	R-2	MH	Type of Use:	GP	C-1	C-B	C-2	I	H	PI
				Bakery Commercial Production				P	P		
				Biomedical Facility	S	S	S	P S	P S	S	P S
				Blooming or Rolling Mills					P		
				Book Binding Facility				P	P		
				Bottling or distribution plant (milk)					P		
				Bottling plant					P		

				Breweries/Distilleries and Manufacture of Alcohol and Alcoholic Beverages		<u>S</u>	S	P	P		
				Carpentry, cabinet, or pattern shop				P	P		
				Chemical Laboratories (e.g. ammonia, bleaching powder)	S	S	S	S	PS	S	S
				Chemical Laboratories (not producing noxious fumes or odors)	S	S	S	<u>PS</u>	PS	S	S
				Cold Storage Plant				P	P		
				Concrete or asphalt Mixing Plants (permanent)					P		
				Concrete or asphalt Mixing Plants (temporary)					P		
				Contractor's Office/Sales With Outside Storage Including Vehicles				P	P		
P	P	P	P	Contractor's Temporary On-site Construction Office		P	P	P	P		P
				<del>Dry-Cleaning Plant/Facility</del>				<del>P</del>	<del>P</del>		
				Electronic Assembly/High Tech Manufacturing				P	P		
				Electroplating Works				S	P		
				Enameling Works					P		
				Flour Mills, Feed Mills, and Grain Processing					P		
				Freight Terminal (when any storage of freight is wholly outside an enclosed building)					P		
				Freight Terminal (all storage of freight in an enclosed building)				P	P		
				Frozen Food Storage for Individual or Family Use				P	P		
				Furniture Manufacture				P	P		
				Galvanizing Works				S	P		
<u>S</u>				Game Processing				P	P		
				Grain Elevator					P		
S				<del>Greenhouse-Commercial (No Retail Sales)</del>				<del>P</del>	<del>P</del>		
				Heavy Industrial/Manufacturing					P		
				Industrial Laundry / <u>Dry Cleaning Facility</u>				P	P		
				<del>Industrial Park</del>					<del>P</del>		

				<del>Junkyard/Salvage Yard</del>						<del>P</del>		
				Light Industrial/Manufacturing				S	P			
				Machine Shop				P	P			
				Meat or Fish Packing/Storage Plant					P			
				Metal Fabrication Shop				P	P			
S				Mill; Grain/Flour/ Food Products		S	S	P	P			
				Mines & Quarries					P			
				Monument, gravestone, or marble works (manufacture)				P	P			
				Moving or Storage Company				P	P			
				Newspaper Printing				<del>S</del>	P	P		
				Pipe Sales & Supply				<del>P</del>	P	P		
				Plastic Products Molding/Reshaping				P	P			
				Poultry Processing or Dressing for Commercial Purposes					P	S		
				<del>Scrap Metal Sales &amp; Storage</del>				<del>S</del>	<del>S</del>	<del>P</del>		
				Self Storage; Mini-warehouse (no outside storage of boats, RVs, and trailers)		S		P	P			
				Self Storage; Mini-warehouse (with outside boat, RV and trailer storage)				P	P			
				Steel Fabrication				S	S	P		
				Storage/Wholesale Warehouse				S	S	P		
				Tire Recapping or Retreading						P		
				Transfer Station (refuse/pick-up)						P		P
				Welding Shop				P	P			P
				Wholesale Offices and Sample Rooms				P	P			
				Wrecking/Junk/Salvage Yard						P		

(Ord. No. 120910-01, § 1(ch. 4, § 2), 12-9-2010; Ord. No. 013014-01, § 1(Exh. A), 1-30-2014; Ord. No. 091219-04, § 1(Exh. A), 9-12-2019)

*{Amendments to Sec.38-304. Additional use regulations}*

**Sec. 38-304. - Additional use regulations.**

(4) ~~Elderly care facility, Retirement housing, assisted living, adult day care.~~ The following subsidiary uses may be permitted to provide on-site goods and services for residents and their guests, but are not intended for use by the general public:

- a. Cafeteria and/or dining room;
- b. Library;
- c. Game room;
- d. Swimming pool and/or Jacuzzi;
- e. Exercise room;
- f. Arts and crafts facilities;
- g. Greenhouse;
- h. Housekeeping service;
- i. Transportation service;
- j. Snack bar with a maximum of 350 square feet per 100 dwelling units;
- k. Beauty/barber shop with a maximum of 450 square feet per 100 dwelling units or a minimum of 250 square feet per 100 dwelling units;
- l. Convenience retail shop with minimum of 350 square feet per 100 dwelling units to provide for sale of food items, nonprescription drugs, small household items, and gifts.

