

ORDINANCE NO. 2024-13

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, AMENDING ITS CODE OF ORDINANCES BY AMENDING CHAPTER 50 – ARTICLE III (DISTRICT REGULATIONS) BY ADDING SECTION 50-70.1 (SINGLE-FAMILY RESIDENTIAL – 7.5 DISTRICT (SF-7.5)), AMENDING SECTION 50-82 (USE REGULATIONS (CHARTS)), AND AMENDING SECTION 50-112 (OFF STREET PARKING AND LOADING REQUIREMENTS); PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

WHEREAS, the City of Tomball has requested an amendment to the Code of Ordinances, amending Chapter 50 – Article III (District Regulations) by adding Section 50-70.1 (Single-Family Residential – 7.5 District (SF-7.5)), amending Section 50-82 (Use regulations (charts)), and amending Section 50-112 (Off street parking and loading requirements); and

WHEREAS, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing, the Planning & Zoning Commission held a public hearing on the proposed text amendment; and

WHEREAS, at least fifteen (15) days after the publication in the official newspaper of the City of the time and place of a public hearing, the City Council held a public hearing on the proposed text amendment; and

WHEREAS, the City Council finds it to be in the best interest of the health, safety, and welfare of the citizens to approve the text amendment as contained in this ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, THAT:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. Article III, District Regulations and Article IV, Development Standards, of Chapter 50, Zoning of the Code of Ordinances of the City of Tomball, Texas is hereby amended as set out in Exhibit A, attached hereto and made a part of this Ordinance for all purposes.

Section 3. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any

and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 4. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON _____ DAY OF _____ 2024.

COUNCILMAN FORD	_____
COUNCILMAN GARCIA	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN COVINGTON	_____
COUNCILMAN PARR	_____

SECOND READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON _____ DAY OF _____ 2024.

COUNCILMAN FORD	_____
COUNCILMAN GARCIA	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN COVINGTON	_____
COUNCILMAN PARR	_____

LORI KLEIN QUINN, Mayor

ATTEST:

TRACYLYNN GARCIA, City Secretary

Exhibit “A”

AMEND: Chapter 50 – Article III (*District Regulations*)

ADD: Sec 50-70.1 – Single-Family Residential District (SF-7.5)

- (a) General purpose and description – The SF-7.5 Single-Family Residential District is intended to provide for development of primarily low-density detached, single-family residences on lots of not less than 7,500 square feet in size, churches, schools, and public parks in logical neighborhood units.
- (b) Permitted uses. Those uses listed for the SF-7.5 Single-Family Residential District in the use charts (section 50-82) as “P” or “C” are authorized uses permitted by right or conditionally permitted uses, respectively.
- (c) Height regulations. The maximum height in the SF-7.5 district shall be:
 - 1) Two stories, not to exceed 35 feet, for the main building/house.
 - 2) One story for other accessory buildings, including detached garage, garden shed, gazebo, etc.
- (d) Area regulations.
 - 1) Size of lots.
 - a. Minimum lot area: 7,500 square feet.
 - b. Minimum lot width: 60 feet. Radial lots shall have a minimum width of 70 feet at and for a distance of 30 feet behind the front yard/building line. No lot shall be created that has a front yard less than 30 feet of frontage on the front street.
 - c. Minimum lot depth: 100 feet.
 - d. Nonconforming lots: where a lawfully existing lot having less area, depth, or width than required in this section existed in separate ownership on the effective date of this ordinance from with this chapter is derived, the foregoing regulations relating to the size of such lot shall not prohibit the erection of a single-family dwelling thereon.
 - 2) Size of yards.
 - a. Minimum front yard: 20 feet; where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets. Where a lot faces a designated arterial street, the front yard shall be a minimum of 35 feet.
 - b. Minimum side yard: five feet. The minimum side yard of a corner lot adjacent to a street shall not be less than 15 feet, except that where a lot sides on a designated arterial street, such side yard shall not be less than 25 feet.
 - c. Minimum rear yard: 15 feet. The minimum rear yard where lots back on a designated arterial street shall not be less than 25 feet. However, lots backing up to a 20-foot alley shall have a 5 foot minimum rear yard and abutting a 15-foot alley shall have a 7.5 foot minimum rear yard.
 - d. Encroachment by building eaves and air conditioning units: building eaves and air conditioning compressors may encroach not more than three feet beyond building lines into the required rear and side yard on lots created by subdivision plats for single-family residential use duly approved by the city and recorded with the county clerk of either county, as applicable, on or before November 1, 1999.
 - 3) Maximum lot coverage. Maximum lot coverage is 45 percent including main buildings and accessory buildings.
 - 4) Minimum floor area. Minimum floor area per dwelling unit is 1000 square feet of heated and/or air-conditioned floor area.

