

RESOLUTION NO. 11-2007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, RECEIVING AND ADOPTING THE TRUMAN HEIGHTS NEIGHBORHOOD PLAN AS THE COLLECTIVE VISION OF NEIGHBORHOOD RESIDENTS FOR THE IMPROVEMENT AND REVITALIZATION OF TRUMAN HEIGHTS.

WHEREAS, on October 18, 2004, the City Council of the City of Mesquite, Texas, adopted Resolution No. 45-2004 designating certain target neighborhoods to receive technical assistance and other resources for purposes of developing a comprehensive revitalization strategy that includes housing rehabilitation, land use planning, investment in public infrastructure and code enforcement; and

WHEREAS, the Truman Heights subdivision, identified as Census Tract 177.02, Block Group 3, and bounded by North Galloway Avenue, U.S. Highway 80 and Hillcrest Street, was one of four neighborhoods designated to receive neighborhood revitalization assistance; and

WHEREAS, the Truman Heights neighborhood qualifies as a low- to moderate-income area and is eligible for the use of Community Development Block Grant (CDBG) funds; and

WHEREAS, staffs from the Community Development Department and other departments have held six meetings with neighborhood residents beginning on July 12, 2005, to explain the benefits of the Addressing Mesquite Program, discuss issues and concerns that impact neighborhood appearance, public infrastructure and safety, and develop strategies for positive change in the neighborhood; and

WHEREAS, prior to each neighborhood meeting, the City staff notified every property owner and resident of the Truman Heights area to ensure that the discussion and work of the residents represented the diversity of opinion throughout the neighborhood; and

WHEREAS, interested residents of Truman Heights met on June 13, 2006, to prioritize the strategies and determine which ones should be given the greatest consideration when the City allocates staff and financial resources for neighborhood revitalization; and

WHEREAS, the neighborhood residents have completed the Truman Heights Neighborhood Plan, attached hereto as Exhibit "A," and it represents the consensus of opinion of residents as to the problems and solutions that must be addressed to improve their quality of life and promote the health and sustainability of their neighborhood.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

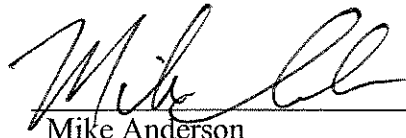
SECTION 1. That the Truman Heights Neighborhood Plan, attached hereto as Exhibit "A," is hereby adopted as the official statement of the residents of Truman Heights and their collective vision for the improvement of their neighborhood.

SECTION 2. That the Truman Heights Neighborhood Plan shall be used in conjunction with the Rental Certificate-of-Occupancy and Enhanced Code Enforcement components of the Addressing Mesquite Program to bring about comprehensive neighborhood revitalization in Truman Heights.

SECTION 3. That the Truman Heights Neighborhood Plan shall be used as the basis for allocating financial assistance, including but not limited to Community Development Block Grants funds, for neighborhood revitalization in Truman Heights.

SECTION 4. That the Community Development Director shall work with residents from Truman Heights from time to time to revise and amend the Truman Heights Neighborhood Plan as conditions change.


DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 19th day of March, 2007.




Mike Anderson  
Mayor

ATTEST:

APPROVED:



Judy Womack  
City Secretary



B. J. Smith  
City Attorney



# The Truman Heights Neighborhood Plan

Prepared by Neighborhood Residents and Community Development Department



City of Mesquite  
2006



# **ACKNOWLEDGEMENTS**

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## **City of Mesquite Truman Heights Neighborhood Plan**

The Community Development Department would like to acknowledge the following residents of Truman Heights for their support and commitment in the creation of the Truman Heights Neighborhood Plan.

### **Participating Neighborhood Residents:**

Sheryl & Holly Bohrer  
Manuel Carrillo  
David Castloo  
Sarah Castloo  
Ella Cook  
Martha Gibson  
Gary & Janice House  
L.O. House  
Kelly Kendrick  
Joan Kent  
Dough & Nora Mills  
Adrian Rodriquez  
Ramon Rivera  
Mickey and Mary Swaggerty  
Mr. and Mrs. W. Word  
Laszlo Varga  
Galloway Avenue Baptist Church

# **CITY OF MESQUITE**

## **TRUMAN HEIGHTS NEIGHBORHOOD PLAN**

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### **City Council**

Mike Anderson, Mayor

John Heiman

Dennis Tarpley

John Monaco

Stan Pickett

David Paschall

Shirley Roberts

### **Planning & Zoning Commission**

Tony Apel, Chair

Richard Allen

Jane Ann Cruce

Emmanuel Holloman

Ginny Stuit

Sandy Thompson

Emily Tosch

Bob Johnson (alt.)

### **City Administration**

Ted Barron, City Manager

Carol Zolnerowich, Deputy City Manager

### **Neighborhood Planning Team**

Richard Gertson, AICP, Director of Community Development

Garrett Langford, Neighborhood Planner

Ted Perez, Supervisor Environmental Code Inspector

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Larry Ewing, Residential Building Inspector

Andy Wise, Animal Control

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Gary Gilliam, Fire Department

Matt Holzapfel, City Engineer

Scott Meador, Health Department

Juan Vallejo, Environmental Code Inspector

Greg White, Police Officer

Charlene Orr, Preservation Officer

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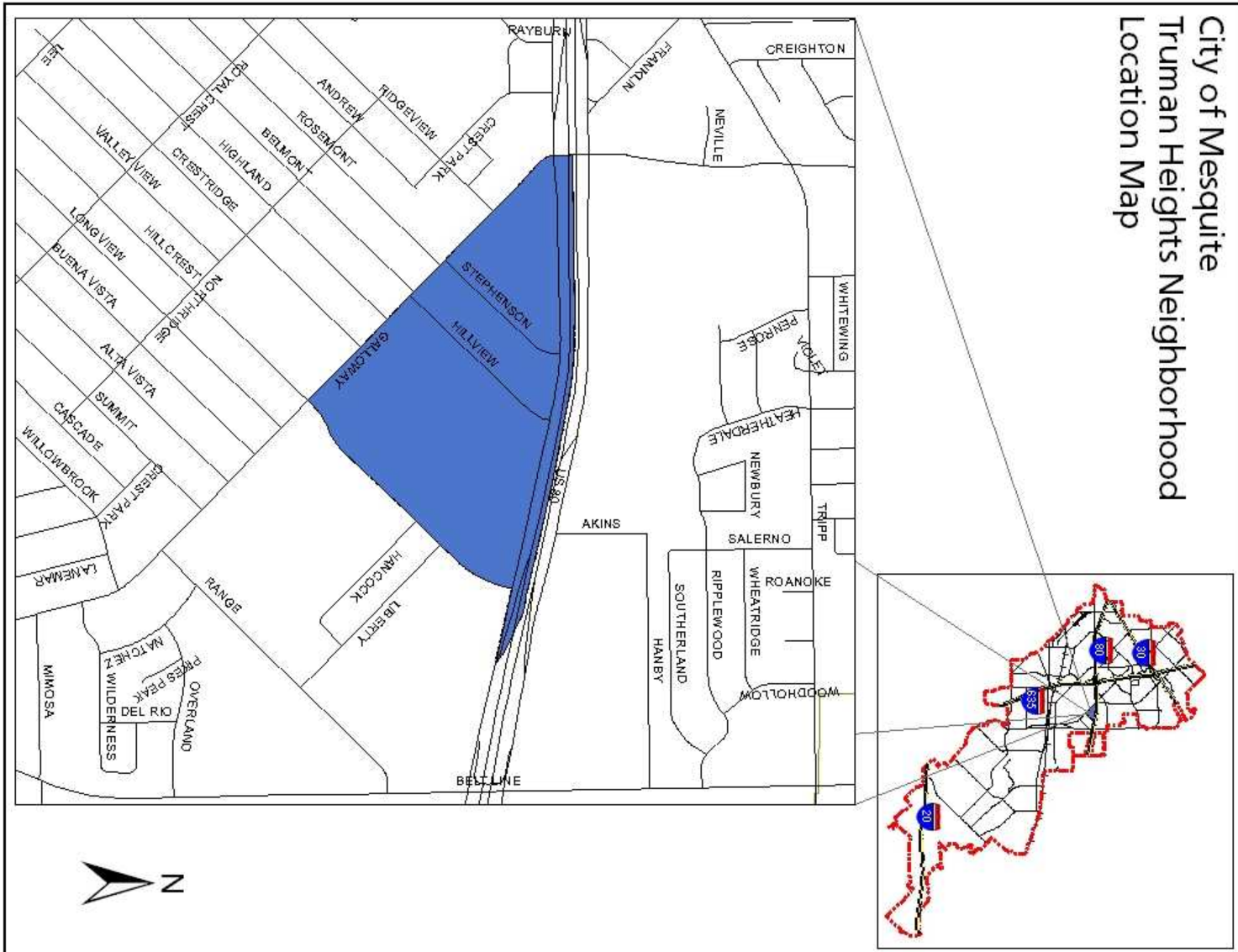
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City of Mesquite  
 Truman Heights Neighborhood  
 Location Map





# OVERVIEW

## ORIGINS OF ADDRESSING MESQUITE

The city recognizes that its older neighborhoods are aging and showing signs of deterioration. Some of these neighborhoods, built during the 1950's, provided the strong foundation for the growth that the city has enjoyed over the years. As these neighborhoods continue to age and evolve, proactive intervention will be necessary to prevent further decline.

In 2004, the City Council commissioned a Residential Building Condition Survey to analyze the state of the city's neighborhoods. The Residential Building Condition Survey included a general assessment of the conditions of every single-family home throughout the city. The Survey found, for the most part, that neighborhoods are in good shape. Eighty-four percent of all single-family homes within the city are in Grade A, or good condition. However, there were neighborhoods where nearly 40% of the structures were rated below Grade A condition.

In 2005, to address overall building conditions and other critical issues that affect the quality of life in these neighborhoods, the City Council initiated a comprehensive neighborhood revitalization program called **ADDRESSING MESQUITE**. The **ADDRESSING**

**MESQUITE** program involves three major initiatives: neighborhood planning, a Rental Certificate-of-Occupancy program, and enhanced code enforcement.

For now, the primary source of funding for the **ADDRESSING MESQUITE** program is the Community Development Block Grant (CDBG). As a result, the city must focus its neighborhood revitalization efforts within the Census 2000 block groups that qualify as low- to moderate-income areas. These areas must also be eligible for the use of CDBG funds. The city reviewed its 26 CDBG-eligible neighborhoods and selected four priority neighborhoods based on several different factors. Based on the analysis of the different factors, the four neighborhoods identified by the City Council as priority neighborhoods are:

- Casa View Heights
- Mesquite Park
- Sherwood Forest
- Truman Heights

### Priority Neighborhood Selection Factors:

1. CDBG Eligible
2. Single-family building conditions
3. Number of environmental code violations
4. Median age of single-family structures
5. Median housing value
6. Within a problem-oriented policing district
7. Elementary school within the block group

# OVERVIEW

## THE ROLE OF NEIGHBORHOOD PLANNING

Neighborhood planning is a major component of the *ADDRESSING MESQUITE* program. It includes an in-depth examination of neighborhood conditions and identifies strategies that are designed to bring about change. A neighborhood plan is intended to achieve several goals leading toward overall improvement in the health and sustainability of the neighborhood:

- To provide a systematic framework for residents to identify issues and solutions
- To educate the city about the neighborhood's concerns
- To address a wide range of interrelated issues
- To initiate and coordinate neighborhood improvement projects and activities
- To propose proactive strategies for change

### Anatomy of a Neighborhood Plan

A neighborhood plan has many of the same features of a community-wide comprehensive plan. But, because it is much smaller in scale, a neighborhood plan can focus on a street-level assessment of issues and opportunities that residents contend with on a daily basis. For purposes of planning in Truman Heights, the discussion, analysis,

and recommended strategies were grouped into four major planning elements:

### **Neighborhood Appearance:**

Issues that affect the appearance and aesthetics of the neighborhood, such as code enforcement, building conditions, and property maintenance

### **Neighborhood Infrastructure:**

Issues that are important to essential functionality, such as street and sidewalk conditions, drainage problems, and water and sewer lines

### **Neighborhood Safety:**

Issues that impact vehicle and pedestrian safety or personal security, such as speeding, street lighting, animal control, and the design of public spaces

### **Neighborhood Land Use and Zoning:**

Issues that arise from conflicting land uses or the city's development regulations, such as inappropriate commercial encroachment, and excessive exposure to inappropriate commercial uses

# OVERVIEW

## Planning in Truman Heights

The **Truman Heights Neighborhood Plan** is the result of a systematic neighborhood planning process. This Plan is a snapshot of the issues that currently impact quality of life for residents of Truman Heights. The Plan is also a call-to-action that sets the stage for implementing objectives and strategies designed to foster positive change.

The Truman Heights planning process relied heavily on public participation to identify neighborhood issues and opportunities; outline goals and a vision for the neighborhood; and develop a strategy. With guidance and assistance from a neighborhood planner in the Planning Division of the Community Development Department, the neighborhood actively worked to forge its own neighborhood plan that outlines what residents would like see accomplished.

The planning process consists of collecting data, conducting analysis, identifying the issues, developing objectives, and creating an action plan. The source of information collected during the planning process includes Census 2000 data, the building condition survey, City of Mesquite Zoning Ordinance,

neighborhood questionnaires, Dallas Central Appraisal District records, and input from neighborhood residents.

The primary source of information and support for the neighborhood planning process is public participation by the neighborhood residents. Throughout an 18-month period, the city staff met with the Truman Heights neighborhood residents to discuss the issues or concerns that were important to them. The city staff held a total of 8 neighborhood meetings with the neighborhood residents, which included two introductory meetings on the *ADDRESSING MESQUITE* program and 4 neighborhood planning sessions.