(5) ~~Servant's/caretaker's/guard's residence.~~ The living area of a ~~servant's, caretaker's, or guard's~~ residence shall not exceed 1,000 square feet.

(6) Guest Home. The living area of a Guest home shall not exceed 1,000 square feet.

~~(67)~~ Swimming pool (Private or HOA): Swimming pools shall be located within the required side or rear yards provided, however, that a pool shall not be located closer than eight feet to any property line or utility easement.

~~(78)~~ Community home. shall provide the following services to persons with disabilities who reside in the home include:

- a. Food and shelter;
- b. Personal guidance;
- c. Care;
- d. Habilitation services; and
- e. Supervision.

A community home must have not more than six persons with disabilities or more than two supervisors that reside in the home at the same time; must meet all applicable state licensing requirements; and must not be established within one-half mile of an existing community home.

Except as otherwise provided by this ordinance, the residents of a community home may not keep for the use of the residents of the home, either on the premises of the home or on a public right-of-way adjacent to the home, motor vehicles in numbers that exceed the number of bedrooms in the home. A "community home" may include any facility regardless of whether it is referred to by a different name if it meets the terms of this definition, (i.e.

"assisted living facilities, group homes, retirement homes, etc. and may include the provision of respite care if all other provisions of this definition apply) Any such facility that meets the requirements of this definition shall be governed by the regulations contained in this ordinance that apply to a community home.

*{Amendments to Sec.38-405. Home occupation regulations}*

**Sec. 38-405. – Home occupation regulations.**

**(b)Required conditions.**

(1) The area set aside for home occupations shall not exceed 20 percent of the total floor area of such residence. A specific use permit may be granted to allow for home occupations to exceed 20 percent of the total floor area of the residence.

(2) A home occupation shall not have any ~~No~~ interior or exterior business signs ~~shall be permitted~~ nor any display that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwell, except a nameplate not more than 1 square foot in area is permitted on the exterior of the building.

(3) No mechanical equipment is used except of a type that is similar in character to that normally used for purely domestic or household mechanical equipment as for hobby purposes in conjunction with the home occupation.

(4) Retail sales shall be prohibited on the premises except for the retail sales of products and goods produced and fabricated on the premises as a result of the home occupation.

(5) Only members of the immediate family permanently residing on the premises shall be employed in the home occupation. A specific use permit may be granted to allow for persons other than the immediate family permanently residing on the premises to be employed in the home occupation.

(6) In no case shall a home occupation be open to the public at times earlier than 8:00 a.m. and no later than 10:00 p.m.

(7) No more than one home occupation shall be permitted within any single dwelling unit.

(8) A home occupation shall be carried on wholly within the principal building. No home occupation or any storage of goods, materials, or products connected with a home occupation shall be allowed in accessory buildings or garages, attached or detached, excluding paints and chemicals that may be used in the home occupation. A specific use permit may be granted to allow for the home occupation to operate outside of the principal building, including operating out of an accessory building.

(9) There shall be no exterior indication of the home occupation or variation from the residential character of the principal building.

(10) There shall be no exterior storage of materials to be used in conjunction with a home occupation. A specific use permit may be granted to allow for the exterior storage of materials used in conjunction with the home occupation.

(11) A home occupation shall produce no offensive or obnoxious noise, vibration, smoke, electrical interferences, dust, odors, heat or other obnoxious conditions detectable beyond the property limits or beyond the walls of the dwelling unit. The judgment of the city's code enforcement officer pertaining to a violation under this section shall be considered decisive and final unless formally appealed to the board of adjustment within 30 days of the code enforcement officer's written determination.

(12) A home occupation shall not create any increased traffic generation.

(13) All home occupations may be subject to periodic inspections.

(14) A home occupation ~~shall not have any signage other than a nameplate not more than one square foot in area nor any display that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling, shall not have any commodity sold on the premises, shall not employ any person other than a member of the immediate family residing on the premises nor shall there be any mechanical equipment used except of a type that is similar in character to that normally used for purely domestic or household purposes.~~

(15) A home occupation shall not use mechanical equipment except of a type that is similar in character to that normally used for purely domestic or household purposes.

*{Amendments to Sec.38-413. Kiosk}*

**Sec. 38-413. – Kiosk.**

(a) *Exterior kiosk.*

(5) A kiosk can only offer drive-thru service if it's allowed according to the permitted use chart (Section 38-302(b)) for the zoning district where the kiosk is located, or if the kiosk has obtained a Special Use Permit in a district where such a permit is required. If the kiosk has a drive-thru service, the drive-thru must comply with the stacking requirements for drive-thru uses subsections 38-402(h)(5).