

ZONING CHANGE REVIEW SHEET

CASE: C14-90-0003.21 -- Harris Branch PUD Amendment 21

DISTRICT: 1

ZONING FROM: PUD

TO: PUD, to change a condition of zoning

ADDRESS: US Highway 290 and Harris Branch Parkway

SITE AREA: +/-2,100 Acres

PROPERTY OWNER/APPLICANT: Austin HB Residential Properties, Ltd.

AGENT: Coats Rose PC (John M. Joseph)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:

Staff supports the Applicant's request to modify the PUD to allow building height to be measured in feet (40' maximum) instead of feet and stories (40' and 3 stories maximum). The amendment only applies to parcels in the PUD that are designated as LO, LR, MF-2 and MF-3.

For a summary of the basis of staff's recommendation, see case manager comments on page 2.

ZONING AND PLATTING COMMISSION ACTION/ RECOMMENDATION:

December 21, 2021:

CITY COUNCIL ACTION:

January 27, 2022:

ORDINANCE NUMBER:

ISSUES:

Under the current PUD zoning, building height is measured in feet and stories—40’ and 3 stories. The request would allow buildings to be measured in feet only (remaining 40’) but eliminating the story requirement. The amendment only applies to parcels in the PUD that are designated as LO, LR, MF-2 and MF-3. The amendment is based in part on construction differences and market demands that have changed since the original ordinance in 1990.

The rezoning request was initially determined by Staff to be an administrative amendment which does not require Commission or Council review. After additional review, it was determined that the amendment would need to be approved by City Council because the amendment affects items that are located in the ordinance and not on the PUD land use plan.

No other changes to the PUD are requested with this amendment.

CASE MANAGER COMMENTS:

Harris Branch Planned Unit Development (PUD) was created in 1990 in northeast Austin. The PUD is generally located northwest of the intersection of US Highway 290 and State Highway 130. Harris Branch includes over 2,000 acres and includes parcels with a wide range of zoning designations. Zoning designations range from SF-2 to LI and include most other residential, office, and commercial designations, as well as P zoned tracts for parkland and infrastructure. More than half of the original 2,000 acres has already been developed. *Please see Exhibit A—Zoning Map.*

As stated in the Issues section, the PUD measures building height in feet and stories—40’ and 3 stories. The request would allow buildings to be measured in feet only (remaining 40’) but eliminating the story requirement. The amendment only applies to parcels in the PUD that are designated as LO, LR, MF-2 and MF-3. The amendment is based in part on construction differences and market demands that have changed since the original ordinance in 1990. The Applicant has provided a letter and redlined copy of the ordinance to show the change. The change is only to Exhibit C, which is located on page 13 of this report. *Please see Exhibits B and C- Applicant Letter and Redlined Ordinance.*

Staff supports the Applicant’s request. The request has little effect on the intent of the PUD ordinance and reflects current construction standards. Any increase in square footage that may be gained by modifying the height measurement will be required to comply with the existing traffic impact analysis (TIA).

BASIS OF RECOMMENDATION:

- 21. *Rezoning should not contribute to the over zoning of the area.*
- 22. *Zoning changes should promote a balance of intensities and densities.*

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	PUD	Undeveloped
North	Unzoned (ETJ)	Mixed residential, commercial, and light industrial: Undeveloped

South	Unzoned (ETJ)	Mixed residential, commercial, and light industrial; Undeveloped
East	Unzoned (ETJ)	Mixed residential, commercial, and light industrial; Undeveloped
West	Unzoned (ETJ)	Mixed residential, commercial, and light industrial; Undeveloped

STREET CHARACTERISTICS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Parmer Lane	200'	Varies	Arterial	
US Hwy 290	Varies	Varies	Arterial	
SH 130	Varies	Not constructed	Toll Facility	

TIA: N/A

WATERSHED: Gilleland, Harris Branch, and Decker Creek Watersheds (Suburban)

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation	Austin Neighborhoods Council
Gilleland Creek Neighborhood Association	Harris Branch Master Association, Inc.
Homeless Neighborhood Association	North East Action Group
North Growth Corridor Alliance	Pflugerville Independent School District
Sierra Club, Austin Regional Group	
Harris Branch Residential Property Owners Association	

OTHER STAFF COMMENTS:

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in Gilleland, Harris Branch, and Decker Creek Watersheds of the Colorado River Basin, which are classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.
2. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

3. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

TRANSPORTATION

ATD has no objection to the proposed PUD ordinance modification of building height limit.

SITE PLAN

SP1. Site plans will be required for any new development other than single-family or duplex residential.

PARKLAND

PR 1: No comments

Reviewer Notes: The only alteration to the PUD is to remove the height limitation for lots zoned MF2, MF3, LO, LR. As there is no difference between a 1 story building or a 3 story building from a Parkland Dedication review standpoint, there is no issue with this. Parkland Dedication requirements will be administered in compliance with the PUD at the time of development application for each lot/development.