The neighborhood meetings on July 12, 2005, and September 1, 2005, gave the residents an opportunity to learn about the *ADDRESSING MESQUITE* program. The staff briefed the neighborhood residents on the state of the building conditions within the neighborhood and the benefits of neighborhood planning. In addition, the residents had the opportunity to meet with city staff from various departments to discuss generally their concerns or ask questions. The residents that attended the first introductory meeting were able to complete a questionnaire. The results from the questionnaire and the comments from the first two meetings directed the

## OVERVIEW

topics of discussion at the neighborhood planning

### The Planning Sessions

Neighborhood planning sessions were held with the neighborhood residents on two separate occasions, December 8, 2005 and February 9, 2006. Session participants discussed in detail specific issues related to their neighborhood. Each planning session dealt with a range of issues that fell under the four major planning elements: appearance, infrastructure, safety, and land use & zoning. Staff facilitated the discussion by organizing each session around only one planning element at a time.

On June 13, 2006, the city staff presented a draft set of implementation strategies to the neighborhood residents. The participants clarified the issues, added their comments, voted and prioritized the implementation strategies that would comprise the substance of the neighborhood plan. A draft of the Truman Heights Neighborhood Plan was confirmed during a final meeting held on March 1, 2007.

The residents of Truman Heights Neighborhood presented the Truman Heights Neighborhood Plan to the Planning and Zoning Commission on March 12, 2007. After the presentation and affording all parties an

sessions that followed.

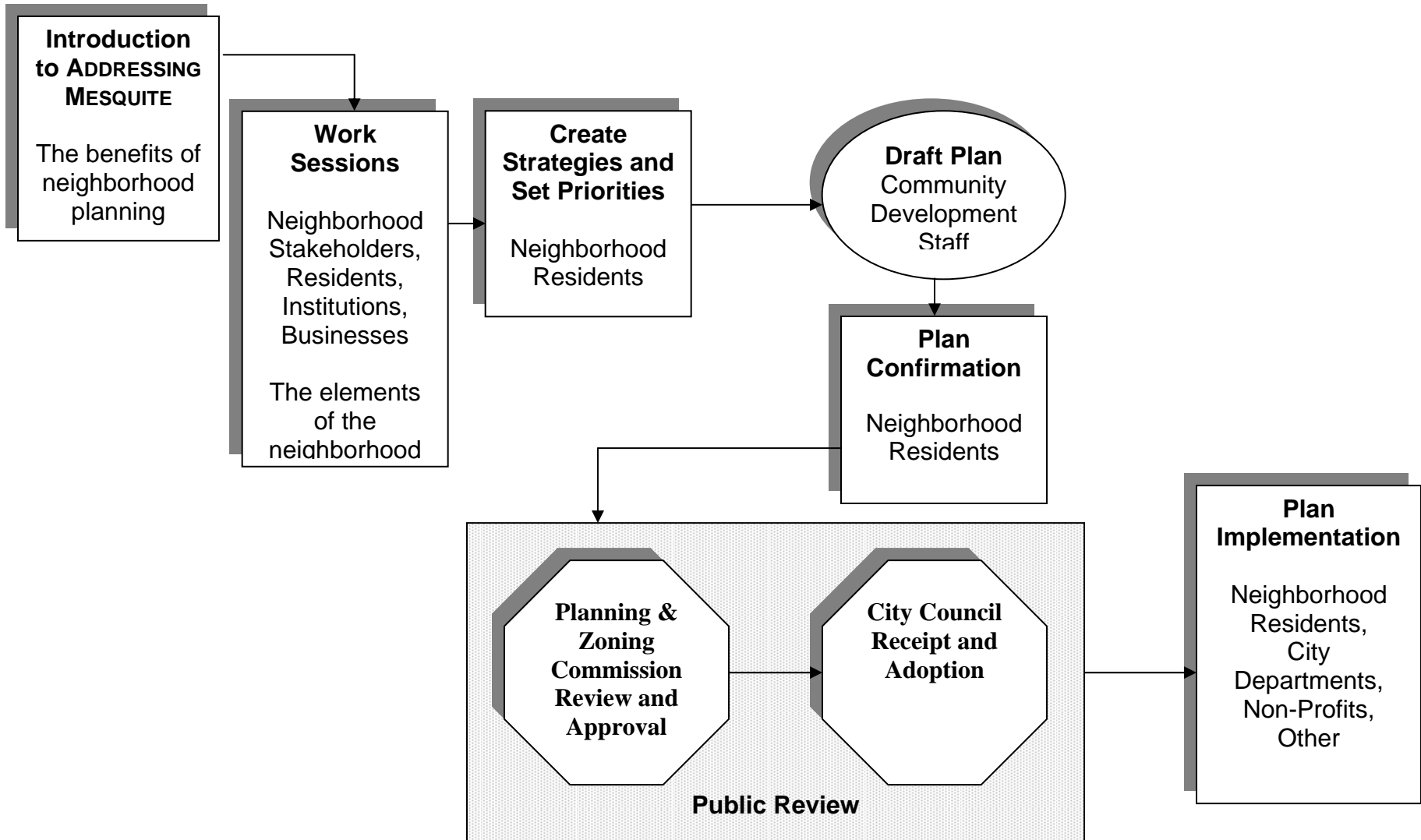
opportunity to be heard, the Commission voted to recommend adoption of the plan. The Truman Heights Neighborhood Plan was officially received and adopted by the Mesquite City Council on March 19, 2007.

**Table 1: Meeting Subject & Attendances**

Meeting Date	Subject	Attendances
July 12, 2005	Introduction	12
September 1, 2005	Introduction	4
December 8, 2005	Neighborhood Infrastructure & Safety	9
February 9, 2006	Neighborhood Appearance and Land Use & Zoning	13
June 13, 2006	Strategy Prioritization	15
March 1, 2007	Draft Plan Presentation	11

# OVERVIEW

Figure 1: Addressing Mesquite Neighborhood Planning Model



# NEIGHBORHOOD PROFILE

## Truman Heights Neighborhood Profile

The Truman Heights neighborhood is located in the north central part of the city, just south of U.S. Highway 80. The neighborhood boundaries are U.S. Highway 80 to the north, North Galloway Avenue to the southwest and Hillcrest Street to the southeast. The neighborhood is located in the City Council District 1 and Census Tract 177.02 Block Group 3. Map 2 depicts the neighborhood.

### Neighborhood Boundaries

North – U.S. Highway 80

Southwest - N. Galloway Avenue

Southeast - Hillcrest Street

The development of a middle-class neighborhood occurred with most of the homes built during the 1950's and early 1960's. The majority of the homes are traditional in style with common features such as gable roofs, and siding. Today, the neighborhood is a close-knit neighborhood. The neighborhood amenities include the close proximity to local schools and easy access to commercial and retail activity. Additionally, the neighborhood offers immediate access to major arterial routes and U.S. Highway 80.

## Housing

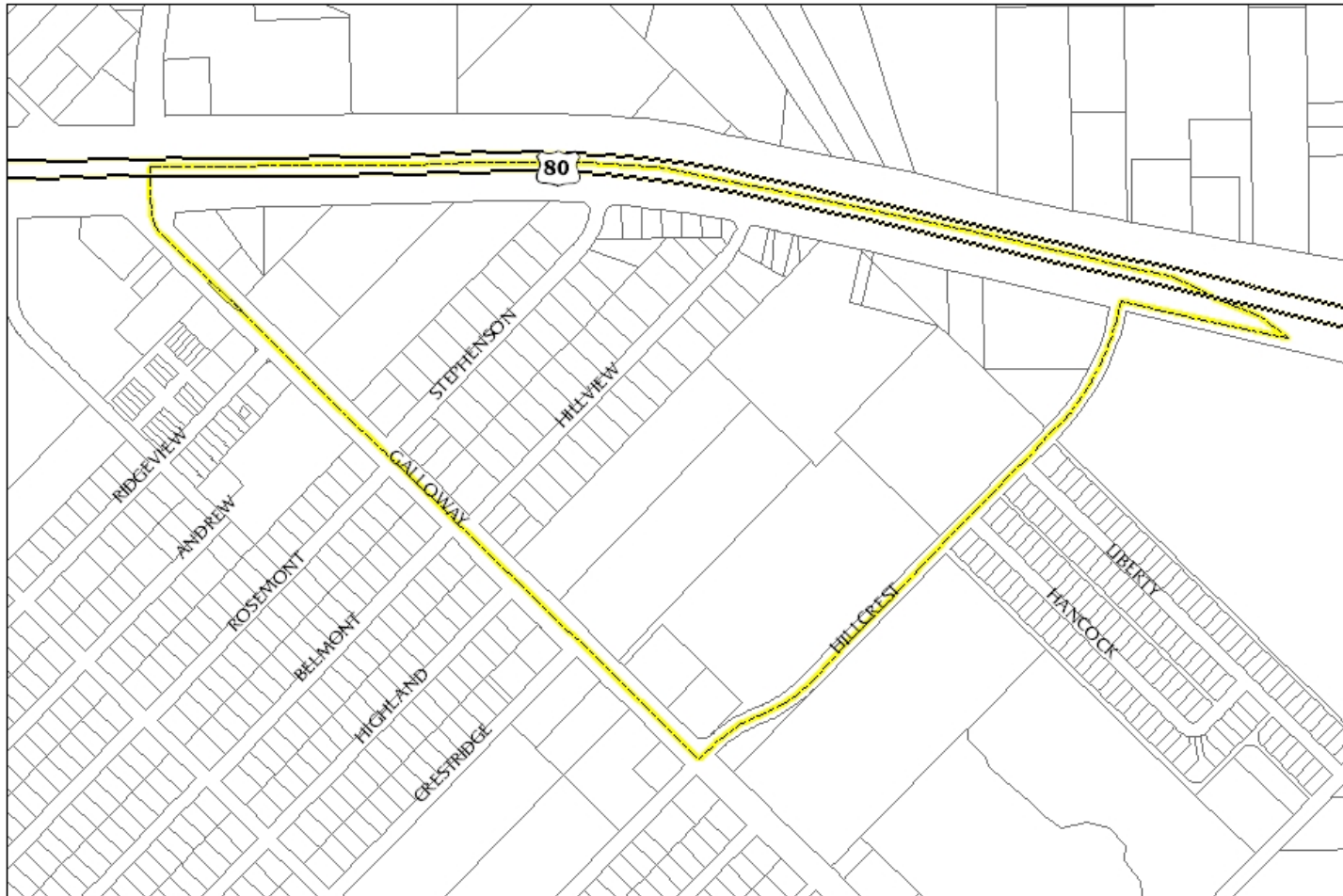
There are 333 housing units within the Truman Heights neighborhood. According to the 2000 Census data, 50 of the 333 housing units are detached single-family while 283 units are in multiunit structures, such as apartment buildings. Of the 50 detached single-family units, 28 or 56% are owner occupied and 22 or 44% are renter occupied. The 283 units located in the multiunit structures are 100% renter occupied.

The single-family homes in the neighborhood are located primarily on Stephens Drive and Hillview Drive. The multiunit structures, located on Hillcrest Street, consist of two apartment complexes built during the early 1970's.

According to the Dallas Central Appraisal District records, the average appraised market value in 2006 for single-family homes in Truman Heights was approximately \$70,128.

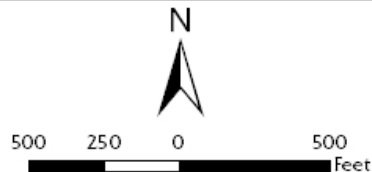
# NEIGHBORHOOD PROFILE

Map #2: Truman Heights Boundary Map



### Legend

- Neighborhood Boundary
- Highways
- Parcels



**MESQUITE**  
T E X A S  
Real. Texas. Service.

# NEIGHBORHOOD PROFILE

## Demographics

A review of the 1990 and 2000 Census shows not only an increase in the population, but also changes in the makeup of the neighborhood residents. The population for the neighborhood in 2000 was 1,108, which is up 23% from 901 in 1990. There was also an increase in the number of families from 233 families in 1990 to 282 families in 2000.

The 2000 Census data shows that the neighborhood has grown more diverse since 1990. In the 2000 Census, African-Americans comprised 17% of the neighborhood population while Asians and other races made up 29% of the neighborhood population, both of which are a significant increase from 1990. See Figure 2. Ethnically, the Hispanic population has also grown from 98, or 10.9% of the total population in 1990, to 153, or 13.8% of the total population in 2000, as shown in Figure 3.