AMEND: Chapter 50 – Article IV (*Development Standards*), Section 50-112 (*Off Street Parking & Loading Requirements*)

ADD: “SF-7.5”

(b) Residential districts; off-street parking provisions.

- 1) Parking regulations for the AG, SF-20-E, SF-9, SF-7.5, SF-6, and D districts and for planned developments for zero lot line, patio home, townhome and single-family attached dwelling units. For every single-family dwelling unit, a minimum of two off-street parking spaces shall be provided on the same lot as the main structure. For duplexes, two off-street parking spaces for each dwelling unit shall be required. For the purposes of this subsection, the first two parking spaces contained in covered garages and/or covered carports for each dwelling unit shall not be considered as off-street parking spaces. For example, if a dwelling has a three-car garage, one additional off-street parking space would be required in addition to that included within the garage. Off-street parking spaces shall be directly adjacent to a dwelling or garage. If off-street parking spaces are aligned linearly, they shall be directly adjacent to one another. For the purposes of this subsection, the minimum dimensions of each parking space shall be in accordance with table 50-112-1; provided, however, two spaces shall be not less than 12 feet by 40 feet if aligned linearly. All required driveways and parking areas shall have a topping, which is the same as the abutting street, or they may be concrete cement. All additional parking in a required yard must also be of the same material as the abutting street or concrete cement.

AMEND: Chapter 50 – Article III (*District Regulations*), Section 50-82 (*Use Regulations (Charts)*), (b) (*Use charts*)

ADD: “SF-7.5” District and Subsequent Use Standards

Types of Land Uses	Residential Zoning Districts							Nonresidential Zoning Districts							OT&MU	Parking ratio <small>(Also see section 50-112)</small>
	AG	SF-20-E	SF-9	SF-7.5	SF-6	D	MF	MHP	O	NR	GR	C	LI			
Agriculture																
Bulk grain and/or feed storage	P											C	C		1 space per 1,000 square feet	
Farm (ranch, garden, crops, livestock, or orchard) †	P	P	P	P	P	P	P	P	P	P	P	P	P	P	None	
Feed and grain store/farm supply store †	C										C	P	P	C	1 space per 500 square feet	
Flour and other grain mills													P		1 space per 1,000 square feet	
Livestock, wholesale/auction	C														None	
Livestock sales/auction	C														None	
Stable, commercial	C											C			1 space per 1,000 square feet	
Stables (private, principal or accessory use) †	P				C										None	
Residential																
Accessory building/structure (business or industry) †									P		P	P		P	None	
Accessory building/structure (residential) †	P	P	P	P	P	P	P							P	None	
Accessory dwelling	P	P	P	P	C	C	C							P	None	
Garage/accessory dwelling †	P	P	P	P	C	C	C							P	None	
Caretaker's, guard's residence †	P	C						P		P	P	P	P	P	1 space per caretaker/guard	
Dwelling, four-family (quadplex) (defined under Multiple-family dwelling) †														P	2 spaces per dwelling	
Dwelling, HUD code-manufactured home †									P					C	2 spaces per dwelling	
Dwelling, industrialized home †	P	P	P	P	P	P	P	P						C	2 spaces per dwelling	
Dwelling, multiple-family †														P	2 spaces per dwelling	