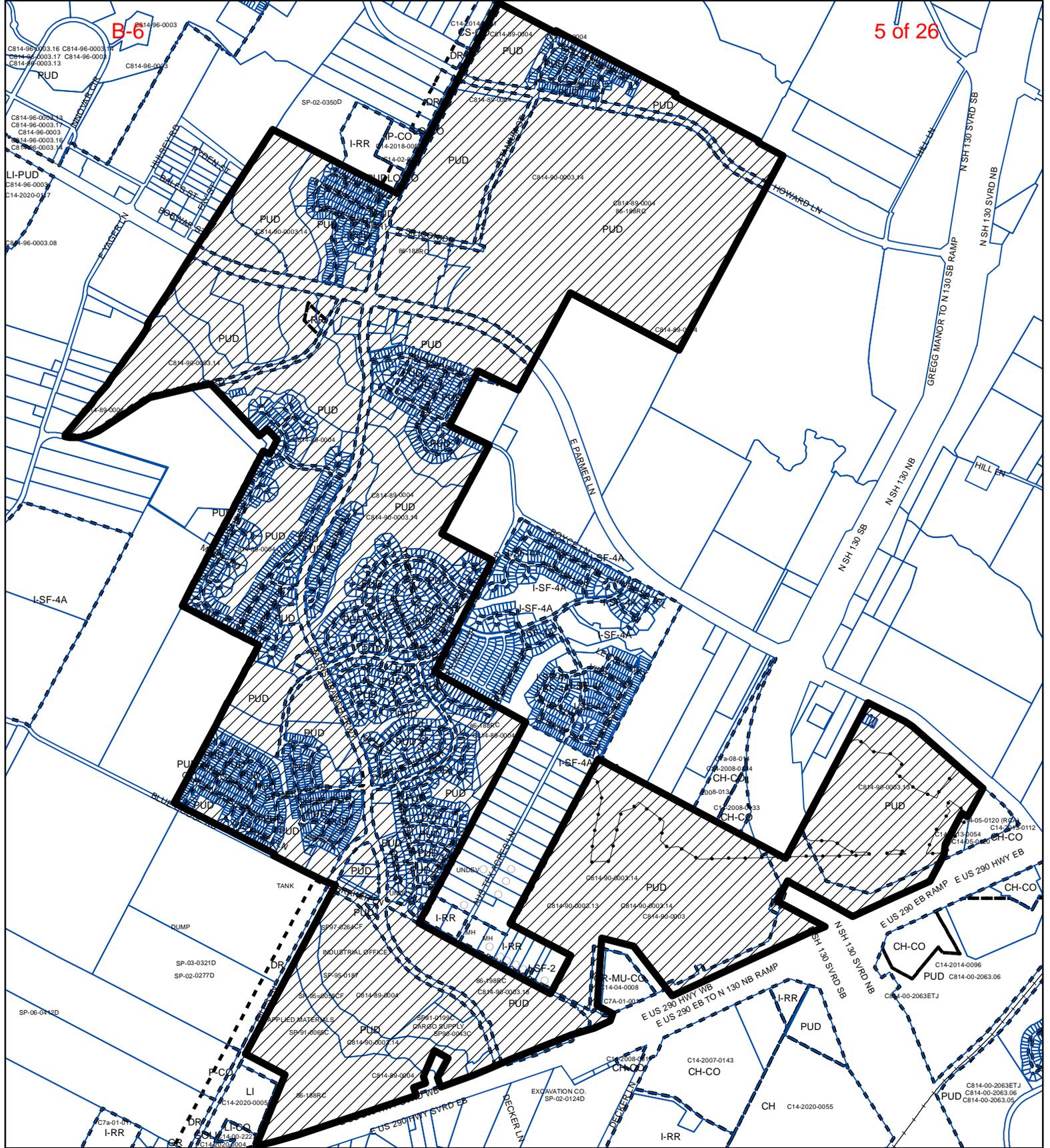
WATER UTILITY

1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Exhibit
- C. Applicant Letter
- D. Redlined Ordinance

B-6



PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-90-0003.21



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 2,000'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



COATS | ROSE

A PROFESSIONAL CORPORATION

KELLY A. WRIGHT
ENTITLEMENTS MANAGER

KWRIGHT@COATSROSE.COM
DIRECT: (512) 541-3599
FAX: (512) 469-9408

September 3, 2021

Zoning and Platting Commission
c/o Mr. Jerry Rusthoven
Assistant Director/Interim Lead
Planning and Zoning Department
City of Austin
P.O. Box 1088

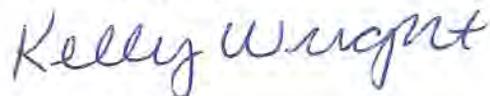
Re: Harris Branch PUD Amendment; Revision 21 (Case No. C814-90-0003.21)

Dear Jerry:

Our firm represents, Austin HB Residential Properties, Ltd., the owner of the undeveloped properties in the Harris Branch PUD. We are submitting a PUD Amendment Application to remove the "3 stories" limitation to properties zoned LO, LR, MF-2, and MF-3 as shown in Exhibit "C" of Ordinance No. 901213-H. I have attached a copy of the proposed redlined Ordinance as Exhibit "A". This is the only changed proposed in this PUD Amendment Application.

We look forward to working with you on this PUD Amendment and please let me know if you have any questions.

Very truly yours,



Kelly Wright

TERRACE 2, 2700 VIA FORTUNA, SUITE 350, AUSTIN, TEXAS 78746
PHONE: (512) 469-7987 FAX: (512) 469-9408
coatsrose.com

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 901213- H

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 TO ESTABLISH A "PUD" PLANNED UNIT DEVELOPMENT DISTRICT ZONING ON APPROXIMATELY 3.62 ACRES OF LAND LOCALLY KNOWN AS HARRIS BRANCH IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENT OF SEC. 2-2-3 OF THE AUSTIN CITY CODE OF 1981 THAT ORDINANCES BE READ ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

Part 1. Chapter 13-2 of the Austin City Code of 1981 is amended to establish "PUD" Planned Unit Development District as the base zoning district on the tract of land described in the attached Exhibit "A", a copy of which is in File C814-90-0003 of the City Planning and Development Department.

Part 2. This "PUD" Planned Unit Development is intended to conform to the Agreement defined below. While it is intended that this "PUD" Planned Unit Development should not conflict with the Agreement, the clear meaning of this ordinance may only be altered in accordance with the laws applicable to such an alteration.

Part 3. This ordinance, along with the attached Exhibits "A" through "E", shall constitute the Land Use Plan of the "PUD" Planned Unit Development District created herein. The "PUD" Planned Unit Development created by this ordinance shall conform to the limitations and conditions set forth herein and as set forth in the attached Exhibits "B" through "E". If the text of this ordinance and the Exhibits attached hereto conflict, the more restrictive provision shall control. Any use not specifically listed in this "PUD" Planned Unit Development ordinance as permitted is expressly prohibited.

Part 4. Exhibits

Exhibits attached hereto are duplicate copies of originals on file with the City of Austin Planning and Development Department File C814-90-0003 and are incorporated in this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits attached hereto are as follows:

- Exhibit "A" - Legal Description of the boundaries of the Land Use Plan
- Exhibit "B" - PUD Planned Unit Development General Plan (Map)
- Exhibit "C" - Site Development Limitations Table
- Exhibit "D" - Maximum Densities Table
- Exhibit "E" - Development Use Limitations Tables
- Exhibit "F" - Table of Maximum Densities for Each Use Category

EXHIBIT
"A"

CITY OF AUSTIN, TEXAS

Part 5. Certain Terms Defined

For purposes of this "PUD" Planned Unit Development,

AGREEMENT means collectively the Agreements Concerning Creation and Operation of North Travis County Municipal Utility District Numbers One, Two and Three between the City of Austin, the Provident Development Company, and Municipality Districts One, Two and Three, executed on March 19, 1986 and all amendments thereto.