Figure 2: Population by Race

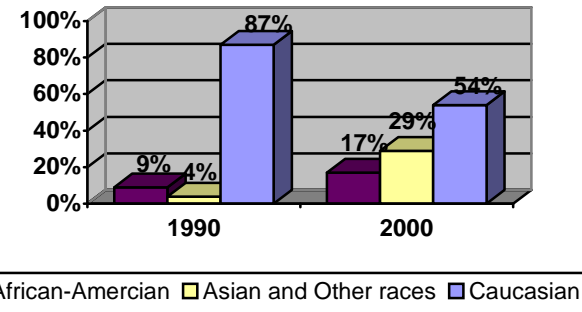
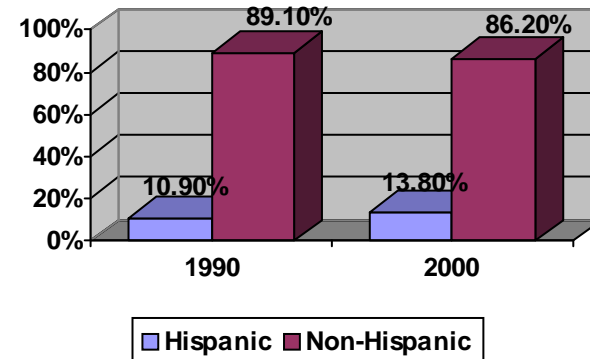


Figure 3: Hispanic Population

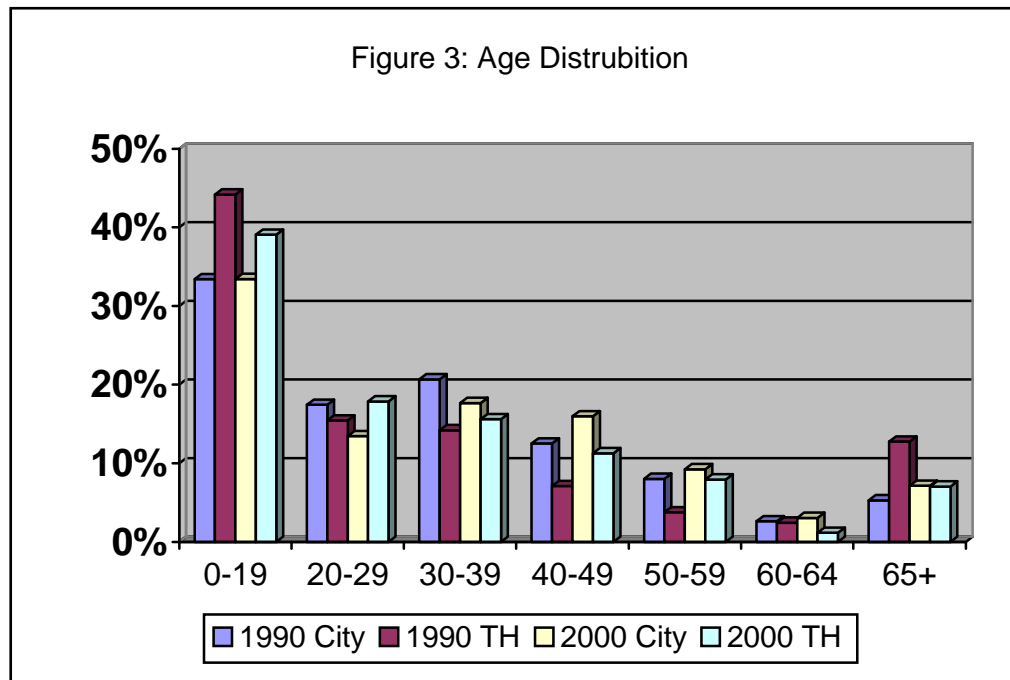




## NEIGHBORHOOD PROFILE

Census data shows that age distribution within the neighborhood is consistent with citywide data. Between 1990 and 2000, the age group 19 and under still represents more than a third of the neighborhood population. However, age groups 20-29, 30-39, 40-49, and 50-59, have increased in percentage of the total neighborhood population while the 19 and under and 65

and older age groups have shown a decrease. The neighborhood population has aged between 1990 and 2000. However, this is consistent with changes in the citywide census data between 1990 and 2000. Figure 3 shows the percentages of the different age groups in 1990 and 2000.





# NEIGHBORHOOD INVENTORY & ANALYSIS

## INVENTORY AND ANALYSIS

*This section provides an inventory and analysis of the Truman Heights neighborhood. The neighborhood stakeholders, with the assistance of the city staff familiar with the area, took an inventory of the issues affecting the neighborhood under four traditional neighborhood planning elements: neighborhood appearance, neighborhood land use and zoning, neighborhood infrastructure, and neighborhood safety. Using that information, the Planning staff prepared the following analysis that led to the development of the neighborhood objectives. Findings are presented in greater detail following the Summary below.*

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## SUMMARY

The Truman Heights neighborhood is a quality neighborhood described by its residents as quiet, with caring neighbors, and close access to nearby commercial activity. The goal of the Truman Heights Neighborhood Plan is to sustain these qualities of the neighborhood, while addressing the issues that the neighborhood faces.

Neighborhood reinvestment activity increased in 2005. The building permit activity for home improvements, home additions, foundation repairs, and garage conversions have all shown an increase in number and value compared to the last five years (Appendix A). Continued growth in property owner reinvestment, combined with increased investments from the city, will greatly assist in revitalizing and ensuring a strong, sustainable neighborhood.

Through the neighborhood planning process, the information provided by the neighborhood stakeholders, combined with the following staff assessment for each of the four planning elements, identified the issues and concerns that need to be addressed.

### **Neighborhood Appearance**

The neighborhood residents expressed concerns not only with specific homes that are in need of improvements, but also the commercial buildings within the neighborhood boundary. Residents are concerned that nearby businesses with appearance issues negatively affect the neighborhood. The neighborhood building conditions data shows that housing conditions have improved between 2004 and 2005. However, the neighborhood still faces challenges in: maintaining the improved residential building conditions and improving

## NEIGHBORHOOD INVENTORY & ANALYSIS

the appearance of nearby businesses within the neighborhood.

### **Neighborhood Land Use & Zoning:**

The Truman Heights neighborhood has a variety of different uses. The neighborhood is mainly residential; however, there are a significant number of commercial uses that serve both the immediate neighborhood and the region. A significant issue for the neighborhood as identified by staff and residents is the incursion of commercial uses within the residential area. This is evident on Hillview Drive and Stephenson Drive where nonresidential uses have street frontage access on the residential streets.

The Truman Heights neighborhood is bordered by a major business corridor and a limited-access frontage road that invite non-residential development into the area. The challenge, which has been identified in the *Mesquite 2003 Development Guide*, will be to allow commercial development without adversely affecting the residential character of the neighborhood.

The *Mesquite 2003 Development Guide* has designated the area in the neighborhood along U.S. Highway 80 as Corridor Business. The *2003 Development Guide*

outlines the Corridor Business designation as one that incorporates the frontages along freeways and highway corridors, which provide the highest levels of regional accessibility. This provides appropriate locations for a variety of business and commercial uses serving regional and community customers, as well as highway related uses serving travelers through the area. Additionally, the *Development Guide* states that in order to protect adjoining neighborhoods that are within the Corridor Business designation, there should be a limit to outdoor storage or display.

While the *2003 Development Guide* calls for restrictions on outdoor storage and limiting outdoor display lots, the neighborhood residents indicate more could be done to protect the residential character of the neighborhood. Planning tools such as a neighborhood overlay district could be used to outline complementary uses and/or design standards. Design standards are regulations that that could be used to identify acceptable building design and site layout that are more aesthetically pleasing and provide more protection to adjoining residential uses. Neighborhood residents have given high priority to utilizing planning tools such as overlay districts and/or design standards.

# NEIGHBORHOOD INVENTORY & ANALYSIS

## **Neighborhood Safety**

The main safety concerns expressed by the neighborhood residents during the neighborhood planning meetings were speeding and protection for pedestrians. The residents identified concerns regarding speeding and cut through traffic along Stephenson Drive and Hillview Drive. Additionally, residents cited a large amount of foot traffic throughout the neighborhood and had concerns regarding school kids walking along Galloway Avenue without a school speed zone or sidewalks.

While there are a number of crimes reported every year, the meeting attendees did not identify crime as a key issue. The neighborhood residents have a strong network of communicating and working together to resolve any potential criminal issues within the neighborhood.

## **Neighborhood Infrastructure**

The main concerns expressed by the neighborhood residents regarding infrastructure were the street condition of Hillview Drive and the lack of sidewalks on N. Galloway Avenue. There are plans to replace or rehabilitate the sewer mains throughout the neighborhood as part of a larger project that would take

place over a five-year period. However, there are no existing plans to address the old water main along Hillview or the drainage issues at the southeast end of Hillview.

The work of the water and sewer lines will have to proceed before working on the street conditions of Hillview or Stephenson. The lack of sidewalks along Galloway can be addressed as new development or redevelopment arises. For non-residential development, the regulations require the developer to install sidewalks along the right of way. A large strip of land owned by the City of Mesquite and NTMWD, which runs along Galloway Avenue, has no sidewalks. Installing sidewalks along this stretch would connect existing sidewalks that have been installed as previous development. In review, the neighborhood residents' infrastructure concerns focused on street conditions, sidewalk conditions, and drainage.

## Neighborhood Appearance

Neighborhood appearance is primarily concerned with how the neighborhood looks, how the properties are maintained, and the condition of the housing stock. The following assessments of housing conditions and property upkeep provide the current status of the appearance of the neighborhood. The neighborhood stakeholders designated that neighborhood appearance, particularly property upkeep, is a major issue for the neighborhood.

### Housing Conditions:

Reviewing the information collected through the 2004 Residential Building Condition Survey, shows a 64% rate of Grade A single-family homes within the neighborhood compared to a 84% rate of Grade A single-family homes citywide. The 2004 Residential Building Condition Survey evaluated the exterior condition of every single-family home throughout the city including Truman Heights. The evaluations took place from the public right of way to review the condition of the structure, sidewalk, and driveway of each single-family and duplex property. The structure, driveway, and sidewalk were each given one of four grades based on the conditions, Grade A, Grade B, Grade C, or Grade D. As part of the *ADDRESSING MESQUITE* program, the Rental

Inspection program and enhanced code enforcement implemented in 2005 have shown improvements in the building conditions within Truman Heights.

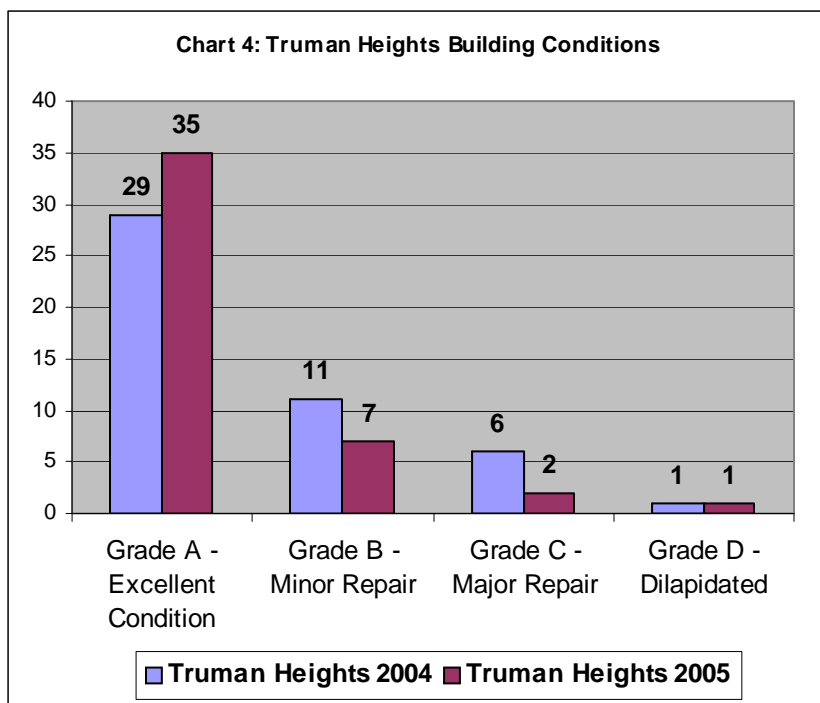
As trained observers, the Community Development Department inspectors constantly update the building condition grades. At the end 2005, the survey of building conditions shows an increase in the number of Grade A properties. See Figure 4 for a breakdown on the building conditions. Map 2 & 3 show the building conditions in 2004 and 2005 respectively.

The neighborhood residents have shown, in 2005, an increase in reinvestments within the neighborhoods. The building permit activities for home improvements, home additions, foundation repairs, and garage conversions have all shown an increase in number and value compared to the last five years (Appendix A). As a result, the 2005 building survey shows an increase in the percentage of Grade A homes from 61% in 2004 to 78% in 2005, an increase of 17%. The neighborhood residents and property owners have made significant improvements in the building conditions between 2004 and 2005. However, the neighborhood still faces

# NEIGHBORHOOD INVENTORY & ANALYSIS

challenges in improving the building conditions levels comparable to the citywide average of 84% Grade A.

**Figure #4: Building Conditions Chart**



**Grade A – Excellent Condition:**

Adequate weather protection; no deterioration to roof; exterior surfaces, cornice, siding, windows, driveways, or sidewalks

**Grade B – Minor Repair:**

Slight deterioration of weather protection found to the roof, exterior surfaces, cornice, or siding; minor window damage due to cracks or breaks; driveways and sidewalk with minor cracks presenting safety or trip hazards

**Grade C – Major Repair:**

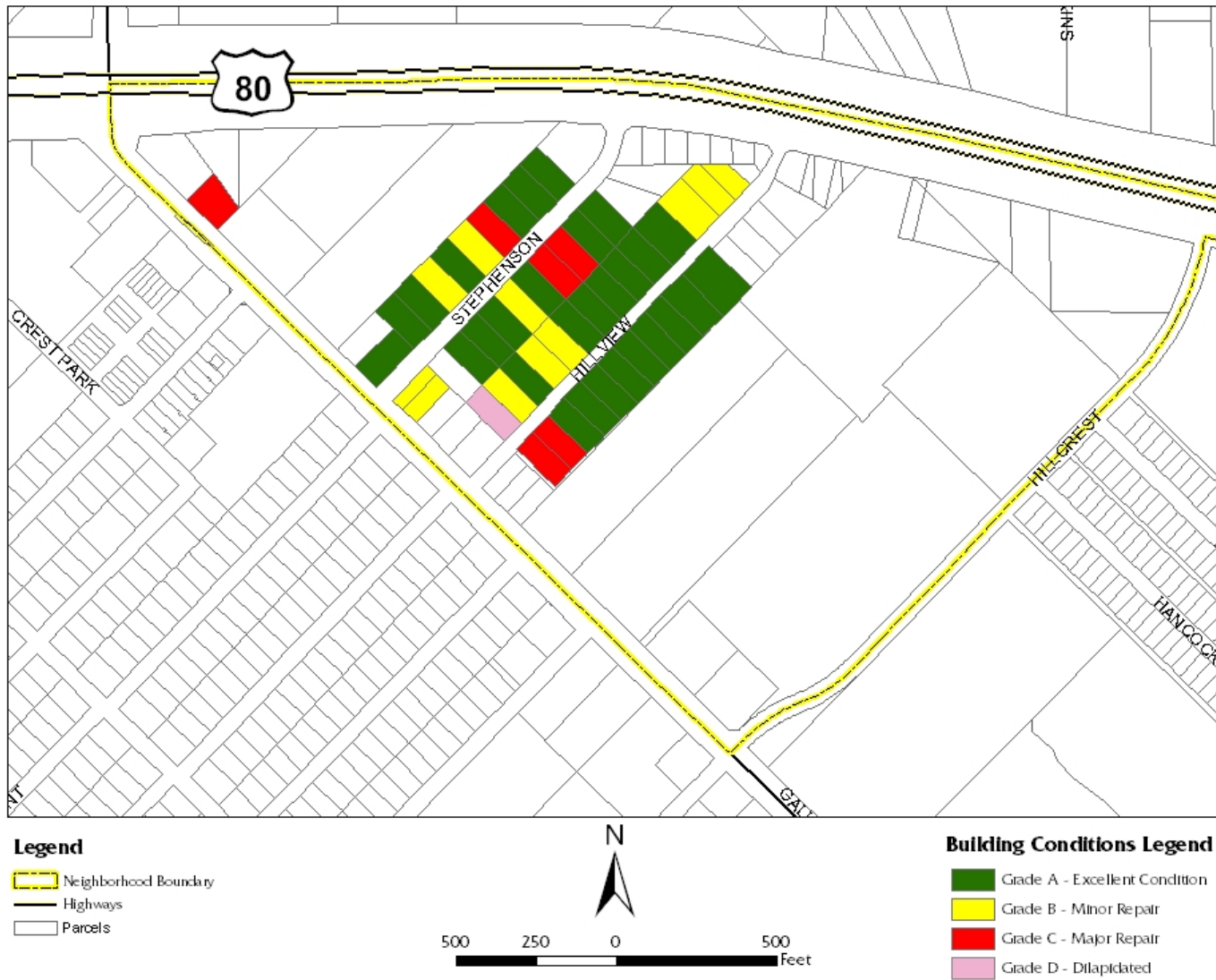
Found inadequate exterior paint with less than 50% of all having exposed wood; some roofing materials missing or loose, waves in roof and missing grit; two or more windows broken; driveway and sidewalk in need of repair due to safety and trip hazards