Dwelling, single-family attached ‡																		P	2 spaces per dwelling
Dwelling—Single-family detached ‡	P	P	P	P	P													P	2 spaces per dwelling
Dwelling, two-family, duplex or duplex townhome ‡																		P	2 spaces per dwelling
Dwelling, zero-lot line/patio home ‡																		P	2 spaces per dwelling
Home occupation ‡	P	P	P	P	P													P	None
Residential use ‡	P	P	P	P	P													P	2 spaces per dwelling
Private street subdivision	P	P	P	P	P													P	None
Office																			
Clinic, emergency care																		P	1 space per 150 square feet
Clinic, medical and/or dental										P		P	P					P	1 space per 300 square feet
Credit agency										P		P	P					P	1 space per 300 square feet
Bank, savings and loan, or credit union (no motor bank services)										P		P	P					P	1 space per 300 square feet
Bank, savings and loan, or credit union (with motor bank services)										C		P	P					P	1 space per 300 square feet
Office, professional and general business ‡										P		P	P					P	1 space per 300 square feet
Office, parole-probation													P					P	1 space per 300 square feet
Office showroom/warehouse ‡										C			C					P	1 space per 300 square feet
Security monitoring company (no outside storage)										P		P	P					P	1 space per 300 square feet
Telemarketing agency										C			C					C	1 space per 250 square feet
Telephone exchange/switching station ‡	C											P	P					P	1 space per 500 square feet
Temporary real estate field office	P	P	P	P	P					P		P	P					P	4 spaces
Model home (including sales office)	P	P	P	P	P					P		P	P					C	2 spaces per model
Personal and Business																			
Ambulance service																		C	1 space per 500 square feet
Automobile driving school (including defensive driving)										C		P	P					P	1 space per classroom seat
Barber/beauty shop (no related school/college)										C		P	P					P	1 space per 200 square feet
Bed and breakfast inn ‡	P	C	C	C	C					C		C	P					P	2 spaces plus one per guest room
Check cashing service													C					C	1 space per 100 square feet
Dance hall/dancing facility ‡																		C	1 space per 100 square feet
Dance/drama/music schools (performing arts, martial arts)	C	C	C	C	C					C		C	C					P	1 space per 100 square feet
Fortune-telling and similar activities ‡																		C	1 space per 300 square feet
Funeral home ‡													C					P	See section 50-112
Greenhouse (non-retail/hobby)	P	P	P	P	P					P		P						P	None
Health club (indoor)													C					P	One space per 300 square feet
Health club (outdoor)													C					P	One space per 300 square feet
Hotel ‡																		P	See section 50-112
Laundromat/washateria/self-service ‡																		P	1 space per 200 square feet
Laundry/dry cleaning (retail only, drop off/pick up) ‡										C		P	P					P	1 space per 200 square feet
Loan services (payday/auto title)													C					C	1 space per 100 square feet
Mailing service (private)																		P	1 space per 200 square feet
Motel ‡																		C	See section 50-112
Pharmacy (retail only)										C		P	P					P	1 space per 200 square feet
Reception venue	C	C								C		C	P					P	1 space: 4 seats
Recreational vehicle park																		C	
Rehabilitation care facility (halfway house) ‡	C	C	C	C	C					C		C	P					P	Greater of 1 per three beds or 1.5 spaces per dwelling
Rehabilitation care institution (business) ‡	C	C	C	C	C					C		C	P					P	Greater of 1 per three beds or 1.5 spaces per dwelling
Seamstress, dressmaker or tailor (retail only)										C		P	P					P	1 per 200 square feet
Sexually oriented business																		C	
Tattoo or body piercing studio ‡																		C	1 space per 200 square feet
Wedding chapel																		P	1 per four seats
Retail																			
Antique shop (no outside sales or storage) ‡																		P	1 space per 500 square feet
Antique shop (with outside storage)																		C	1 space per 500 square feet
Apparel shop																		P	1 space per 200 square feet
Art gallery/museum/dealer ‡										C		P	P					P	1 space per 500 square feet
Artist or photography studio										C		P	P					P	1 space per 500 square feet