CODE means the Austin City Code of 1981, as amended.

PLANNING AND DEVELOPMENT DEPARTMENT means the Planning and Development Department of the City or such other department as may succeed the Planning and Development Department.

Part 6. Transportation Matters

A Transportation Impact Analysis shall be submitted prior to site plan approval of multi-family and nonresidential tracts. Each TIA shall be used to determine the percentage of participation in, inter alia, intersection improvements designated in the Agreement.

Part 7. Development Intensity

(a) This "PUD" Planned Unit Development shall conform with all site development requirements of the Code. The location and phasing of roads, parking areas, detention ponds (if applicable), utilities, lot lines, building envelopes and slab area, shall be permitted only as included in an approved Site Plan or an approved phasing agreement. The location of all permitted use categories are exclusively shown on the map attached as Exhibit "B". The uses permitted within each area are specifically and exclusively defined in the attached Exhibit "E".

(b) The Floor-to-Area Ratio (FAR) or Units per Acre (UPA) of a particular tract shown on Exhibit "B" may exceed the limits set forth in Exhibit "D" only if i) the FAR/UPA of that tract does not at any time exceed the maximum FAR/UPA of the use category for that tract as referenced on Exhibit "B", as those maximums are defined in Exhibit "F", and ii) the average FAR/UPA for the total area contained in each use category listed in Exhibit "D" is not exceeded.

Part 8. Nothing in this Ordinance shall be construed to limit or prohibit the exercise by the City of its police powers or authority under the City Code and other applicable law.

Part 9. The requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate days is waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

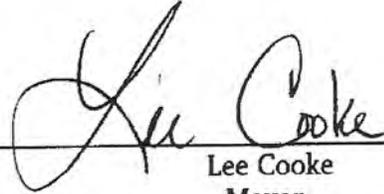
CITY OF AUSTIN, TEXAS

Part 14. This ordinance shall be effective ten days after the date of its final passage.

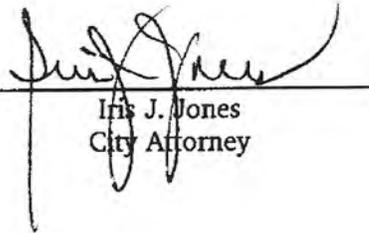
PASSED AND APPROVED:

December 13, 1990

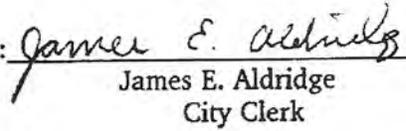
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§
§
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Lee Cooke
Mayor

APPROVED:


Iris J. Jones
City Attorney

ATTEST:


James E. Aldridge
City Clerk

13DEC90
ME:lw

EXHIBIT "A", Page 1

(Legal Description of Property)

A certain tract of land consisting of approximately 3.00 acres out of the William H. Sanders Survey No. 54, Abstract No. 690, in Travis County, Texas, and being the same property conveyed by Hubert Feuerbacher and wife, Ruby Feuerbacher, to Marvin E. Hays and wife, Betty E. Hays, in deed dated August 17, 1962, recorded in Volume 2510, Page 280, of the Deed Records of Travis County, Texas.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10981 0763

RESERVE TRACT

FIELD NOTES OF A SURVEY OF 0.620 OF ONE ACRE OF LAND, BEING A PORTION OF THE WILLIAM H. SANDERS LEAGUE AND LABOR SURVEY #54 IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT PORTION OF A 144.71 ACRE TRACT DESCRIBED AS FIRST TRACT IN A DEED, DATED MARCH 10, 1949, FROM BENNY A. ANDERSON TO HUBERT FEUERBACHER, ET UX, AS RECORDED IN BOOK 945, PAGE 584, TRAVIS COUNTY DEED RECORDS, AS SURVEYED FOR HUBERT FEUERBACHER BY THE METCALFE ENGINEERING COMPANY, 1710 EVA STREET, AUSTIN, TEXAS.

Beginning at an iron post at corner of fence in the north line of the Old Manor Road, also known as U. S. Highway #290, as fenced and used upon the ground, for the most southerly corner of a 3.0 acre tract of land, being out of that portion of the said 144.71 acre tract out of the William H. Sanders League and Labor Survey #54 in Travis County, Texas, described as First Tract in a deed from Benny A. Andersen to Hubert Feuerbacher, et ux, as recorded in Book 945, Page 584, Travis County Deed Records, as described in a deed from Hubert Feuerbacher, et ux, to Marvin E. Hays, et ux, as recorded in Book 2510, Page 280, Travis County Deed Records;

THENCE with the north line of the Old Manor Road, also known as U. S. Highway #290, S 73° 20' W 200.0 feet to an iron stake;

THENCE N 16° 25' W 135.0 feet to an iron stake;

THENCE N 73° 20' E 200.0 feet to an iron stake in a west line of the said Marvin E. Hays 3.0 acre tract and from which iron stake the northeast corner of the said 144.71 acre tract designated as First Tract and the southeast corner of a 114.36 acre tract, a portion of the William H. Sanders League and Labor Survey #53 in Travis County, Texas, as described in a deed from The Estate of Mary J. Millican, et al, to Carl Axel Johnson as recorded in Book 181, Page 186, Travis County Deed Records, bears as follows: N 16° 25' W 113.3 feet; N 24° 20' E 111.24 feet; S 60° 02' E 247.0 feet and N 28° 59' E 342.22;

THENCE with a west line of the said Marvin E. Hays 3.0 acre tract as fenced and used upon the ground, S 16° 25' E 135.0 feet to the place of the beginning, containing 0.620 of one acre of land.

Surveyed October 8, 1962.