**Grade D – Dilapidated:**

Eaves and cornice need replacing; large amount of roofing is missing; greater than 50% of wall area with exposed, bare, or decayed wood; numerous windows are broken or missing

# NEIGHBORHOOD INVENTORY & ANALYSIS

Map #3: Truman Heights Building Conditions 2004





# NEIGHBORHOOD INVENTORY & ANALYSIS

Map #4: Truman Heights Building Conditions 2005



# NEIGHBORHOOD INVENTORY & ANALYSIS

## Property Upkeep:

In recent years, the numbers of environmental code violations have risen within the neighborhood. Environmental code violations include high grass and weeds, trash and junk, parking on the grass, inoperable vehicles, overhanging limbs, etc. In reviewing the number and type of violations, staff focused on the more severe violations that have the greatest impact on neighborhood appearance; such as, inoperable vehicles, unsafe structures, high grass and weeds, and fencing. To ascertain a measure of how the appearance of the neighborhood is being affected by these code violations, the staff took the number of severe violations and divided by the number of total violations for the neighborhood to obtain a severe violation index. A higher index indicates that the neighborhood is experiencing a decline in overall appearance. For 2005, the citywide severe violation index was 0.31 while the Truman Heights neighborhood was 0.36. Table 2 provides a three-year history of the severe violation index.

Table #2: Severe Violation Index

	2004	2005	2006
Citywide	0.24	0.31	0.38
Truman Heights	0.57	0.48	0.46

# NEIGHBORHOOD INVENTORY & ANALYSIS

## Neighborhood Infrastructure

Neighborhood Infrastructure covers issues that deal with drainage, sidewalk conditions, streets, and alleys. In the following section, the staff presents the current assessment of each infrastructure item. During the course of the neighborhood planning meetings, the residents were primarily concerned with street conditions.

### Drainage

The Truman Heights Neighborhood currently has drainage improvements, which include a channel that runs southeast to the northwest, between Hillview Drive and Stephenson Drive, on the eastern end of the neighborhood. The drainage improvements made in 1999 have remedied drainage issues on the northern end of Hillview Drive and Stephenson Drive. However, there is a lack of drainage near the southern end of Hillview Drive located near the *Sonic Drive In*, which has resulted in some yard flooding.



### Sidewalks

Sidewalks are not present throughout the neighborhood. While there are some sidewalks located on Hillcrest Street and a portion of N. Galloway Avenue, there are no sidewalks for most of the eastern side of Galloway Avenue, from Hillcrest Street up to the intersection with U.S. Highway 80. Additionally, there are no sidewalks for Hillview Drive, or for Stephenson Drive.

The existing sidewalks are in good condition. The main issue is the lack of sidewalks, particularly along Galloway Avenue. Staff has found evidence of a trail established by foot traffic that crosses a vacant field from the

## NEIGHBORHOOD INVENTORY & ANALYSIS

apartment complex located on Hillcrest Street towards the intersection of Hillview and Galloway.

# NEIGHBORHOOD INVENTORY & ANALYSIS

## Streets & Alleys

The City of Mesquite's *2005 Thoroughfare Plan* categorizes the streets within the Truman Heights neighborhood with the following classifications.

### Truman Heights Neighborhood Street Classification

*See Map 5: Street Classification*

Arterial Streets: North Galloway Avenue

Collector Streets: Hillcrest Street

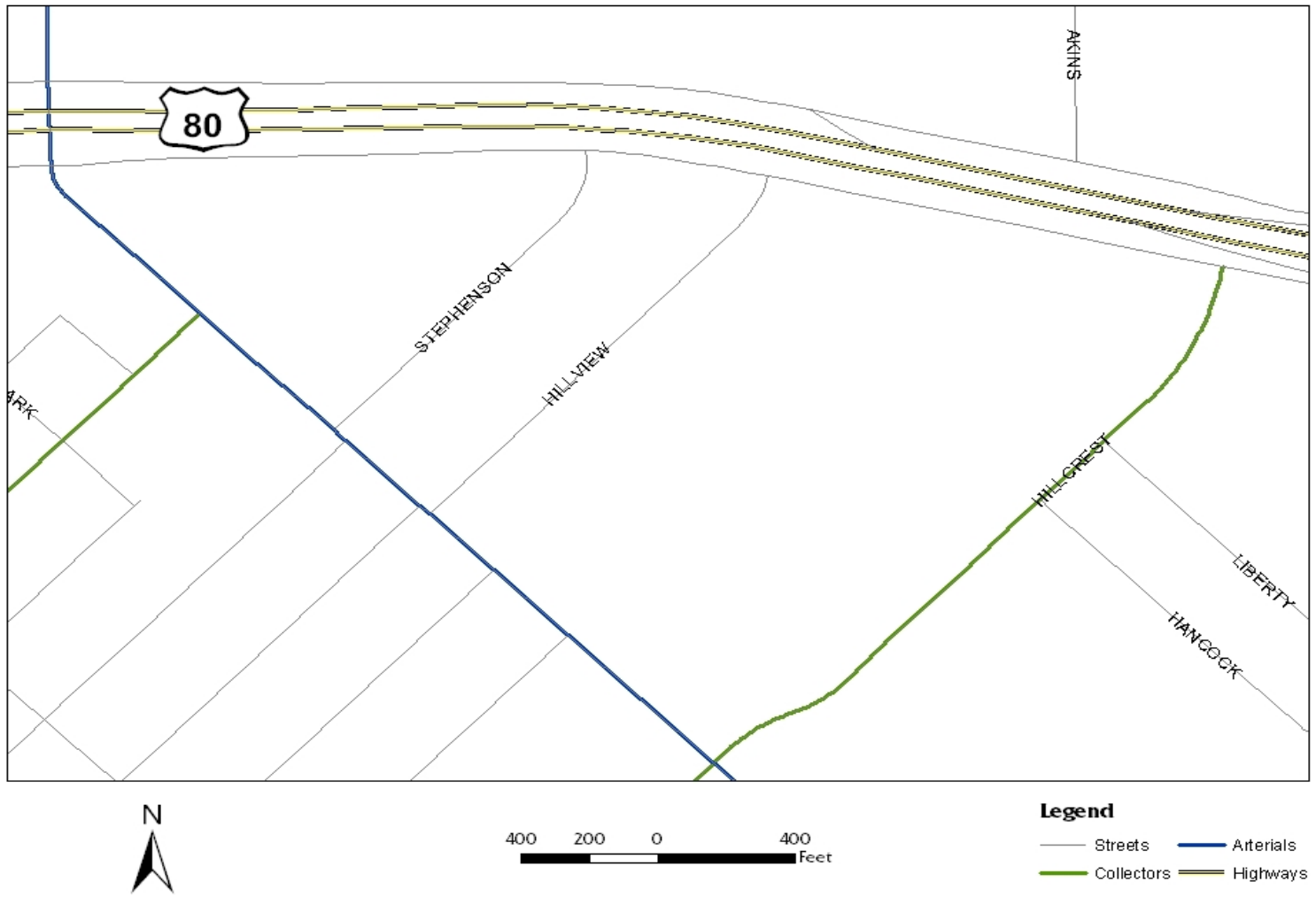
Residential Streets: Stephenson Drive  
Hillview Drive

The residential streets listed above that provide circulation through the neighborhood are all paved. However, Hillview Drive does not have curbs or gutters. Additionally, staff has found that Hillview Drive's current condition will require future street improvements. There are no alleys throughout the neighborhood.



# NEIGHBORHOOD INVENTORY & ANALYSIS

Map #5: Truman Heights Street Classification



# NEIGHBORHOOD INVENTORY & ANALYSIS

## Neighborhood Land Use & Zoning

Neighborhood Land Use and Zoning deals with issues related to the use of land and zoning destinations within the neighborhood. The following staff assessments of the neighborhood land use and zoning will identify the current land uses and zoning within the neighborhood. Initial review found potential conflicts or issues related to the use of land or zoning. In addition, the neighborhood residents expressed some concerns about the land uses or zoning in and around the neighborhood.

### Land Use

The Truman Heights neighborhood has a wide variety of land uses within its border with residential and commercial uses. Residential uses include single-family homes and apartment complexes, accounting for 44.9% of all land uses within the neighborhood. The single-family homes are located along two parallel streets in Stephenson Drive and Hillview Drive, while two apartment complexes are located along Hillcrest Street.

The commercial component of the Truman Heights neighborhood includes such uses as a retail strip center, a fast food restaurant, a carwash, a gasoline service station, an auto repair shop, and a mini-warehouse. The commercial use accounts for 34.7% of the land uses

within the neighborhood. The commercial uses are primarily located along the neighborhood boundaries, Galloway Avenue and the service road of U.S. Highway 80.

While the neighborhood is mostly developed, there are still some vacant parcels that account for 14.3%. Institutional uses such as churches make up 4.1% of the land uses. The neighborhood has two churches within its boundaries with one currently under construction. Lastly, near the center of the neighborhood there is a utility use with two water storage facilities that are owned by the North Texas Municipal Water District. See Map 6: Land Use and Map 7: Zoning.

Land Use Category	Parcels	Percent
Commercial	34	34.7%
Utility	2	2.0%
Institution	4	4.1%
Residential	44	44.9%
Vacant	14	14.3%

## NEIGHBORHOOD INVENTORY & ANALYSIS

### Zoning

The Truman Heights neighborhood includes multiple zoning designations (See Map 7: Zoning). Zoning governs how the land is used and how it is developed. The zoning districts included in the neighborhood are: R-3 Single-Family Residential, A-1 Multi-Family, GR-General Retail, and C-Commercial. The current zoning matches fairly well with the existing land uses, except for a few cases where there are legal non-conforming uses.

A non-conforming use is a use that is not permitted in the district that it is located in. There are three cases where there is a single-family home within a commercial zoning. Two are single-family homes on Galloway and the third is on the northeast end of Hillview Drive.

There are forty-six parcels zoned R-3 which are located in the center of the neighborhood along Stephenson and Hillview Drive. Two parcels zoned A-1 are located along Hillcrest Street.

Seventeen parcels, zoned General Retail, are located along Galloway Avenue while the thirty-two parcels

zoned Commercial are located primarily along the service to US Highway 80.

In addition to the standard zoning district, there are two situations where additional zoning was required to accommodate a use on the lot. There is a conditional use permit #1951 to allow a carwash within a General Retail zoning district on a lot located on Galloway. Along Hillcrest Street, within one of the parcels zoned A-1 for multi-family, there is special permit #893, which allows a day nursery to be located within the apartment complex. A list of permitted and conditional uses for each zoning district is presented in the Appendix B.