Bakery, retail (eating establishment, no drive-through) ‡							C		P	P			P	P			P		1 space per 200 square feet
Bakery, retail (with drive-through)									C	P			P	P			P		1 space per 200 square feet
Bakery (wholesale) ‡													P	P			P		1 space per 500 square feet
Bird and pet shops (retail only)									C	P			P	P			P		1 space per 200 square feet
Book/stationery shop (retail only) ‡									P	P			P	P			P		1 space per 200 square feet
Brewpub							C		C	P			P	P			P		1 space per 1,000 square feet for the brewing of beer, ale
Building material sales/lumber yard ‡										C			P	P			P		1 space per 1,000 square feet
Carpenter shop										C			P	P			P		1 space per 500 square feet
Catering service										P			P	P			P		1 space per 500 square feet
Coffee roasting													C	P					1 space per 1,000 square feet
Consignment shop										C	C		P	P			P		1 space per 300 square feet
Convenience store (with or without gasoline sales) ‡							C			P			P	P			C		See section 50-112
Copy shop ‡							C		P	P			P	P			P		1 space per 200 square feet
Drinking establishment							C		C	P			P	P			P		1 space per 200 square feet
Drug store (retail only)										P			P	P			P		1 space per 200 square feet
Eating establishment (with drive-in service) ‡									C	C			P	P			P		Greater: 1 per 100 square feet; 1 per 3 seats based on max
Eating establishment (with no drive-through service) ‡							C		P	P			P	P			P		
Eating establishment (with drive-through service) ‡									C	P			P	P			P		
Electronic goods (retail only)										P	P		P	P			P		1 space per 200 square feet
Florist shop (retail only) ‡							C		P	P			P	P			P		1 space per 200 square feet
Food or grocery store									P	P			P	P			P		1 space per 500 square feet
Furniture and appliance store (retail only) ‡									C	P			P	P			P		1 space per 500 square feet
Furniture store (new and used) ‡										C	P		P	P			P		1 space per 200 square feet
General retail stores (no outside storage)									P	P			P	P			P		1 space per 200 square feet
Gift or card shop (retail only)							C		P	P			P	P			P		1 space per 200 square feet
Hardware store									P	P			P	P			P		1 space per 400 square feet
Hobby and crafts store (retail only)							C		P	P			P	P			P		1 space per 200 square feet
Home improvement center										P			P	P			P		1 space per 400 square feet plus one per 1,000 square feet of warehouse area
Jewelry store									P	P			P	P			P		1 space per 200 square feet
Market, open air													C	C			C		1 space per 200 square feet
Meat and fish market (retail only)										P			P	P			P		1 space per 200 square feet
Mobile food court											C		C	C			C		Whichever is greater: 1 per 100 square feet of seating area or 2 per mobile food vendor
Motion picture studios, commercial films										C	C		P	P			P		1 space per 300 square feet
Motion picture theater (indoors)										C	P		P	P			P		See section 50-112
Nursery ‡										P			P	P			P		1 space per 1,000 square feet of sales area
Garden shop ‡										P			P	P			P		1 space per 200 square feet
Painting and refinishing shop										C			P	P			P		1 space per 500 square feet
Piano and musical instruments (retail only)									P	P			P	P			P		1 space per 200 square feet
Shoe repair shop (retail only)									P	P			P	P			P		1 space per 200 square feet
Sign shop (small scale, such as a storefront, includes sign and banner making for retail sale only, no outside storage)										P			P	P			P		1 space per 300 square feet
Stone monuments and gravestones, engraving and retail sales only										C			P	P			C		1 space per 500 square feet
Trophy engraving										P			P	P			P		1 space per 300 square feet
Upholstery shop (nonauto)										P			P	P			P		1 space per 200 square feet
Used merchandise										P			P	P			P		1 space per 200 square feet
Video rental/sales									P	P			P	P			P		1 space per 200 square feet
Transportation and Auto Services																			
Airport or landing field ‡	C																C		1 space per 500 square feet
All-terrain vehicle (go-carts) dealer/sales (w/outdoor sales, storage, and display)										P			P	P					1 space per 300 square feet
All-terrain vehicle (go-carts) dealer/sales (w/no outdoor sales, storage, and display)										P			P	P			C		1 space per 300 square feet