METCALFE ENGINEERING COMPANY

By *Marlton O. Metcalf*
Marlton O. Metcalf
Registered Public Surveyor



REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

11208 0746

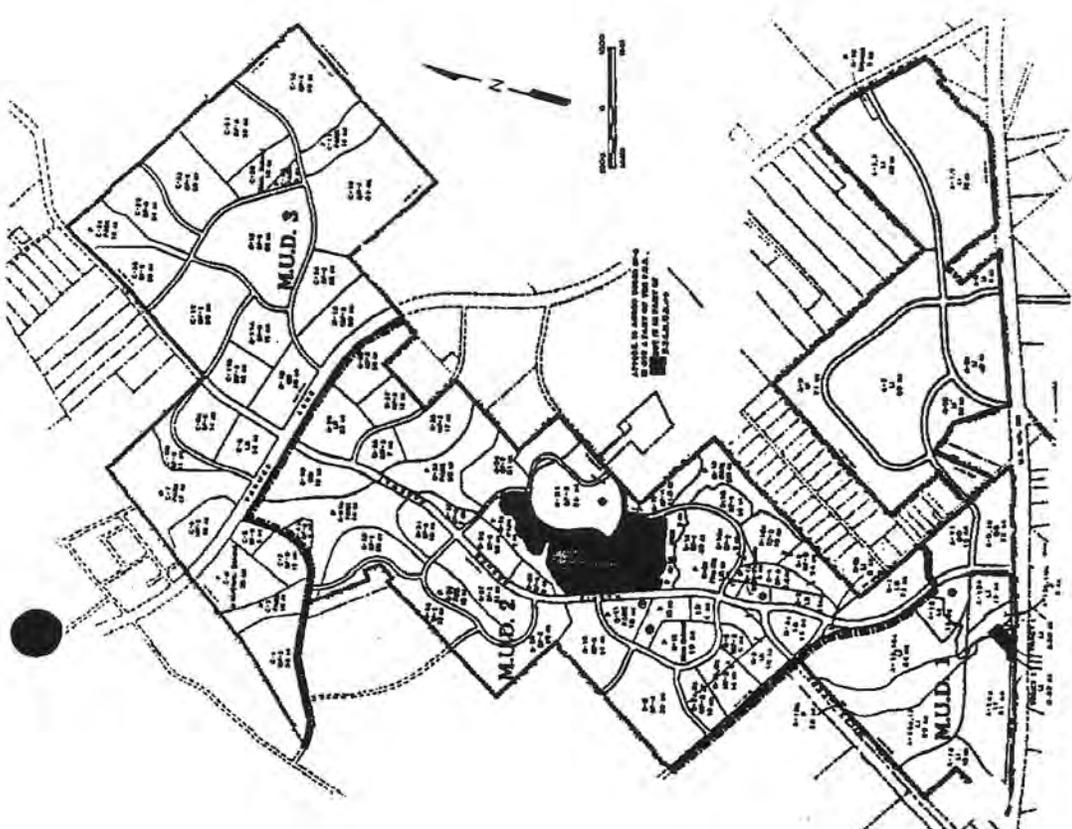
1. PLANNING AND DESIGN SERVICES, INC. SMALL PLAT (CS-88-0831.0A3)
2. PLANNING AND DESIGN SERVICES, INC. SMALL PLAT (CS-88-107.01.0A3)
3. CENTER SMALL PLAT (CS-88-0831.0A3)

Small Plats

Category	Classification	Area (Acres)	Number of Lots	Proposed Density
Single Units	Single Attached	0.00	0	0
	Single Detached	0.00	0	0
	Other	0.00	0	0
Townhomes	Single Attached	0.00	0	0
	Other	0.00	0	0
Medium Density	Single Attached	0.00	0	0
	Other	0.00	0	0
High Density	Single Attached	0.00	0	0
	Other	0.00	0	0

* Per January 1988 Austin Metropolitan Area Building Plan
 All lot reconfigurations and all lot subdivisions and subdivisions (PUDs) which the area is zoned for a PUD must be designed and approved in accordance with the Austin Metropolitan Building Area Plan
 All subdivisions and subdivisions must be approved in accordance with the Austin Metropolitan Building Area Plan
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- No proposal for a PUD, subdivision, or other lot plan that is not in accordance with the Austin Metropolitan Building Area Plan.
- The plan must be prepared in accordance with the Austin Metropolitan Building Area Plan.
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Medium Density	Single Attached	0.00	0	0
	Other	0.00	0	0
High Density	Single Attached	0.00	0	0
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High Density	Single Attached	0.00	0	0
	Other	0.00	0	0

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MARKBOROUGH COMMUNITIES • AUSTIN

PUD LAND USE PLAN
 DECEMBER 1990

EXHIBIT "B"

Lichter/Jameson & Associates, Inc.
 CONSULTING ENGINEERS ARCHITECTS PLANNERS

C814-90-003

PRINTED
 11/20/90
 LJM

EXHIBIT "C"
SITE DEVELOPMENT LIMITATIONS

	<u>SF-2</u>	<u>SF-4A</u>	<u>SF-6</u>	<u>MF-2</u>	<u>MF-3</u>	<u>LO</u>	<u>GO</u>	<u>LR</u>	<u>GR</u>	<u>LI</u>	<u>IP</u>
MIN. LOT SIZE (Square Feet):	5,750	3,600	5,750	8,000	8,000	5,750	5,750	5,750	5,750	43,560	43,560
MIN. CORNER LOT (Square Feet):	6,900	4,500	--	--	--	--	--	--	--	43,560	--
MIN. LOT WIDTH (Feet):	50	40	50	50	50	50	50	50	50	50	100
MIN. CORNER LOT WIDTH (Feet):	60	50	--	--	--	--	--	--	--	--	--
MAX. DWELLING UNITS PER LOT:	1	1	--	**	***	--	--	--	--	--	--
MAX. HEIGHT (Feet):	35	35	35	40 or 3 stories	40 or 3 stories	40 or 3 stories	60	40 or 2 stories	60	60	60
MIN. SETBACKS (Feet):											
FRONT YARD:	25	20	25	25	25	25	15	25	10	--	25
STREET SIDE YARD:	15	10	15	15	15	15	15	15	10	--	25
INTERIOR SIDE YARD:	5	*	5	5	5	5	5	--	--	****	****
REAR YARD:	10	*	10	10	10	5	5	--	--	****	****
MAX. BUILDING COVERAGE:	40%	45%	40%	50%	55%	50%	60%	50%	75%	75%	50%
MAX. IMPERIOUS COVER:	45%	55%	55%	60%	65%	70%	80%	80%	90%	80%	80%

*See Sec. 13-2-636 **See Sec. 13-2-640 ***See Sec. 13-2-641 ****See Sec. 13-2-675