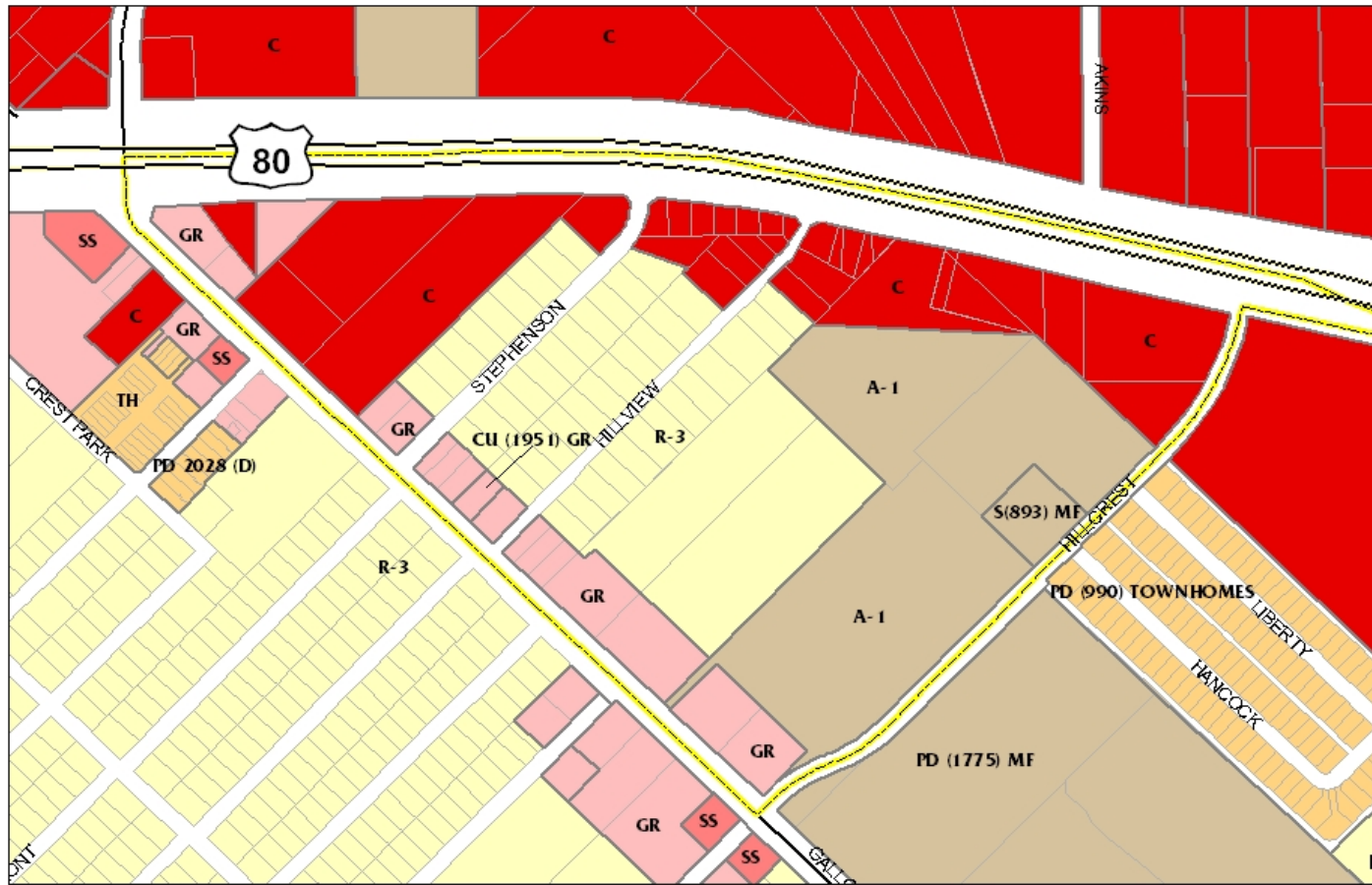
# NEIGHBORHOOD INVENTORY & ANALYSIS

Map #6: Truman Heights Land Use Map



# NEIGHBORHOOD INVENTORY & ANALYSIS

Map #7: Truman Heights Zoning Map



**Legend**

- Neighborhood Boundary
- Highways
- Zoning Boundary

N



**Zoning Legend**

- |                    |                         |                           |
|--------------------|-------------------------|---------------------------|
| AGRICULTURAL       | INDUSTRIAL              | SERVICE STATION           |
| CENTRAL BUSINESS   | LIGHT COMMERCIAL        | SINGLE FAMILY RESIDENTIAL |
| COMMERCIAL         | MIXED USE               | TOWNHOMES                 |
| DUPLEX RESIDENTIAL | MULTIFAMILY RESIDENTIAL |                           |
| GENERAL RETAIL     | OFFICE                  |                           |

# NEIGHBORHOOD INVENTORY & ANALYSIS

## Neighborhood Safety

Neighborhood Safety includes issues related to crime, streetlighting, and traffic. In the following section, the staff presents the current assessment of each of the safety items. The neighborhood residents mainly expressed concerns related to speeding and traffic.

### Crime

The neighborhood stakeholders that attended the neighborhood meetings did not indicate any crime issues within the neighborhood. The neighborhood residents cited a strong effort by neighbors to keep in contact and work together in maintaining a safe neighborhood.

A review by city staff of the Crime-Reporting District 741, which includes the Truman Heights neighborhood, found only slight variations in the number of reported criminal incidences from 2001 to 2005. As shown in Table 4: Crime Reporting District 741, larceny is the most common crime reported. Larceny is followed by auto theft, burglary, and robbery. Year to year there are several incidences of assault. However, it is important to note that Crime Reporting District 741 covers an area larger than the Truman Heights neighborhood. As a result, while the criminal activity numbers may be inflated

they still provide information on any trends on criminal activity in the area.

Crime	2000	2001	2002	2003	2004	2005
Rape	0	0	0	1	0	0
Robbery	1	6	4	8	3	7
Assault	9	7	9	7	9	16
Burglary	4	16	11	27	30	28
Larceny	64	155	160	160	165	152
Auto Thief	9	27	23	28	19	27
Homicide	0	0	0	0	0	0
Total	87	211	207	231	226	230

### Street Lighting

During the planning session on neighborhood safety, the attendees said they have no issues regarding the lack of street lighting. The residents stated that there is ample lighting provided by their own or their neighbors' outdoor lighting.

### Traffic

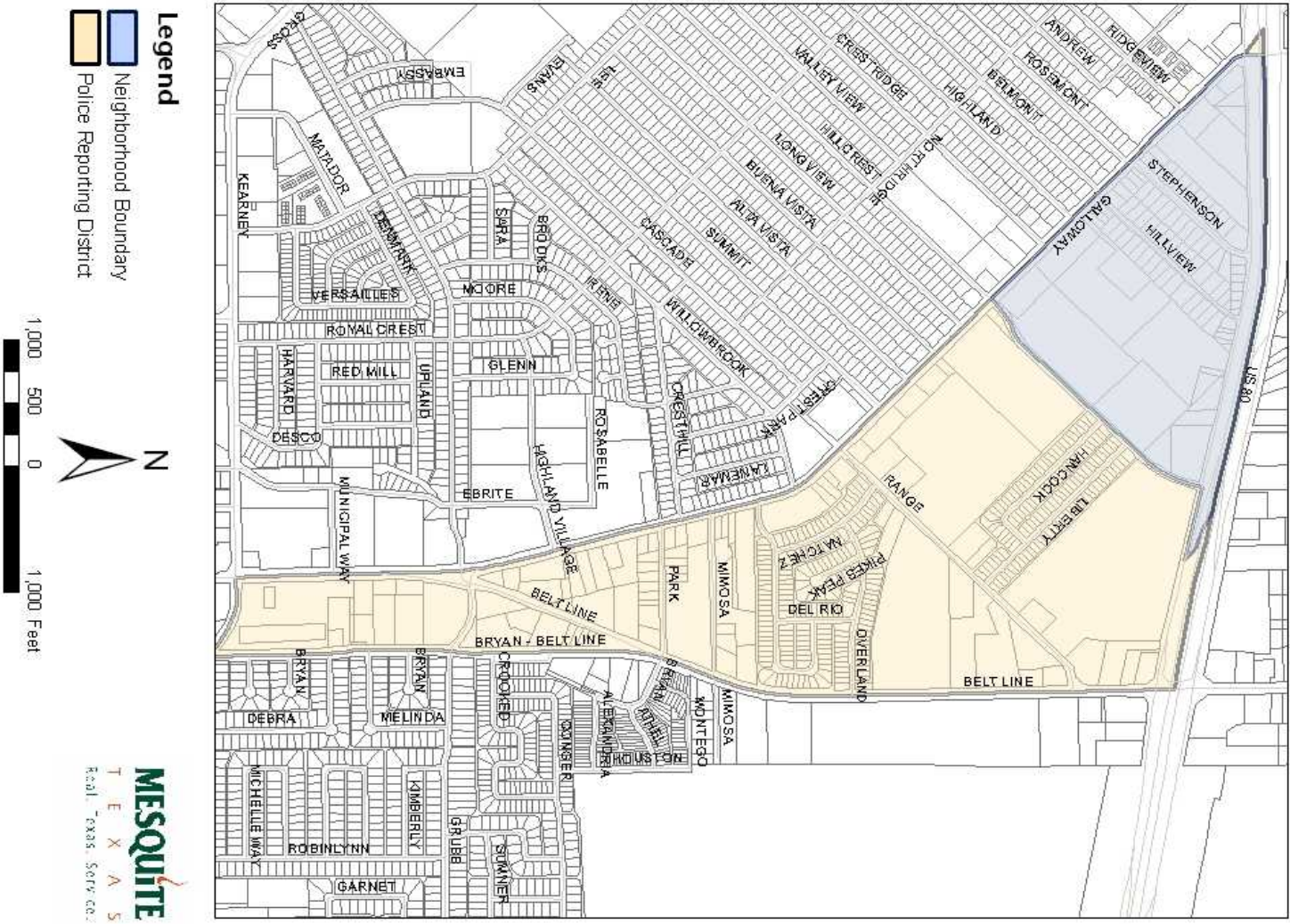
During the neighborhood planning session on January 12, 2006, the residents identified speeding as a major issue for the neighborhood. During the planning sessions, the residents indicated speeding along Hillview Drive from vehicles coming from Galloway Avenue to get

## NEIGHBORHOOD INVENTORY & ANALYSIS

to the service road for U.S. Highway 80. Additionally, concerns were expressed regarding commercial vehicles from the two construction companies located on the northeast end of Hillview Drive. Residents have observed these businesses accessing their property from Galloway instead of using the U.S. Highway 80 service road. Lastly, residents are concerned with the amount traffic that the future church might bring to Hillview Drive.

# NEIGHBORHOOD INVENTORY & ANALYSIS

Map #8: Police Reporting District 741

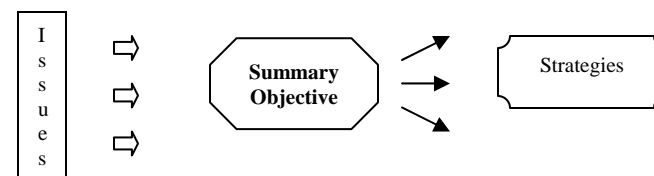


# NEIGHBORHOOD INVENTORY & ANALYSIS

# NEIGHBORHOOD STRATEGIES for CHANGE

The Truman Heights Neighborhood Plan is derived directly from the input of neighborhood residents and stakeholders. Most of their time, in the planning meetings, was spent discussing the impacts, causes and effects of the **Issues and Concerns** that impact the quality of life in the neighborhood. As issues were raised, the group brainstormed specific actions for dealing with the problems. At each meeting, an interdepartmental team of city staff provided practical guidance on the merits of ideas, options for implementation, and assessments of the potential for successfully grappling with the issues.

On June 13, 2006, the Community Development staff presented a set of **Summary Objectives** and **Strategies** to address the issues debated during the planning process. Twenty-four residents attended. The participants had the opportunity to question, comment, revise, and ultimately vote on which strategies should have the highest priority.



## NEIGHBORHOOD STRATEGIES for CHANGE

### NEIGHBORHOOD APPEARANCE

#### Neighborhood Appearance Issues and Concerns

- The neighborhood residents identified neighborhood appearance issues not only with specific homes but also with some of the business located within the neighborhood

#### Summary Objective

Customize the code enforcement methods to meet the needs of the neighborhood by concentrating enforcement on a subset of codes, providing different times for enforcement surveys, and reducing the amount of time to correct violations.

#### Strategies for Change

- NA1. Focus code enforcement efforts on 5 code items that have the biggest impact on neighborhood appearance



## NEIGHBORHOOD STRATEGIES for CHANGE

### NEIGHBORHOOD INFRASTRUCTURE

#### Neighborhood Infrastructure Issues and Concerns

- The neighborhood residents expressed concerns with the condition of Hillview Drive
- Poor drainage at the southeast end of Hillview Drive where there is frequent yard flooding from rain
- Concerned with the age of the water line that runs under Hillview Drive

#### Summary Objective

Improve or repair streets, sidewalks, alleys, and drainage system where appropriate.

#### Strategies for Change

NI 1. Improve Hillview Drive

NI 2. Improve the water line under Hillview Drive

NI 3. Address the drainage issue at the southwest end of Hillview Drive

## NEIGHBORHOOD STRATEGIES for CHANGE

### NEIGHBORHOOD SAFETY

#### Neighborhood Safety Issues and Concerns

- Concerns regarding speeding and cut through traffic along Stephenson Drive and Hillview Drive from Galloway Avenue to the service road along U.S. Highway 80
- Concern for pedestrian traffic along North Galloway Avenue particularly for student who attend nearby schools

#### Summary Objective

Improve overall safety and security of the neighborhood by working with the neighborhood residents to tailor specific actions to address their safety needs.

#### Strategies for Change

- NS1. Research and implement innovative methods to reduce speeding and cut through traffic throughout the neighborhood
- NS2. Research and implement innovative methods to improve pedestrian safety along North Galloway Avenue

## NEIGHBORHOOD STRATEGIES for CHANGE

### NEIGHBORHOOD LAND USE & ZONING

#### Neighborhood Land Use & Zoning Issues and Concerns

- The lack of a park space within the neighborhood
- Better direction of pedestrian traffic through the neighborhood
- Maintaining the residential character of the neighborhood
- Future land uses and developments should complement the neighborhood and not bring in negative impacts

#### Summary Objective

Promote accessible and complementary land uses and developments that support the neighborhood.

#### Strategies for Change

NLZ 1. Identify suitable location for a neighborhood park

NLZ 2. Research and implement methods to improve pedestrian linkage connecting the neighborhood to local services

NLZ 3. Develop a neighborhood commercial overlay over the neighborhood specifying acceptable land uses and design standards

NLZ 4. Develop and promote a Neighborhood Economic Development program to improve the façade of future and existing small businesses within the neighborhood

## NEIGHBORHOOD STRATEGIES for CHANGE

The ultimate purpose of providing the opportunity for the neighborhood residents to vote on the strategies is to prioritize. Prioritizing the strategies gives residents a voice on the issues that require immediate attention, and the process informs decision-makers of the neighborhood's view on where the city should invest its limited resources and time. While the planning process gives the neighborhood plan its credibility, voting and prioritizing provides a structure for implementation.

### VOTING RESULTS

Each neighborhood resident had the opportunity to vote for only five of the ten different strategies. The residents were given five colored stickers to represent their votes. Each vote carried a different weight for scoring the final results. The weights were assigned by color, as shown below.

Highest Priority	Red = 5 points
	Green = 4 points
	Blue = 3 points
Lowest Priority	Yellow = 1 point

Each participant was given one vote of red, green, and blue, and two votes of yellow. A voter could only vote once for a given strategy. All of the strategies were posted on the wall of the meeting room, and residents

placed their stickers next to the strategies they deemed to be most important. The city staff photo-documented the results to preserve a record of the vote. See Appendix B.