Auto accessories (retail sales only)												C	P			P	P		P	1 space per 200 square feet
Auto body repair/painting													C			P	P		P	1 space per 200 square feet
Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/outdoor sales, storage, and display) ‡													P			P	P			See section 50-112
Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/no outdoor sales, storage, and display)													P			P	P		C	See section 50-112
Auto dealer, primarily used auto sales w/outdoor sales, storage, and display													C			P	P			See section 50-112
Auto dealer, primarily used auto sales w/no outdoor sales, storage, and display													C			P	P		C	See section 50-112
Auto glass repair/tinting													P			P	P		P	1 space per 200 square feet
Auto interior shop/upholstery													C			P	P		P	1 space per 200 square feet
Auto muffler shop													C			P	P		P	1 space per 200 square feet
Auto paint shop													C			P	P		P	One per 200 square feet
Auto parts sale (new or rebuilt; no outside storage, no outside display, no repair)													P			P	P		P	1 space per 200 square feet
Auto parts sale (new or rebuilt; with outside storage or display)													C			P	P			1 space per 200 square feet
Auto rental													P			P	P		C	1 space per 200 square feet
Auto repair (major) ‡													C			P	P		C	1 space per 200 square feet
Auto repair (major) ‡													C			P	P		C	1 space per 200 square feet
Auto repair (minor) ‡													P			P	P		P	1 space per 200 square feet
Auto storage or auto auction ‡																	C	P		1 space per 1,000 square feet
Auto tire sales (indoor)													P			P	P		P	1 space per 200 square feet
Auto wrecker service																P	P		C	1 space per 200 square feet
Automobile assembly																	P		C	1 space per 1,000 square feet
Automobile parts manufacturing																	C	P	C	1 space per 1,000 square feet
Automobile wash (full service/detail shop) ‡													P			P	P		P	3 space per washing capacity of module
Automobile wash (self-service) ‡													C			P	P		P	3 space per washing capacity of module
Bike sales and/or repair													P			C	P		P	1 space per 500 square feet
Bus or truck storage																	P	P		1 space per 1,000 square feet
Gasoline station													P			P	P			See section 50-112
Motor freight transportation, storage, and terminal																	P	P	C	See section 50-112
Motorcycle sales/dealer w/outdoor sales, storage, and display ‡													P			P	P			See section 50-112
Motorcycle sales/dealer w/no outdoor sales, storage, and display													P			P	P		C	See section 50-112
Parking lot or garage for passenger cars and trucks of less than one-ton capacity ‡	C	C	C	C					C				C	P			P	P	C	None
Personal watercraft sales (new/repair) w/outdoor sales, storage, and display													P			P	P			See section 50-112
Personal watercraft sales (new/repair) w/no outdoor sales, storage, and display													P			P	P		C	See section 50-112
Railroad team tracks, unloading docks, and spurs																	P	P	C	None
Railroad yards, round house or shop																	C	P	C	1 space per 1,000 square feet
Taxi/limousine service													C			P	P		C	1 space per 1.5 automobiles in service
Tire sales (indoors, no outside storage) ‡																	P	P	P	1 space per 1,000 square feet
Tire sales (outdoors, with outside storage) ‡																	C	P		1 space per 1,000 square feet
Transfer station (refuse/pick-up) ‡	C																C	C		1 space per 500 square feet
Transit terminal ‡																	P	P	C	See section 50-112
Truck and bus leasing ‡																	P	P		1 space per 1,000 square feet
Truck sales and services (heavy trucks) ‡																	P	P		1 space per 1,000 square feet
Truck stop ‡																	C	P	C	1 space per 1,000 square feet
Truck terminal ‡																	P	P		See section 50-112
Amusement and Recreation																				
Amusement, commercial (indoor) ‡													C	C		C	P	P	C	1 space per 100 square feet
Amusement, commercial (outdoor) ‡														C			P	P	C	10 spaces plus 1 per 500 square feet over 5,000 square feet of building and recreation area