EXHIBIT "D"
TABLE 2
P.U.D. DENSITIES

ZONING CATEGORY	AREA IN AC.	AVG. DENSITY UPA/FAR	NO. OF UNITS	BLD. SQ. FT.	% OF PROJECT
SINGLE FAMILY RESIDENTIAL					
SF-2	361.50	5.00 upa	1,808		17.10%
SF-4	257.50	6.25 upa	1,609		12.18%
SF-6	165.00	12.00 upa	1,980		7.81%
	784.00		5,397		37.09%
MULTI-FAMILY RESIDENTIAL					
MF-2	42.00	22.00 upa	924		1.99%
MF-3	97.00	27.00 upa	2,619		4.59%
	139.00		3,543		6.58%
RETAIL					
LR	81.00	.25:1.0 FAR		882,090	3.83%
GR	39.00	.25:1.0 FAR		424,710	1.85%
OFFICE					
LO	22.00	.45:1.0 FAR		431,244	1.04%
GO	38.00	.45:1.0 FAR		744,876	1.80%
INDUSTRIAL					
LI	**** 204.62	.46:1.0 FAR		4,100,094	9.68%
LI/IP	*** 267.00	.46:1.0 FAR		5,350,039	12.63%
LI	** 25.00	.60:1.0 FAR		653,400	1.18%
	676.62			12,586,453 *	32.01%
PUBLIC					
TRANSIT	2.00				0.10%
ELEMENTARY SCHOOL	30.00				1.42%
JR. HIGH SCHOOL	25.00				1.18%
LIBRARY/COMM. CENTER	4.00				0.19%
FIRE STATION	1.50				0.07%
R.O.W.	191.40				9.06%
GREENBELT/PARK					
	260.00				12.30%
	513.90				24.31%
TOTALS	2,113.52		8,940	12,586,453 *	100%

* Maximum combined commercial and industrial square footage will be 11,300,000.

** Tracts A-12 and A-13a will have a maximum average of .60:1 only if approved for P.D.A.

*** Retail (General) and Retail (Convenient) are prohibited.

**** Additional 3.62 acres of land by deeds recorded in Vol. 11208, Pg. 744 and Vol. 10981, Pg. 761 of the Real Property Records, Travis County, Texas.

Note: 1. Tracts B-17 and B-24 are to be dedicated to the City of Austin for City-sponsored low to moderate income housing.

2. Table Data includes Administrative P.U.D. Revisions #1 and #2.

Exhibit "E" - USES AUTHORIZED IN RESIDENTIAL BASE DISTRICTS

	4	6	7a	7b	8a	8b	8c	8d	8e	8f	8g	8h	8i	8j	8k	8l	8m	8n	8o	8p	8q	8r	8s	8t	8u	8v	8w	8x	8y	8z
RESIDENTIAL USES																														
Condo, Residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Duplex Residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Group Residential	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Lodginghouse Residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Multi-Family Residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Retire. Hous. (Sm. Site)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Retire. Hous. (Lg. Site)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Single-Fam Attached Res	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Single-Family Residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Small Lot Sing. Fam Res.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Townhouse Residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Two Family Residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
All Other Residential Use	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COMMERCIAL USES																														
All Commercial Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
INDUSTRIAL USES																														
All Industrial Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AGRICULTURAL USES																														
All Agricultural Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CIVIC USES																														
Club or Lodge	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
College or Univ. Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Communication Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Congregate Living	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Convalescent Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Cultural Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Day Care Services (Ltd)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Day Care Services (Gen)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Day Care Services-Comm	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Family Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Group Home, Class I-Ltd	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Group Home, Class I-Gen	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Group Home, Class II	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Local Utility Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Priv. Prim. Educ. Facil.	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Priv. Second. Educ. Facil.	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Public Prim. Educ. Facil.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Second. Educ Facil	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Treatment	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Safety Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
All other Civic Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Exhibit "E" - USES AUTHORIZED IN RESIDENTIAL BASE DISTRICTS (Continued)

B.

	27	28	30	31	32	34	41b	1	3	5	9a	9b	11a	12	14	15	16	18	21	22	23	25	
RESIDENTIAL USES																							
Condo, Residential					P	P	P		P	P	P	P	P									P	P
Duplex Residential					P	P	P		P	P	P	P	P									P	P
Group Residential																							
Lodginghouse Residential	P	P	P			P								P									
Multi-Family Residential																							
Retire. Hous. (Sm. Site)					P	P	P		P	P	P	P	P										P
Retire. Hous. (Lg. Site)					C	C	C		C	C	C	C	C										C
Single-Fam Attached Res					P	P	P		P	P	P	P	P										P
Single-Family Residential	P	P	P		P	P	P		P	P	P	P	P										P
Small Lot Sing. Fam Res.																		P	P				P
Townhouse Residential					P	P	P		P	P	P	P	P										P
Two Family Residential					P	P	P		P	P	P	P	P										P
All Other Residential Use																							
COMMERCIAL USES																							
All Commercial Uses																							
INDUSTRIAL USES																							
All Industrial Uses																							
AGRICULTURAL USES																							
All Agricultural Uses																							
CIVIC USES																							
Club or Lodge	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
College or Univ. Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Communication Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Recreation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Congregate Living																							
Convalescent Services																							
Cultural Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Day Care Services (Ltd)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Day Care Services (Gen)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Day Care Services-Comm	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Family Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Group Home, Class I-Ltd	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Group Home, Class I-Gen	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Group Home, Class II																							
Local Utility Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Priv. Prim. Educ. Facil.	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Priv. Second. Educ. Facil.	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Public Prim. Educ. Facil.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Second. Educ. Fac.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Residential Treatment																							
Safety Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
All other Civic Uses																							

P = Permitted Use C = Conditional Use - = Prohibited Use
 Exhibit "E" - Page 2 of 10 Pages