Using a weighting scheme, rather than simply counting votes, yields a more reliable indication as to which strategies are most critical to the neighborhood. The number of votes does not reveal how committed voters are to a particular strategy. However, through weighting, and forcing the voter to ration his or her votes among competing choices, the results provide a clear picture as to the direction that neighborhood residents want the city to follow during implementation. The two tables below display the results of voting by the residents who attended the meeting on June 13, 2006. Priorities are presented for the strategies grouped by planning element, and then relative to all other neighborhood strategies.

# NEIGHBORHOOD STRATEGIES for CHANGE

# NEIGHBORHOOD STRATEGIES for CHANGE

## STRATEGIES BY PLANNING ELEMENT AND RANK

Strategy		# Red Votes 5pts	# Green Votes 4pts	# Blue Votes 3pts	# Yellow Votes 1pt	Total Votes	Weighted Value
Appearance	NA 1	0	0	0	1	1	1
Infrastructure	NI 2	4	0	0	0	4	20
	NI 1	0	3	0	1	4	13
	NI 3	0	0	1	1	2	4
Safety	NS 1	0	2	0	7	9	15
	NS 2	2	1	0	0	3	14
Land Use	NLZ 3	1	0	7	0	8	26
	NLZ 4	2	1	0	2	5	16
	NLZ 2	0	1	0	1	2	5
	NLZ 1	0	0	0	3	3	3

# NEIGHBORHOOD STRATEGIES for CHANGE

## STRATEGIES BY OVERALL RANK

Strategy (High priority) ↓ (Low priority)		Strategy Statement
HIGH	NLZ 3	Develop a neighborhood commercial overlay over the neighborhood specifying acceptable land uses and design standards
	NI 2	Improve the water line under Hillview Drive
MODERATE	NLZ 4	Develop and promote a Neighborhood Economic Development program to improve the façade of future and existing small businesses within the neighborhood
	NS 1	Research and implement innovative methods to reduce speeding and cut through traffic throughout the neighborhood
	NS 2	Research and implement innovative methods to improve pedestrian safety along North Galloway Avenue
	NI 1	Improve Hillview Drive
LOW	NLZ 2	Research and implement methods to improve pedestrian linkage connecting the neighborhood to local services
	NI 3	Address the drainage issue at the southwest end of Hillview Drive
	NLZ 1	Identify suitable location for a neighborhood park
	NA 1	Focus code enforcement efforts on 5 code items that have the biggest impact on neighborhood appearance

# NEIGHBORHOOD ACTION MATRICES

## PLAN IMPLEMENTATION: An Action Matrix

Planning is a proactive process that should extend into and through the established timeline for completion. The strategies outlined in the neighborhood plan will not implement themselves. There are many variables involving different actors, schedules, and precedent events, thus taking a passive approach to implementation will doom the plan to failure. Cities that are committed to neighborhood planning devote the resources necessary to coordinate, manage, and oversee the implementation phase.

When a neighborhood plan is completed, there is a great sense of pride and a strong desire among participants to produce results. The feeling of accomplishment provides important momentum for a brief time to “keep the ball rolling.” That period provides the opportunity to secure the resources and put a mechanism in place for oversight. However, interest can wane quickly. Without a tangible and immediate organizational commitment to bring the strategies and ideas to fruition, the opportunity to ensure the success of the neighborhood planning effort may be irretrievably lost.

An Action Matrix is a plan for implementing the strategies for each of the four neighborhood planning elements. In

the following tables, each strategy is presented along with the actors, potential funding sources, and a general timeframe for achieving the strategy.

Actors	The neighborhood residents, absentee property owners, the city, and other entities all have mutual responsibility for carrying out the plan.
Funding	Truman Heights is an income-qualifying neighborhood and CDBG funds will remain a principal, though not exclusive, funding source.
Time Frame	All strategies are deemed important, but they cannot all be accomplished immediately. They vary in complexity, and some require extensive work in advance. In general, the strategies with higher priority have the shorter timeframes for implementation.



# NEIGHBORHOOD ACTION MATRICES

NEIGHBORHOOD APPEARANCE					
Strategy Item	Priority	Actors	Funding Source	Timeframe	Performance Measure
NA1. Focus code enforcement efforts on 5 code items that have the biggest impact on neighborhood appearance (determined by the neighborhood residents)	L	NR City CDD	City CDBG	6-18 mos.	<ul style="list-style-type: none"> <li>✓ Upgrade Grade B or C properties to Grade A</li> <li>✓ Reduction in severity index</li> </ul>
				Abbreviations:	
				NA	Neighborhood Appearance
				NI	Neighborhood Infrastructure
				NS	Neighborhood Safety
				NLUZ	Neighborhood Land Use and Zoning
				Actors and Funding Sources:	
				CDD	Community Development Department
				City	City Departments (unspecified)
				CDBG	Community Development Block Grants
				CIP	Capital Improvements Program
				NR	Neighborhood Residents
				4B MQL	4B Quality of Life Corporation

# NEIGHBORHOOD ACTION MATRICES

NEIGHBORHOOD INFRASTRUCTURE					
Strategy Item	Priority	Actors	Funding Source	Timeframe	Performance Measure
NI 1. Improve Hillview Drive	M	City	CIP	24-60 mos.	✓ Project completed
NI 2. Improve the water line under Hillview Drive	H	City	CIP	12-48 mos.	✓ Project completed
NI 3. Address the drainage issue at the southwest end of Hillview Drive	L	City	CIP	12-24 mos.	✓ Conduct drainage analysis

Abbreviations:	
NA	Neighborhood Appearance
NI	Neighborhood Infrastructure
NS	Neighborhood Safety
NLUZ	Neighborhood Land Use and Zoning
Actors and Funding Sources:	
CDD	Community Development Department
City	City Departments (unspecified)
CDBG	Community Development Block Grants
CIP	Capital Improvements Program
NR	Neighborhood Residents
4B MQL	4B Quality of Life Corporation

# NEIGHBORHOOD ACTION MATRICES

NEIGHBORHOOD SAFETY					
Strategy Item	Priority	Actors	Funding Source	Timeframe	Performance Measure
NS1. Research and implement innovative methods to reduce speeding and cut through traffic throughout the neighborhood	M	City	City	12-36 mos.	✓ Projects completed
NS2. Research and implement innovative methods to improve pedestrian safety along North Galloway Avenue	M	NR City CDD	City	12-48 mos.	✓ Projects completed
Abbreviations:					
NA	Neighborhood Appearance				
NI	Neighborhood Infrastructure				
NS	Neighborhood Safety				
NLUZ	Neighborhood Land Use and Zoning				
Actors and Funding Sources:					
CDD	Community Development Department				
City	City Departments (unspecified)				
CDBG	Community Development Block Grants				
CIP	Capital Improvements Program				
NR	Neighborhood Residents				
4B MQL	4B Quality of Life Corporation				

# NEIGHBORHOOD ACTION MATRICES

NEIGHBORHOOD LAND USE AND ZONING					
Strategy Item	Priority	Actors	Funding Source	Timeframe	Performance Measure
NLZ 1. Identify suitable location for a neighborhood park	L	NR City CDD	City	6-12 mos.	✓ Site selected
NLZ 2. Research and implement methods to improve pedestrian linkage connecting the neighborhood to local services	L	NR CDD	City	12-36 mos.	✓ Projects completed
NLZ 3. Develop a neighborhood commercial overlay over the neighborhood specifying acceptable land uses and design standards	H	CDD	City	12 mos.	✓ District created
NLZ 4. Develop and promote a Neighborhood Economic Development program to improve the façade of future and existing small businesses within the neighborhood	M	NR CDD	City CDBG	12-60 mos.	✓ Economic development program adopted

Abbreviations:

NA	Neighborhood Appearance
NI	Neighborhood Infrastructure
NS	Neighborhood Safety
NLUZ	Neighborhood Land Use and Zoning

Actors and Funding Sources:

CDD	Community Development Department
City	City Departments (unspecified)
CDBG	Community Development Block Grants
CIP	Capital Improvements Program
NR	Neighborhood Residents
4B MQL	4B Quality of Life Corporation

## NEIGHBORHOOD PLAN EVALUATION, MONITORING, AND UPDATING

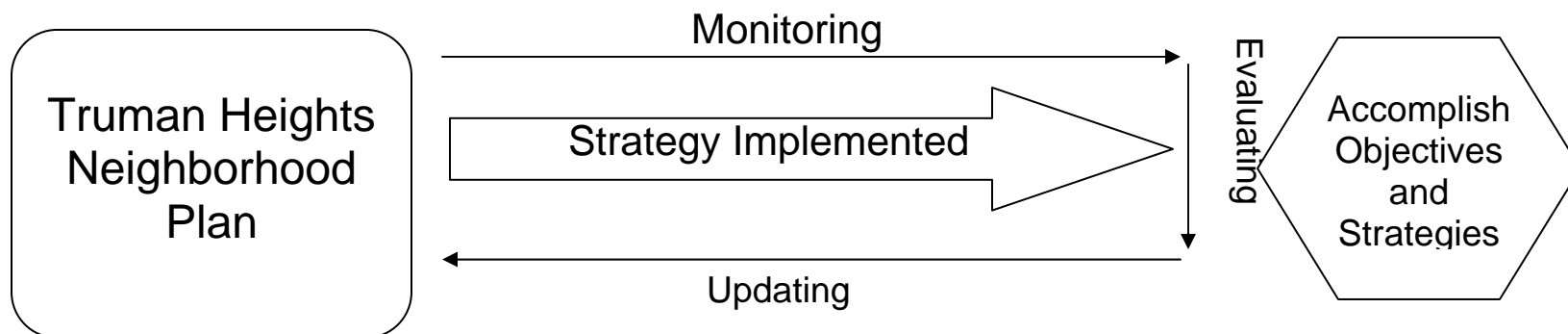
Planning adapts to changing conditions in a neighborhood. In order to ensure successful implementation of the Truman Heights Neighborhood Plan and its continuing viability, the neighborhood residents and Community Development Department must work collaboratively to monitor and evaluate the plan's effectiveness.

The action matrices suggest the use of certain performance measures that are associated with each strategy. The measures are of two types: *Output* and *Outcome*. Output measures are quantitative methods that tabulate up program results. Outcome measures are qualitative in nature, and are more indicative of whether

ultimate program goals are being reached. A mix of output and outcome measures should be used whenever possible in order to draw multiple inferences about the effectiveness of a particular strategy.

A static neighborhood plan loses its relevance and support as an instrument for bringing about positive change. In the future, city staff and residents will hold additional meetings to assess progress toward meeting the plan objectives and strategies. Amendments and updates to the Truman Heights Neighborhood Plan will be made when necessary to re-energize the initial objectives outlined in the plan, or adapt to new problems and opportunities.

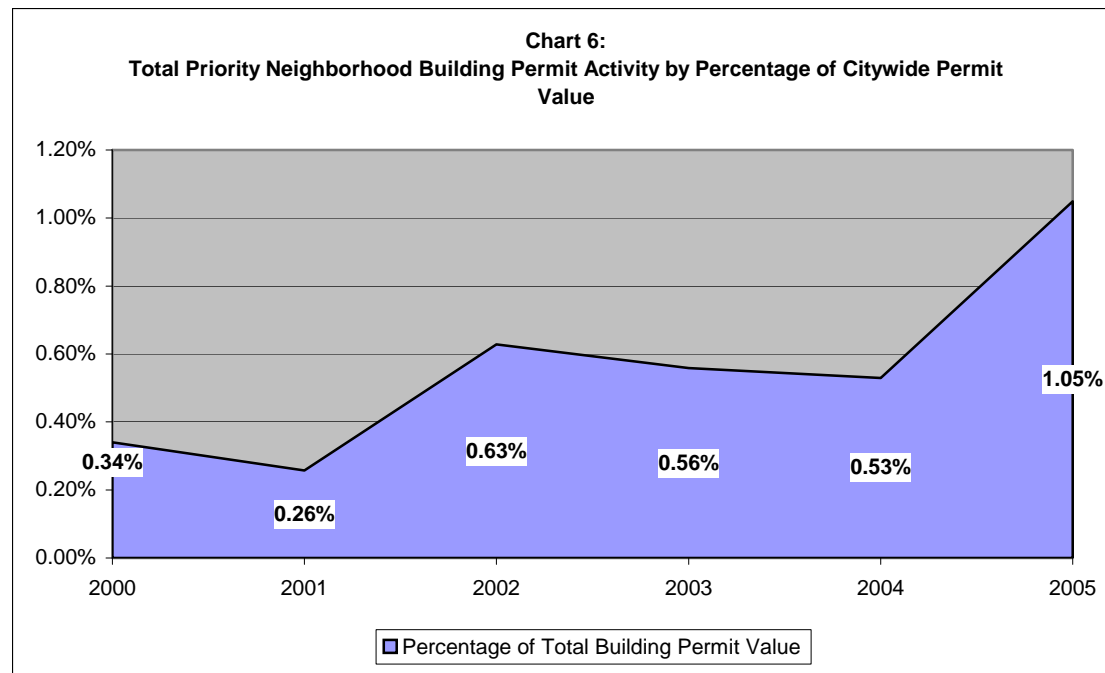
### Process of Monitoring, Evaluating, and Updating Truman Heights Neighborhood Plan Strategies



# APPENDICES

Priority Neighborhood	2000			2001			2002			2003			2004			2005		
	#	\$ Value	% of Citywide	#	\$ Value	% of Citywide	#	\$ Value	% of Citywide	#	\$ Value	% of Citywide	#	\$ Value	% of Citywide	#	\$ Value	% of Citywide
Casa View Heights	6	\$44,900	0.12%	12	\$71,400	0.13%	14	\$59,590	0.15%	7	\$48,393	0.13%	10	\$61,736	0.14%	18	\$108,775	0.26%
Mesquite Park	4	\$38,084	0.10%	9	\$30,800	0.06%	13	\$78,248	0.19%	17	\$99,845	0.26%	14	\$95,667	0.22%	17	\$146,120	0.35%
Sherwood Forest	9	\$45,573	0.12%	9	\$29,099	0.05%	15	\$93,585	0.23%	16	\$41,263	0.11%	13	\$44,695	0.10%	15	\$164,825	0.39%
Truman Heights	1	\$300	0.00%	2	\$10,800	0.02%	4	\$21,499	0.05%	3	\$22,500	0.06%	3	\$27,080	0.06%	3	\$21,700	0.05%
<b>Total Priority Neighborhoods</b>	<b>20</b>	<b>\$128,857</b>	<b>0.34%</b>	<b>32</b>	<b>\$142,099</b>	<b>0.26%</b>	<b>46</b>	<b>\$252,922</b>	<b>0.63%</b>	<b>43</b>	<b>\$212,001</b>	<b>0.56%</b>	<b>40</b>	<b>\$229,178</b>	<b>0.53%</b>	<b>53</b>	<b>\$441,420</b>	<b>1.05%</b>
<b>Citywide</b>	<b>1,319</b>	<b>\$37,936,720</b>		<b>1,522</b>	<b>\$55,177,897</b>		<b>1,681</b>	<b>\$40,234,629</b>		<b>1,626</b>	<b>\$37,932,881</b>		<b>1,421</b>	<b>\$43,306,903</b>		<b>1,390</b>	<b>\$42,073,344</b>	