Institution of religious, educational or philanthropic nature	C	C	C	C	C			C	C	C	C	C	P			P	P		P	1 space per 200 square feet	
Municipal facility or use ‡	P	P	P	P	P			P	P	P	P	P	P			P	P		P	1 space per 300 square feet	
Museum	C	C	C	C	C			C	C	C	C	C	P			P	P		P	See section 50-112	
Park and/or playground (private) ‡	P	P	P	P	P			P	P	P	P	P	P			P	P		P		
Park and/or playground (public, municipal) ‡	P	P	P	P	P			P	P	P	P	P	P			P	P		P		
Penal or correctional institutions	C																P	P	C	1 space per 500 square feet	
Post office (governmental)	P	P	P	P	P			P	P	P	P	P	P			P	P		P	10 plus 1 per 200 square feet	
Non-city public assembly (auditorium, gymnasium, stadiums, meeting halls, etc.)													P			P	P		C	1 space per 4 seats	
Radio, television and communications towers																				See section 50-116	
Rectory/parsonage	P	P	P	P	P			P	P	P	P	P	P			P	P		P	5 spaces, plus 1 per bedroom	
Retirement housing for the elderly ‡																				See Assisted living facility	
Riding academy	P	C	C	C	C			C	C	C	C	C	C			C	P		C	1 space per five stalls	
Sanitary landfill (private)																	C			1 space per ten acres	
School, business (e.g., barber/beauty/cosmetology)												C	P			P	P		P	1 space per three students, based on design	
School, college or university	C	C	C	C	C			C	C	C	C	C	P			P	P		P	10 per classroom plus 2 per office	
School, commercial trade (vocational) ‡											C	P	P			P	P		P	1 space per student	
School, public or denominational ‡	P	P	P	P	P			P	P	P	P	P	P			P	P		P	See section 50-112	
School, other than public or denominational ‡											C	C	P			P	P		P		
Sheltered care facility ‡										C			C			C	C		C	1 space per three beds or 1.5 per dwelling	
Sign, all types (defined within the referenced section) ‡																				See ch. 34 of this Code	
Skilled nursing facility ‡										P		C	C	C		P			C	See section 50-112	
Studio for radio and/or television (no towers) ‡											P	P	P			P	P		P	1 space per 200 square feet	
Commercial and Wholesale Trade																					
Animal kennel (outdoor pens)	P																C	P		1 space per 500 square feet	
Appliance repair													P			P	P		P	1 space per 500 square feet	
Book binding																P	P		P	1 space per 500 square feet	
Carpet and rug cleaning plant													C			P	P		C	1 space per 1,000 square feet	
Cattle, swine, or poultry feedlot (CAFO)	C																C			1 space per 5,000 square feet of land	
Cleaning plant (commercial laundry) ‡													C			P	P		C	1 space per 1,000 square feet	
Communication equipment sales/service (installation and/or repair, no outdoor sales or storage or towers/antennae)												P	P			P	P		P	1 space per 1,000 square feet	
Construction contractor with storage yard	C															P	P			1 space per 1,000 square feet of land	
Contractor's office/sales, no outside storage including vehicles													P			P	P		P	1 space per 1,000 square feet of land	
Contractor's temporary on-site construction office (only with permit from building official.)	P	P	P	P	P			P	P	P	P	P	P			P	P		P	None	
Distribution center ‡																	P	P		C	1 space per 1,000 square feet
Electric repair, (domestic equipment and autos)											C	C	P			P	P		P	1 space per 1,000 square feet	
Electronic assembly																P	P		C	1 space per 1,000 square feet	
Electro-plating/electro-typing																P	P		C	1 space per 1,000 square feet	
Exterminator service/company (no outdoor sales or storage)													P			P	P		P	1 space per 300 square feet	
Fix-it shops, small engine, saw filing, mower sharpening												C				P	P		C	1 space per 500 square feet	
Fur/hide tanning and finishing																	C			1 space per 1,000 square feet	
Heating and air conditioning sales/services												C				P	P		C	1 space per 1,000 square feet	
Iron works (ornamental)																C	P			1 space per 1,000 square feet	
Lawnmower repair and/or sales													C			P	P		C	1 space per 500 square feet	
Loading or storage tracks																P	P		C	None	
Locksmith												P	P			P	P		C	1 space per 500 square feet	
Machine shop																P	P		C	1 space per 1,000 square feet	
Maintenance and repair service for buildings/janitorial													C			P	P		C	1 space per 500 square feet	
Manufactured home display or sales (new or used) ‡																C	P		C	1 space per 1,000 square feet	
Mattress, making and renovating																P	P		C	1 space per 1,000 square feet	
Milk depot, wholesale																P	P			1 space per 1,000 square feet	
Mini-warehouse/self storage ‡													C			P	P		C	See section 50-112	
Mortuary													C			P	P		C	See section 50-112	