Exhibit "E"
USES AUTHORIZED IN COMMERCIAL BASE DISTRICTS

	A-9,10	A-11	B-1	B-3.3a	B-5	B-39	B-40	C-8	C-10
RESIDENTIAL USES									
Lodginghouse Residential	P	P	P	P	P	P	P	P	P
All Other Residential Uses	-	-	-	-	-	-	-	-	-
COMMERCIAL USES									
Admin. & Business Offices	P	P	P	P	P	P	P	P	P
Arts & Crafts Studio (Ltd)	P	P	-	P	P	P	P	P	P
Automotive Rentals	-	-	-	-	-	-	P	-	P
Automotive Repair Services	-	-	-	-	-	-	P	-	P
Automotive Sales	-	-	-	-	-	-	P	-	P
Auto. Washing (of any type)	-	-	-	-	-	-	P	-	P
Business or Trade School	P	P	-	-	-	-	P	-	P
Business Support Serv.	P	P	-	-	-	-	P	-	P
Commercial Off Street Park.	-	-	-	-	-	-	P	-	P
Communications Services	P	P	P	-	-	-	P	-	P
Consumer Convenience Serv.	-	-	-	P	P	P	P	P	P
Consumer Repair Serv.	-	-	-	P	P	P	P	P	P
Exterminating Services	-	-	-	-	-	-	P	-	P
Financial Services	-	-	-	P	P	P	P	P	P
Food Sales	-	-	-	P	P	P	P	P	P
Funeral Services	-	-	-	-	-	-	P	-	P
Gen. Retail Sales (Conv.)	-	-	-	P	P	P	P	P	P
Gen. Retail Sales (Gen.)	-	-	-	-	-	-	P	-	P
Hotel-Motel	-	-	-	-	-	-	P	-	P
Indoor Entertainment	-	-	-	-	-	-	P	-	P
Indoor Sports & Recreation	-	-	-	-	-	-	P	-	P
Medical Offices	P	P	P	-	-	-	P	-	P
Monument Retail Sales	-	-	-	-	-	-	-	-	-
Off Site Accessory Parking	P	P	-	P	P	P	P	P	P
Outdoor Entertainment	-	-	-	-	-	-	C	-	C
Outdoor Sports and Rec.	-	-	-	-	-	-	P	-	P
Pawn Shop Services	-	-	-	-	-	-	P	-	P
Personal Improvement Serv.	-	-	-	-	-	-	P	-	P
Personal Services	P	P	-	P	P	P	P	P	P
Pet Services	-	-	-	P	P	P	P	P	P
Professional Offices	P	P	P	P	P	P	P	P	P
Research Services	-	-	-	-	-	-	P	-	P
Restaurant (Fast Food)	-	-	-	C	C	C	P	C	P
Restaurant (Limited)	C	C	-	P	P	P	P	P	P
Restaurant (General)	-	-	-	-	-	-	P	-	P
Service Station	-	-	-	P	P	P	P	P	P
Theater	-	-	-	-	-	-	P	-	P
All Other Commerical Uses	-	-	-	-	-	-	-	-	-
INDUSTRIAL USES									
All Industrial Uses	-	-	-	-	-	-	-	-	-
AGRICULTURAL USES									
All Agricultural Uses	-	-	-	-	-	-	-	-	-

Exhibit "E"
USES AUTHORIZED IN COMMERCIAL BASE DISTRICTS (Continued)

	A-9,10	A-11	B-1	B-3	B-5	B-39	B-40	C-8	C-10
CIVIC USES									
Club or Lodge	C	C	C	C	C	C	C	C	C
College or Univ. Facils.	P	P	C	P	P	P	P	P	P
Communication Facilities	P	P	P	P	P	P	P	P	P
Congregate Living	P	P	C	C	C	C	P	C	P
Convalescent Services	P	P	P	-	-	-	-	-	-
Cultural Services	P	P	P	P	P	P	P	P	P
Day Care Services (Ltd)	P	P	P	P	P	P	P	P	P
Day Care Services (Gen)	P	P	P	P	P	P	P	P	P
Day Care Services (Comm.)	P	P	P	P	C	C	P	C	P
Family Home	P	P	P	P	P	P	P	P	P
Group Home, Class I (Gen)	P	P	P	P	P	P	P	P	P
Group Home, Class I (Ltd)	P	P	P	P	P	P	P	P	P
Group Home Class II	P	P	C	C	C	C	P	C	P
Guidance Services	P	P	-	P	P	P	P	P	P
Hospital Serv. (Limited)	P	P	C	C	C	C	P	C	P
Hospital Serv. (General)	C	C	-	-	-	-	C	-	C
Local Utility Service	P	P	P	P	P	P	P	P	P
Off Site Accessory Parking	P	P	-	P	P	P	P	P	P
Priv. Prim. Education Facils.	P	P	P	P	P	P	P	P	P
Priv. Second. Educ. Facils.	P	P	C	P	P	P	P	P	P
Public Prim. Educ. Facils.	P	P	P	P	P	P	P	P	P
Public Second. Educ. Facils.	P	P	P	P	P	P	P	P	P
Residential Treatment	C	C	C	C	C	C	P	C	P
Religious Assembly	P	P	P	P	P	P	P	P	P
Safety Services	P	P	P	P	P	P	P	P	P
All Other Civic Uses	-	-	-	-	-	-	-	-	-

P = Permitted Use C = Conditional Use - = Prohibited Use

Exhibit "E"
USES AUTHORIZED IN INDUSTRIAL AND SPECIAL PURPOSE BASE DISTRICTS

	1,4	5	2,3	6	7	8a	9b	12,13a	14a	15,16a	16c,17	18	13b,14b	16b	19	11	12	13	16	
RESIDENTIAL USES																				
ALL Residential Uses																				
COMMERCIAL USES																				
Admin. & Bus Offices	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agric. Sales & Serv.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Arts/Crafts Studio-Ltd	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Arts/Crafts Studio-Gn	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Arts/Crafts Studio-Ind	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Automotive Rentals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Auto Repair Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Automotive Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Auto. Wash-any type	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Bldg Maint. Serv.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Bus. or Trade School	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Busin. Support Serv.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Campground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Comm'l Off-Street Pkg	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Communications Serv.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Const'n Sales & Serv.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Consum'r Convenience	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Convenience Storage	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Equip. Repair Serv.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Equipment Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Exterminating Serv.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Financial Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Food Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Funeral Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Gen.Retail Sales-Conv	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Gen.Retail Sales-Gen	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Hotel-Motel	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Indoor Entertainment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Indoor Sports & Rec.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Kennels	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Laundry Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Medical Offices	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Monument Retail Sale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Off Site Accessory Pkg	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Outdoor Entertainment	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Outdoor Sports & Rec	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Personal Imprvmt Srv	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Personal Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Professional Offices	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Research Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Exhibit "E"
USES AUTHORIZED IN INDUSTRIAL AND SPECIAL PURPOSE BASE DISTRICTS (Continued)