\*Does not include new single-family construction



In 2005, when viewed as a percentage of the City's total permit activity, three of the four Addressing Mesquite neighborhoods experienced significant increases in restoration, remodeling and rehabilitation activity over historical levels

## **APPENDICES**

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Appendix B:

2-203 Mesquite Zoning Ordinance – Permitted Residential Uses

3-203 Mesquite Zoning Ordinance – Permitted Nonresidential Uses

**2-203 SCHEDULE OF PERMITTED USES**

**Ord. 2669/4-16-90**

	AG	R	D	A	SPECIAL CONDITIONS
<b>A. RESIDENTIAL USES</b>					
1. SINGLE FAMILY DETACHED DWELLINGS					
a. Conventional Dwellings	P	P	P	P	
b. Zero Lot Line Dwellings					Requires PD district; See 2-504.
2. SINGLE FAMILY ATTACHED DWELLINGS					
a. Duplex Two-family Dwellings			P	P	
b. Townhouse Dwellings					Requires PD district; See 2-502.
c. Other Attached Dwellings (3-plex, 4-plex)					Requires PD district.
3. MULTIFAMILY DWELLINGS				P	Requires compliance with 2-501.
4. MOBILE HOME PARKS					Requires PD district; See 2-503.
<b>B. NONRESIDENTIAL USES</b>					
1. CROP PRODUCTION	P	S			SIC 01. Requires minimum 2 acre tract; Permits no retail or wholesale activity; Regulate barns and agricultural structures as accessory structures
2. LIVESTOCK PRODUCTION	C				SIC 02. Requires minimum 5 acre tract; Specify maximum number and type of animals permitted on Conditional Use permit approval; Regulate barns and agricultural structures as accessory structures. All keeping of horse or livestock may be classified as an accessory use if conducted in accordance with the conditions set out in 2-203C.9 and 2-203C.10.
3. AGRICULTURAL SERVICES (except)	C				SIC 07. Permit only in conjunction with approved crop or livestock production uses; Prohibit all other 07 uses in the residential districts.
a. Boarding, Breeding, or Training Facilities	C				
4. FORESTRY	C				SIC 08.
5. FISHING, HUNTING, TRAPPING	C				SIC 09.
6. MINING - EXTRACTION OF MINERALS	C				SIC - Division B. See 1-500.
7. UTILITY FACILITIES (except)	P	P	P	P	See definitions; SIC 48 and 49; Permits service and distribution facilities only, not including business offices,
a. Neighborhood Facilities					warehouses, service centers, storage yards, or generation/ manufacturing plants. See 3-203.
b. Community/Regional Facilities (except)	C	C	C	C	
(1) Wastewater Treatment	C				SIC 4952.
2) Sanitary Landfill	C				SIC 4953.
3) Telecommunications, Towers and Antennas (Ord. 3153/5-5-97)					Requires compliance with 1-700.
8. CEMETERY DEVELOPMENT AND OPERATION	C	C	C	C	SIC 6553.
9. LODGING SERVICES					
a. Rooming/Boarding House (4 or less persons)				S	SIC 702; Permit use of existing house only if home and lot provide adequate space for persons and parking and if
b. Rooming/Boarding House (5 or more persons)				C	no exterior alteration or additional entrances will be necessary.
c. Lodging Houses on Membership Basis				C	SIC 704; Requires no Conditional Use permit in conjunction with an approved college or university.



**2-203 SCHEDULE OF PERMITTED USES**

**Ord. 2669/4-16-90**

	<i>AG</i>	<i>R</i>	<i>D</i>	<i>A</i>	<i>SPECIAL CONDITIONS</i>
4. GARDENING (PRIVATE)	P	P	P	P	
5. HOME OCCUPATIONS	P	P	P	P	Requires compliance with 2-700.
6. HOME DAY CARE a. Registered Family Home	P	P	P	P	Requires facility to be registered/licensed by the State and conducted in accordance with State regulations; Prohibits play apparatus in the front yard; Prohibits signs.
b. Adult Day Care	P	P	P	P	Requires facility to be registered/licensed by the State and conducted in accordance with State regulations; Prohibits signs; Maximum 6 persons permitted; See also 3-2031.832.
7. YARD/GARAGE SALES	P	P	P	P	Permits maximum of 2 sales at a location during a calendar year with a maximum of 3 days per sale; Permits the sale of miscellaneous used household items and home crafts by the occupants of a residence.
8. KEEPING OF PETS (PRIVATE)	P	P	P	P	Permits only household pets kept in accordance with the Animal Control Ordinance; Prohibits keeping of animals for commercial and/or breeding purposes.
9. KEEPING OF HORSES AND PONIES (PRIVATE)	S	S	S	S	Requires no Special Exception approval if the following conditions are met: a. Minimum lot size of one acre. b. Maximum of 2 horses on first acre; one horse per acre on additional acreage. c. Fencing to retain grazing animals is required. d. No barns, corrals, or similar enclosures within 100 feet of any property line. Not required in the AG district.
10. KEEPING OF LIVESTOCK (PRIVATE) Includes Poultry/Fowl)	S				Requires no Special Exception approval if the following conditions are met: a. Minimum lot size of 2 acres. b. Maximum of one animal per acres. c. Fencing to retain grazing animals is required.
11. LEASING OFFICE				P	
12. COIN-OPERATED LAUNDRY (PRIVATE)				P	
13. COMMUNITY/RECREATION ROOM (PRIVATE)				P	
14. REFUSE CONTAINERS	P	P	P	P	Permits containers in conjunction with multifamily and permitted nonresidential uses which are allowed in the residential districts; Requires compliance with the Special Conditions set out for refuse containers in 3-203L.6.
15. LANDSCAPE IRRIGATION SYSTEMS	P	P	P	P	
16. PONDS (Over 1 1/2 feet deep)	S	S	S	S	

## 3-200 USE REGULATIONS

### 3-201 GENERAL USE REGULATIONS

Ord. 2650/12-18-89

No land shall hereafter be used and no structure shall hereafter be erected, altered, or converted in a nonresidential district which is arranged, designed or used for any use other than a use specified in 3-203 as permitted in the district in which it is located, except as otherwise permitted herein

#### **A. P - PERMITTED USES**

Principal or accessory uses indicated as "P" (Permitted Use) in 3-203 are permitted in the districts specified, subject to compliance with all conditions and requirements of this ordinance and other applicable provisions of the City Code.

#### **B. C - CONDITIONAL USES**

Principal or accessory uses indicated as "C" (Conditional Use) in 3-203 may be permitted in the districts specified if expressly authorized in accordance with the procedures set out in 5-300.

#### **C. S - SPECIAL EXCEPTIONS**

Principal or accessory uses indicated as "S" (Special Exception) in 3-203 may be permitted in the districts specified if expressly authorized by the Board of Adjustment in accordance with the procedures set out in 5-200.

#### **D. PROHIBITED USES**

Principal or accessory uses not indicated in a district as "P", "C" or "S" in 3-203 shall be prohibited in that district. Refer to 2-203 for uses permitted in the residential districts.

#### **E. SPECIAL CONDITIONS**

Special requirements for specific uses are noted in 3-203 under "Special Conditions". The designated use is permitted only when in compliance with the special conditions listed. When a use is authorized as a Conditional Use or as a Special Exception, the authorizing body may approve modification of the special conditions by specifying the allowed modification in its approval, provided that proposed modifications must be identified in the required notices as part of the request. Modifications may be approved if it is determined that the use can be accommodated under modified conditions without creating adverse impact on adjacent properties and that it will be compatible with the neighborhood.

#### **F. SIC CLASSIFIED USES**

Nonresidential uses listed in 3-203 include a SIC code number which references the use's classification as contained in the Standard Industrial Classification Manual (1987). The SIC Manual shall be incorporated herein as a reference for the description and definition of those uses referenced by an SIC code number, except as otherwise modified herein.

#### **G. PARKING STANDARDS**

Parking requirements for specific uses are indicated by the applicable parking standard group in the "PKNG STND" (Parking Standards) column on Table 3-203. The parking required for the respective parking standard groups are listed on Table 3-405.

#### **H. PLANNED DEVELOPMENT DISTRICT USES**

The PD district is not included on the Schedule of Permitted Uses. Uses are permitted in a PD district if the specific PD ordinance references a standard district in which the use is permitted or if the ordinance specifically lists the use as permitted in the PD district. If a use is listed as "C" or "S" in a district referenced by a PD ordinance, it shall be permitted in the PD district only when specifically authorized in accordance with 3-201B or 3-201C, unless such use is specifically listed as permitted in the PD ordinance.

**3-203 SCHEDULE OF PERMITTED USES**

**Ord. 2650/12-18-89**

SIC CODE	USE DESCRIPTION	O	GR	LC	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
<b>A. AGRICULTURE, FORESTRY, FISHING</b>											
01	CROP PRODUCTION	P	P	P	P	P	P	P	P	28	Require minimum 2-acre tract.
02	LIVESTOCK PRODUCTION	S	S	S	S	S	S	S	S	28	The keeping of horses and livestock may be classified as an accessory use if in accordance with the conditions set out in 2-203C.9 and 2-203C.10.
07	AGRICULTURAL SERVICE (Except)									28	See Table 2-203
074 and 075	Veterinary Services/ Animal Hospital/Other Animal Services (Ord. 2723/2-4-91)										
a.	Indoor Services to Household Pets, except Grooming (Veterinary Services, Animal Hospitals, Training, Breeding, and Indoor Boarding)		C	P	P	P		P	P	3	Prohibits outdoor kennels; Requires location in freestanding building at least 10 feet from any other building and at least 100 feet from any property line in a residential district; See City Code for kennel requirements.
b.	Grooming - Household Pets		P	P	P	P		P	P	3	Prohibits location in a multiuse building adjacent to any use involved in sale or preparation of food items; Prohibits keeping animals overnight.
c.	Outdoor Services to Household Pets (includes any service with outdoor kennels or activity)							C	C	3	Requires location in a freestanding building; Requires outdoor kennels to be at least 200 feet from any property line in a residential district and at least
d.	Services to Livestock (including horses)							C	C	3	100 feet from any property line; Requires outdoor kennels, runs, enclosures, etc. to be enclosed by a solid fence at least 6 feet in height; See City Code.
076	Farm Labor Management Services								P	28	
078	Landscape/Horticulture Services (except)			P*	P*	P*		P*	P*	4	
0781	Landscape Counseling and Planning	P	P	P	P	P		P	P	3	
08	FORESTRY									28	See Table 2-203.
09	FISHING, HUNTING, TRAPPING									28	See Table 2-203.
<b>B. MINING, EXTRACTION</b>											
10-14	ALL MINING, EXTRACTION							C	C	8	Requires compliance with 1-500.
<b>C. CONSTRUCTION</b>											
15	BUILDING CONTRACTORS							P*	P*	4	Requires compliance with 3-600 for outdoor storage
16	HEAVY CONSTRUCTION CONTRACTORS							P*	P*	4	
17	SPECIAL TRADE CONTRACTORS							P*	P*	4	
171	Plumbing, Heating, Air Conditioning			P*	P*	P*		P*	P*	4	

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 C = Conditional Use (3-201B)  
 S = Special Exception (3-201C)  
 NEC = Not Elsewhere Classified

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**3-203 SCHEDULE OF PERMITTED USES**

**Ord. 2650/12-18-89**

SIC CODE	USE DESCRIPTION	O	GR	LC	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
287	Agricultural Chemicals								C*	5	Requires all primary buildings and yard activities, except employee parking, to be located at least 100 feet from any residential district; Requires any loading or outdoor storage areas where loading/ unloading of heavy load vehicles is involved to be located at least 200 feet from any residential district; Requires compliance with 3-600 for outdoor storage; See 1-104H regarding high risk uses (Ord. 2816/6-1--92).
289	Miscellaneous Chemical Products								C*	5	
29	PETROLEUM REFINING, RELATED INDUSTRIES								C*	5	
30	RUBBER, MISCELLANEOUS PLASTIC PRODUCTS								C*	5	
31	LEATHER, LEATHER PRODUCTS (except)								P*	5	
311	Leather Tanning, Finishing								C*	5	
32	STONE, CLAY, CONCRETE (except)								C*	5	
	a. Concrete Batch Plants								C*	5	
33	PRIMARY METAL INDUSTRIES								C*	5	
34	FABRICATED METAL PRODUCTS (except)								P*	5	
348	Ordinance, Accessories								C*	5	
35	INDUSTRIAL, COMMERCIAL MACHINERY (except)								P*	5	
357	Computer, Office Equipment							C*	P*	5	
36	ELECTRICAL, ELECTRONIC EQUIPMENT, EXCEPT COMPUTER							C*	P*	5	
37	TRANSPORTATION EQUIPMENT								P*	5	
38	INSTRUMENTS										
381	Detection, Guidance Instruments							C*	P*	5	
382	Measuring, Controlling Instruments							C*	P*	5	
384	Medical & Dental Instruments							C*	P*	5	
385	Ophthalmic Goods			C*	C*	C*		C*	P*	5	
386	Photographic Equipment, Supplies			C*	C*	C*		C*	P*	5	
387	Watches, Clocks			C*	C*	C*		C*	P*	5	
39	MISCELLANEOUS MANUFACTURING										
391	Jewelry, Plated Ware			C*	C*	C*		C*	P*	5	
393	Musical Instruments			C*	C*	C*		C*	P*	5	
394	Toys, Sporting Goods			C*	C*	C*		C*	P*	5	
395	Pencils, Artist's Materials			C*	C*	C*		C*	P*	5	
396	Costume Jewelry, Notions			C*	C*	C*		C*	P*	5	
399	Miscellaneous Manufacturing Industries										
	3991 Brooms, Brushes							C*	P*	5	
	3993 Signs, Advertising Displays							C*	P*	5	
	3995 Burial Caskets							C*	P*	5	
	3996 Linoleum, Hard Surface Flooring, NEC							C*	P*	5	
	3999 Manufacturing Industries, NEC (except)							C*	P*	5	
	a. Flammable, Explosive Products								C*	5	
<b>E. TRANSPORTATION, UTILITIES</b>											
40	RAILROAD TRANSPORTATION (except)	S	S	S	S	S		S	S	28	
	a. Railroad Passenger Terminal	S	S	S	S	P		P	P	26	