Moving and storage company																P	P		C	1 space per 1,000 square feet		
News printing																P	P		C	1 space per 1,000 square feet		
Outdoor sales as a primary use †																C	P	P		1 space per 5,000 square feet of land area		
Pawn shop †																	P	P		C	1 space per 200 square feet	
Pet and animal grooming shop (no outside kennels) †																C	P			P	1 space per 200 square feet	
Plumbing shop																	C				P	1 space per 200 square feet
Printing equipment, supplies and repairs																	C				P	1 space per 500 square feet
Propane sales filling (retail)																	C				P	1 space per 200 square feet
Publishing and printing company																	C				P	1 space per 500 square feet
Quick lube/oil change/minor inspection																	P				P	1 space per 200 square feet
Salvage storage yard †																					C	5 per acre
Scientific and industrial research laboratories (hazardous) †																					C	1 space per 300 square feet
Scientific and industrial research laboratories (nonhazardous) †																	P				C	1 space per 300 square feet
Scrap metal storage yard																					C	5 space per acre
Security systems installation company																	C	C			P	1 space per 300 square feet
Sheet metal shop																					P	1 space per 1,000 square feet
Storage of cement, sands and gravel																					C	1 space per 5,000 square feet of storage area
Storage of used lumber and building materials																					C	1 space per 5,000 square feet of storage area
Taxicab storage and repair																					P	1 space per 500 square feet
Taxidermist																	C				P	1 space per 500 square feet
Tool and machinery rental (indoor storage only) †																	P				P	1 space per 200 square feet
Tool and machinery rental (with outdoor storage) †																	C				P	1 space per 200 square feet
Vacuum cleaner sales and repair †																	P				P	1 space per 200 square feet
Veterinarian clinic (indoor kennels) †																	C	P			P	1 space per 500 square feet
Veterinarian clinic (outdoor kennels or pens) †																					C	1 space per 500 square feet
Warehouse (defined under storage or wholesale warehouse) †																					C	1 space per 1,000 square feet
Welding shop																					C	1 space per 1,000 square feet
Wholesale trade, nondurable goods																					C	1 space per 1,000 square feet
Woodworking shops																					C	1 space per 1,000 square feet
Wrecking materials yard †																					C	1 space per 1,000 square feet
Light and Heavy Manufacturing/Industrial																						
Acid manufacture																					C	1 space per 1,000 square feet
Adhesives and sealants manufacture																					C	1 space per 1,000 square feet
Aircraft parts manufacture																					P	1 space per 1,000 square feet
Airplane repair and manufacturing																					P	1 space per 1,000 square feet
Animal processing and slaughter																					C	1 space per 1,000 square feet
Any manufacture or industrial process not listed and not prohibited by law																					C	1 space per 1,000 square feet
Artificial flower manufacture																					C	1 space per 1,000 square feet
Asphalt paving and roofing material manufacture																					C	1 space per 1,000 square feet
Awning manufacture, cloth, metal and wood																					P	1 space per 1,000 square feet
Bag manufacturing																					P	1 space per 1,000 square feet
Battery manufacture																					C	1 space per 1,000 square feet
Bleaching/chorine powder manufacture																					C	2 space per 1,000 square feet
Boiler manufacture and repair																					P	1 space per 1,000 square feet
Bottling works																					P	1 space per 1,000 square feet
Broom manufacture																					P	1 space per 1,000 square feet
Candy and other confectionary products manufacture																					C	1 space per 1,000 square feet
Canning and preserving factory																					C	1 space per 1,000 square feet
Canvas and related products manufacture																					P	1 space per 1,000 square feet
Casein manufacture																					C	1 space per 1,000 square feet
Celluloid and similar cellulose manufacture																					C	1 space per 1,000 square feet
Cement manufacture																					C	1 space per 1,000 square feet
Ceramic products manufacture																					C	1 space per 500 square feet