B-

A-

	1,4	5	2,3	6	7	8a	8b	12,13a	14a	15,15a	16c,17	18	13b,14b,18b	10	11	12	13	18	
COMMERCIAL USES (Continued)																			
Restaurant-Fast Food	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Restaurant (Limited)	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Restaurant (General)	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Scrap and Salvage	C	C	-	-	C	C	C	C	C	C	C	C	*	*	*	*	*	*	*
Service Station	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Theater	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Vehicle Storage	P	P	P	-	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Veterinary Services	P	P	P	-	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
All Other Comm'l Use	-	-	-	-	-	-	-	-	-	-	-	-	*	*	*	*	*	*	*

Exhibit "E"
USES AUTHORIZED IN INDUSTRIAL AND SPECIAL PURPOSE BASE DISTRICTS (Continued)

B-
 C-

	15,23	20	29	33	41a	2	4	7	17	19,24	20
RESIDENTIAL USES											
All Residential Uses	*	*	*	*	*	*	*	*	*	*	*
COMMERCIAL USES											
Admin. & Bus Offices	*	*	*	*	*	*	*	*	*	*	*
Agric. Sales & Serv.	*	*	*	*	*	*	*	*	*	*	*
Arts/Crafts Studio-Ltd	*	*	*	*	*	*	*	*	*	*	*
Arts/Crafts Studio-Gn	*	*	*	*	*	*	*	*	*	*	*
Arts/Crafts Studio-Ind	*	*	*	*	*	*	*	*	*	*	*
Automotive Rentals	*	*	*	*	*	*	*	*	*	*	*
Auto Repair Services	*	*	*	*	*	*	*	*	*	*	*
Automotive Sales	*	*	*	*	*	*	*	*	*	*	*
Auto. Wash-any type	*	*	*	*	*	*	*	*	*	*	*
Bldg. Maint. Serv.	*	*	*	*	*	*	*	*	*	*	*
Bus. or Trade School	*	*	*	*	*	*	*	*	*	*	*
Busin. Support Serv.	*	*	*	*	*	*	*	*	*	*	*
Campground	*	*	*	*	*	*	*	*	*	*	*
Comm'l Off-Street Pkg	*	*	*	*	*	*	*	*	*	*	*
Communications Serv.	*	*	*	*	*	*	*	*	*	*	*
Const'n Sales & Serv.	*	*	*	*	*	*	*	*	*	*	*
Consum'r Convenience	*	*	*	*	*	*	*	*	*	*	*
Convenience Storage	*	*	*	*	*	*	*	*	*	*	*
Equipmt. Repair Serv.	*	*	*	*	*	*	*	*	*	*	*
Equipment Sales	*	*	*	*	*	*	*	*	*	*	*
Exterminating Serv.	*	*	*	*	*	*	*	*	*	*	*
Financial Services	*	*	*	*	*	*	*	*	*	*	*
Food Sales	*	*	*	*	*	*	*	*	*	*	*
Funeral Services	*	*	*	*	*	*	*	*	*	*	*
Gen.Retail Sales-Cony	*	*	*	*	*	*	*	*	*	*	*
Gen.Retail Sales-Gen	*	*	*	*	*	*	*	*	*	*	*
Hotel-Motel	*	*	*	*	*	*	*	*	*	*	*
Indoor Entertainment	*	*	*	*	*	*	*	*	*	*	*
Indoor Sports & Rec.	*	*	*	*	*	*	*	*	*	*	*
Kennels	*	*	*	*	*	*	*	*	*	*	*
Laundry Services	*	*	*	*	*	*	*	*	*	*	*
Medical Offices	*	*	*	*	*	*	*	*	*	*	*
Monument Retail Sale	*	*	*	*	*	*	*	*	*	*	*
Off Site Accessory Pkg	*	*	*	*	*	*	*	*	*	*	*
Outdoor Entertainmnt	*	*	*	*	*	*	*	*	*	*	*
Outdoor Sports & Rec	*	*	*	*	*	*	*	*	*	*	*
Personal Imprvmt Srv	*	*	*	*	*	*	*	*	*	*	*
Personal Services	*	*	*	*	*	*	*	*	*	*	*
Professional Offices	*	*	*	*	*	*	*	*	*	*	*
Research Services	*	*	*	*	*	*	*	*	*	*	*

Exhibit "E"
USES AUTHORIZED IN INDUSTRIAL AND SPECIAL PURPOSE BASE DISTRICTS (Continued)

	14	5	23	6	7	84	85	12,13a	14a	15,15a	16c,17	16	13b,14b,16b	19	11	12	13	18	
INDUSTRIAL USES																			
Basic Industry	P	P	P	-	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Custom Mfg	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Light Manufacturing	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Resource Extraction	P	P	P	-	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Ltd Warehs & Distrib	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Gen Warehs & Distrib	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
All Other Indust'l Use	-	-	-	-	-	-	-	-	-	-	-	-	*	*	*	*	*	*	*
AGRICULTURAL USES																			
All Agricultural Uses	-	-	-	-	-	-	-	-	-	-	-	-	*	*	*	*	*	*	*
CIVIC USES																			
Club or Lodge	C	C	C	C	C	C	C	C	C	C	C	C	*	*	*	*	*	*	*
Collg or Univ Facils	-	-	-	-	-	-	-	-	-	-	-	-	*	*	*	*	*	*	*
Communication Facils	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Congregate Living	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Cultural Services	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Day Care Services	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Detention Facilities	-	-	-	-	-	-	-	-	-	-	-	-	*	*	*	*	*	*	*
Emp'ee Rec.-Non-Prof	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Emp'ee Rec.-Class I-Ltd	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Grp Home-Class I-Gen	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Group Home, Class II	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Local Utility Services	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Maint & Serv's Facils	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Off Site Access'y Pkg	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Park & Rec. Serv.-Gen	-	-	-	-	-	-	-	-	-	-	-	-	*	*	*	*	*	*	*
Park & Rec. Serv.-Spec.	-	-	-	-	-	-	-	-	-	-	-	-	*	*	*	*	*	*	*
Postal Services	-	-	-	-	-	-	-	-	-	-	-	-	*	*	*	*	*	*	*
Priv. Prim. Educ Facil.-	-	-	-	-	-	-	-	-	-	-	-	-	*	*	*	*	*	*	*
Priv. Second. Ed Fac	-	-	-	-	-	-	-	-	-	-	-	-	*	*	*	*	*	*	*
Pub. Prim. Educ Facils	-	-	-	-	-	-	-	-	-	-	-	-	*	*	*	*	*	*	*
Pub. Sec. Educ Facils.	-	-	-	-	-	-	-	-	-	-	-	-	*	*	*	*	*	*	*
Railroad Facilities	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Religious Treatment	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Residential Treatment	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Safety Services	P	P	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	*	*
Transitional Housing	C	C	C	C	C	C	C	C	C	C	C	C	*	*	*	*	*	*	*
Transp. Terminal	C	C	C	C	C	C	C	C	C	C	C	C	*	*	*	*	*	*	*
All Other Civic Uses	-	-	-	-	-	-	-	-	-	-	-	-	*	*	*	*	*	*	*