Poultry hatchery																			1 space per 1,000 square feet
Poultry slaughtering and processing																			1 space per 1,000 square feet
Printing ink manufacture																	P		1 space per 1,000 square feet
Reduction of fats, ores, metals, garbage, offal, etc., rendering plant																			1 space per 1,000 square feet
Rock quarries, sand, gravel and earth excavations or extractions	C																	C	1 space per acre
Rug and carpet manufacture																	C	P	1 space per 1,000 square feet
Sand, gravel, or stone storage (including sales) ‡	C																C	P	1 space per 1.5 employees, plus five per acre
Shellac and varnish manufacture																		C	1 space per 1,000 square feet
Sign manufacturing (no outside storage)																	C	P	1 space per 1,000 square feet
Sign manufacturing (with outside storage)																	C	P	1 space per 1,000 square feet
Snuff manufacture																		C	1 space per 1,000 square feet
Soap, detergents, cleaning preparations manufacture																		C	1 space per 1,000 square feet
Starch manufacture																		C	1 space per 1,000 square feet
Steel works, blast furnaces and rolling mills																		C	1 space per 1,000 square feet
Stone cutting or crushing																		C	1 space per 5,000 square feet of land area
Stone, clay, glass and concrete Products (other than handicrafts) manufacture																		C	1 space per 1,000 square feet
Textile products manufacture																	C	P	1 space per 1,000 square feet
Tire retreading and recapping																	C	P	1 space per 1,000 square feet
Truck manufacture																		P	One per 1,000 square feet
Waste paper products manufacture																		P	1 space per 1,000 square feet
Water distillation																		P	1 space per 1,000 square feet
White lead manufacture																		C	1 space per 1,000 square feet
Wood container manufacture																		C	1 space per 1,000 square feet
Wood distillation (manufacture of tar, charcoal, turpentine and similar)																		C	1 space per 1,000 square feet
Wood preserving manufacture and treatment																		C	1 space per 1,000 square feet
Wood products manufacture																		C	1 space per 1,000 square feet

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