Exhibit "E"
USES AUTHORIZED IN INDUSTRIAL AND SPECIAL PURPOSE BASE DISTRICTS (Continued)

	18,23	20	29	33	41a	2	4	7	17	19,24	20
COMMERCIAL USES (CONTINUED)											
Restaurant (Drive-In)	*	*	*	*	*	*	*	*	*	*	*
Restaurant (Limited)	*	*	*	*	*	*	*	*	*	*	*
Restaurant (General)	*	*	*	*	*	*	*	*	*	*	*
Scrap and Salvage	*	*	*	*	*	*	*	*	*	*	*
Service Station	*	*	*	*	*	*	*	*	*	*	*
Theater	*	*	*	*	*	*	*	*	*	*	*
Vehicle Storage	*	*	*	*	*	*	*	*	*	*	*
Veterinary Services	*	*	*	*	*	*	*	*	*	*	*
All Other Commercial Uses	*	*	*	*	*	*	*	*	*	*	*
INDUSTRIAL USES											
Basic Industry	*	*	*	*	*	*	*	*	*	*	*
Custom Manufacturing	*	*	*	*	*	*	*	*	*	*	*
Light Manufacturing	*	*	*	*	*	*	*	*	*	*	*
Resource Extraction	*	*	*	*	*	*	*	*	*	*	*
Ltd. Warehous. & Distrib.	*	*	*	*	*	*	*	*	*	*	*
Gen. Warehous. & Distrib.	*	*	*	*	*	*	*	*	*	*	*
All Other Industrial Uses	*	*	*	*	*	*	*	*	*	*	*
AGRICULTURAL USES											
All Agricultural Uses	*	*	*	*	*	*	*	*	*	*	*
CIVIC USES											
Club or Lodge	*	*	*	*	*	*	*	*	*	*	*
College or Univ. Facils.	*	*	*	*	*	*	*	*	*	*	*
Communication Facilities	*	*	*	*	*	*	*	*	*	*	*
Congregate Living	*	*	*	*	*	*	*	*	*	*	*
Cultural Services	*	*	*	*	*	*	*	*	*	*	*
Day Care Services (Comm.)	*	*	*	*	*	*	*	*	*	*	*
Detention Facilities	*	*	*	*	*	*	*	*	*	*	*
Emp'ee Rec. Non-Profit	*	*	*	*	*	*	*	*	*	*	*
Group Home, Class I-Ltd	*	*	*	*	*	*	*	*	*	*	*
Group Home, Class I-Gen	*	*	*	*	*	*	*	*	*	*	*
Group Home, Class II	*	*	*	*	*	*	*	*	*	*	*
Local Utility Services	*	*	*	*	*	*	*	*	*	*	*
Mainten. and Services Facils.	*	*	*	*	*	*	*	*	*	*	*
Off Site Accessory Parking	*	*	*	*	*	*	*	*	*	*	*
Park and Rec. Serv. (Gen)	*	*	*	*	*	*	*	*	*	*	*
Park and Rec. Serv. (Spec)	*	*	*	*	*	*	*	*	*	*	*
Postal Services	*	*	*	*	*	*	*	*	*	*	*
Priv. Prim. Education Facils.	*	*	*	*	*	*	P	*	*	*	P
Priv. Second. Educ Facils.	*	*	*	*	*	*	P	*	*	*	P
Public Prim. Educ Facils.	*	*	*	*	*	*	P	*	*	*	P

Exhibit "E"
USES AUTHORIZED IN INDUSTRIAL AND SPECIAL PURPOSE BASE DISTRICTS (Continued)

	18,23	20	29	33	41a	2	4	7	17	19,24	20
CIVIC USES (CONTINUED)											
Public Second. Educ Facils.	*	*	*	*	*	*		*	*	*	P
Railroad Facilities	*	*	*	*	*	*		*	*	*	-
Religious Assembly	*	*	*	*	*	*		*	*	*	-
Residential Treatment	*	*	*	*	*	*		*	*	*	-
Safety Serv (Fire Station)	*	P	*	*	*	*		*	*	*	-
Transitional Housing	*	*	*	*	*	*		*	*	*	-
Transportation Terminal	*	*	*	*	*	*		*	*	*	-
All Other Civic Uses	*	*	*	*	*	*		*	*	*	-

* = Refer to Sec. 13-2-227
 P = Permitted Uses C = Conditional Uses - = Prohibited Uses

Exhibit "F"

Table of Maximum Densities for Each Use Category

<u>Zoning Category</u>	<u>Units Per Acre, Floor-To-Area Ratio</u>
Single Family Residential	
SF-2	7.58 UPA
SF-4	12.10 UPA
SF-6	12.45 UPA
Multi Family Residential	
MF-2	23.00 UPA
MF-3	36.00 UPA
Retail	
LR	0.5:1.0 FAR
GR	1.0:1.0 FAR
Office	
LO	0.7:1.0 FAR
GO	1.0:1.0 FAR
Industrial	
LI	1.0:1.0 FAR
IP	1.0:1.0 FAR

Austin American-Statesman

City Clerk

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Lillie Petty

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

January 18th, 1991

and that the attached is a true copy of said advertisement.

Lillie Petty

SWORN AND SUBSCRIBED TO BEFORE ME, this the 18th

Day of January A.D. 1991.



Jill Wallace

Notary Public in and for
TRAVIS COUNTY, TEXAS

Jill Wallace
(Type or Print Name of Notary)

9/26/94
(My Commission Expires:)