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**3-203 SCHEDULE OF PERMITTED USES**

**Ord. 2650/12-18-89**

SIC CODE	USE DESCRIPTION	O	GR	LC	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
509	Miscellaneous Durable Goods										
5091	Sporting, Recreation Goods							C*	P*	5	Requires all primary buildings and yard activities, except employee parking, to be located at least 100 feet from any residential district; Requires any loading or outdoor storage areas where unloading/ unloading or storage of heavy load vehicles is involved to be located at least 200 feet from any residential district; Requires compliance with 3-600 for outdoor storage; See 1-1-4H regarding high risk uses; (Ord. 2816/6-1-92).
5092	Toys, Hobby Goods							C*	P*	5	
5093	Scrap, Waste Material (except)								C*	5	
5094	Jewelry, Watches, Precious Stones							C*	P*	5	
5099	Durable Goods, NEC							C*	P*	5	
51	<b>WHOLESALE TRADE - NONDURABLE GOODS</b>										
511	Paper, Paper Products							C*	P*	5	
512	Drugs, Drug Proprieties, Sundries							C*	P*	5	
513	Apparel, Piece Goods, Notions							C*	P*	5	
514	Groceries, Related Products							C*	P*	5	
515	Farm Product Raw Materials								C*	5	
516	Chemicals, Allied Products								C*	5	
517	Petroleum, Petroleum Products								C*	5	
518	Beer, Wine, Distilled Alcoholic Beverages								C*	5	
519	Miscellaneous Nondurable Goods										
5191	Farm Supplies								C*	5	
5192	Books, Periodicals, Newspapers							C*	P*	5	
5193	Flowers, Nursery Stock, Florist Supplies							C*	P*	5	
5194	Tobacco, Tobacco Products								P*	5	
5198	Paint, Varnishes and Supplies								P*	5	
5199	Nondurable Goods, NEC							C*	P*	5	

**G. RETAIL TRADE**

52	<b>BUILDING MATERIALS, HARDWARE, GARDEN SUPPLY</b>										
521	Lumber, Other Building Materials			P	P	P		P	P	1	Requires compliance with 3-600 for outdoor storage.
523	Paint, Glass, Wallpaper Stores		P	P	P	P		P	P	1	
525	Hardware Stores		P	P	P	P		P	P	1	
526	Retail Nurseries, Garden Supply			P	P	P		P	P	1	Requires compliance with 3-600.
527	Mobile Home Dealers							C*	C*	8	Requires compliance with 3-600.
53	<b>GENERAL MERCHANDISE STORES</b>										
531	Department Stores		P	P	P	P		P	P	1	
533	Variety Stores		P	P	P	P		P	P	1	
539	Miscellaneous General Merchandise Stores		P	P	P	P		P	P	1	
54	<b>FOOD STORES</b>										
541	Grocery Stores		P	P	P	P		P	P	1	
542	Meat, Fish Markets		P	P	P	P		P	P	1	
543	Fruit, Vegetable Markets		P	P	P	P		P	P	1	
544	Candy, Nut, Confectionery Stores		P	P	P	P		P	P	1	
545	Dairy Products Stores		P	P	P	P		P	P	1	
546	Retail Bakeries		P	P	P	P		P	P	1	
549	Miscellaneous Food Stores (except)		P	P	P	P		P	P	1	
a.	Convenience Stores		P	P	P	P	P	P	P	1	Permit in SS district only in conjunction with self-service gasoline sales.

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**3-203 SCHEDULE OF PERMITTED USES**

**Ord. 2650/12-18-89**

<i>SIC CODE</i>	<i>USE DESCRIPTION</i>	<i>O</i>	<i>GR</i>	<i>LC</i>	<i>MU</i>	<i>CB</i>	<i>SS</i>	<i>C</i>	<i>I</i>	<i>PKNG STND</i>	<i>SPECIAL CONDITIONS</i>
5947	Gift, Novelty, Souvenir Shops		P	P	P	P		P	P	1	
5948	Luggage, Leather Goods Stores		P	P	P	P		P	P	1	
5949	Sewing, Needlework, Piece Goods Stores		P	P	P	P		P	P	1	
596	Non-Store Retailers										
5961	Catalog, Mail Order Houses			P	P	P		P	P	4	
5962	Automatic Machine Operators			P	P	P		P	P	4	
5963	Direct Selling Establishments			P	P	P		P	P	3	Includes retail sales offices only; See City Code for permitted door-to-door sales and sales from trucks or wagons; Requires licensing.
598	Fuel, Ice Dealers										
5983	Fuel, Oil Dealers								C	1	
5984	Liquified Petroleum Gas Dealers								C	1	
5989	Fuel Dealers, NEC										
599	Retail Stores, NEC										
5992	Florists		P	P	P	P		P	P	1	
5993	Tobacco Stores		P	P	P	P		P	P	1	
5994	News Dealers/Newsstands		P	P	P	P		P	P	1	
5995	Optical Goods Stores		P	P	P	P		P	P	1	
5999	Miscellaneous Retail, NEC (except)		P	P	P	P		P	P	1	
	a. Auction Rooms			P*	P*	P*		P*	P*	11	
	b. Fireworks										Prohibit in all districts; Not allowed in City.
	c. Gravestones, Monuments							C*	C*	4	Requires compliance with 3-600; Permit without Conditional Use permit if all sales, display, and storage is within an enclosed building; Classify uses involving any work on stones other than lettering, finishing or shaping to custom order as 3281.
	d. Pet Shops		P	P	P	P		P	P	1	Prohibits location in a multiuse building adjacent to any use involved in the sale or preparation of food items; Permits only boarding of animals for sale unless classified as 0752.
	e. Sales Barns, Flea Markets							C*	C*	1	Prohibits outdoor activity unless specifically approved on the Conditional Use permit.
	f. Swimming Pool, Spa Sales							C*	C*	8	Requires compliance with 3-600; Permit without Conditional Use permit if all sales, display, and storage is within an enclosed building.

**H. FINANCE, INSURANCE, REAL ESTATE**

60	DEPOSITORY INSTITUTIONS (Banks, Savings, Credit Unions)	P	P	P	P	P		P	P	3	
61	NONDEPOSITORY INSTITUTIONS	P	P	P	P	P		P	P	3	
62	SECURITY, COMMODITY SERVICES	P	P	P	P	P		P	P	3	

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**Ord. 2650/12-18-89**

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b.	Body Art/Decoration (Ord. 3309/7-19-99)		C*	C*	C*	C*		C*	C*	1	See definitions. Requires use to be located a minimum of 1,000 feet from the nearest property line of the following uses: any residential district; any lot currently in residential use; any public or provide school or day care center; any library; any park, playground, or other recreation facility, whether commercial, public or non-profit; any church, temple or other place of worship; any City owned property; and any other body/art decoration use. Requires State license.
<b>73 BUSINESS SERVICES</b>											
731 Advertising											
7311 Advertising Agencies		P	P	P	P	P		P	P	3	
7312 Outdoor Advertising Services						P		P	P	4	
7313 Media Advertising Representatives		P	P	P	P	P		P	P	3	
<b>73 BUSINESS SERVICES</b>											
731 Advertising											
7311 Advertising Agencies		P	P	P	P	P		P	P	3	
7312 Outdoor Advertising Services						P		P	P	4	
7313 Media Advertising Representatives		P	P	P	P	P		P	P	3	
7319 Advertising, NEC				P	P	P		P	P	4	
732 Credit Reporting, Collection		P	P	P	P	P		P	P	3	
733 Reproduction, Stenographic Services											
7331 Direct Mail Advertising Services		P	P	P	P	P		P	P	3	
7334 Photocopying, Duplicating Services			P	P	P	P		P	P	1	
7335 Commercial Photography				P	P	P		P	P	3	
7336 Commercial Art, Graphics Design				P	P	P		P	P	3	
7338 Secretarial, Court Reporting Services		P	P	P	P	P		P	P	3	
734 Services to Buildings											
7342 Disinfecting, Exterminating Services				P*	P*	P*		P*	P*	4	
7349 Building Maintenance Services, NEC				P*	P*	P*		P*	P*	4	
735 Miscellaneous Equipment Rental, Leasing											
7352 Medical Equipment Rental				P	P	P		P	P	4	
7353 Heavy Construction Equipment Rental								C*	C*	4	Requires compliance with 3-600; Permit without Conditional Use permit if all display and storage is within an enclosed building.
7359 Equipment Rental, NEC											
a. Household Equipment Only			P	P	P	P		P	P	1	See definition of household equipment
b. Equipment, Other than Household								C*	C*	4	Requires compliance with 3-600; Permit without Conditional Use permit if all display and storage is within an enclosed building.
736 Personnel Supply Services		P	P	P	P	P		P	P	3	Permit labor pools where temporary employees meet on site for transportation in the I district only.

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SIC CODE	USE DESCRIPTION	O	GR	LC	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
<b>76</b>	<b>MISCELLANEOUS REPAIR SERVICES</b>										
762	Electrical Repair Shops		P	P	P	P		P	P	4	
	7622 Radio & Television Repair			P*	P*	P*		P*	P*	4	
	7623 Refrigeration, Air Conditioning Repair							P*	P*	4	
	7629 Electrical, Electronic Repair, NEC			P	P	P		P	P	4	
763	Watch, Clock, Jewelry Repair		P	P	P	P		P	P	4	
764	Reupholstery, Furniture Repair		C*	P*	P*	P*		P*	P*	4	
769	Miscellaneous Repair Shops										
	7692 Welding Shops					P*		P*	P*	4	Requires enclosed building located at least 100 feet from any residential district.
	7694 Armature Rewinding Shops					P*		P*	P*	4	
	7699 Repair Shops, Services, NEC (except)					P		P	P	4	
	a. Camera Repair		P	P	P	P		P	P	4	
	b. Key Duplicating, Locksmiths		P	P	P	P		P	P	1	
	c. Musical Instrument Repair		P	P	P	P		P	P	4	
	d. Office Equipment, Typewriter Repair		P	P	P	P		P	P	4	
	e. Metalsmiths							P*	P*	4	
	f. Boiler, Tank, Cleaning & Repair							P*	P*	4	
	g. Septic Tank Cleaning							P*	P*	4	
	h. Farm Machinery Repair							C*	P*	4	Requires compliance with 3-600.
	i. Heavy Equipment, Machinery Repair							C*	P*	4	Requires compliance with 3-600.
<b>78</b>	<b>MOTION PICTURES</b>										
781	Motion Picture Production			P	P	P		P	P	28	
782	Motion Picture Distribution			P	P	P		P	P	28	
783	Motion Picture Theaters										
	7832 Motion Picture Theaters (except drive-in)		P	P	P	P		P	P	10	
	7833 Drive-in Motion Picture Theaters							C	C	28	
784	Video Tape Rental		P	P	P	P		P	P	1	
<b>79</b>	<b>AMUSEMENT &amp; RECREATION SERVICES</b>										
791	Dance Studios, Schools (except)		P	P	P	P		P	P	1	
	a. Dancehalls, Ballrooms			C		C		C	C	11	Requires buildings to be located at least 500 feet from any residential district.
792	Theatrical Producers, Bands, Entertainers			P	P	P		P	P	28	
	7922 Theatrical Producers (except)										
	a. Ticket Agencies, Entertainment		P	P	P	P		P	P	3	
	7929 Bands, Other Entertainment Groups			P	P	P		P	P	28	
793	Bowling Centers			C		C		C	C	19	Requires buildings to be located at least 100 feet from any residential district.

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SIC CODE	USE DESCRIPTION	O	GR	LC	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
81	LEGAL SERVICES	P	P	P	P	P		P	P	3	
82	EDUCATIONAL SERVICES										
821	Elementary, Secondary Schools	P	P	P	P	P		P	P	21	
822	Universities, Junior Colleges	P	P	P	P	P		P	P	22	
823	Libraries	P	P	P	P	P		P	P	15	
824	Vocational Schools (except)		P	P	P	P		P	P	23	
	a. Truck Driving and Equipment Operating Schools							P	P	23	
829	Schools, Educational Services, NEC		P	P	P	P		P	P	23	
83	SOCIAL SERVICES										
832	Individual, Family Social Services	P	P	P	P	P		P	P	3	Includes senior citizen centers and day care for the elderly and handicapped.
833	Job Training, Vocational Rehabilitation			P	P	P		P	P	3	
835	Child Day Care Services (except)	C	C	P	P	P		P	P	20	Requires a circular or similar drive, covered at the building entrance, with loading/unloading space for 1 vehicle for each 500 square feet of gross floor area (not required for drop-in care located in multitenant building); Requires State licensing. (Ord. 2816/6-1-92)
	a. Home Day Care										See 2-203 and Definitions.
836	Residential Care (State Licensed Only)										
	a. Family Home (less than 6 persons)									24	See 2-203 for Family and Group Homes; Classify halfway houses or correctional facilities for delinquents and offenders as 9223; Prohibits buildings housing psychiatric patients within 250 feet of any residential district.
	b. Group Home (7-15 persons)									24	
	c. Residential Care Institution (More than 15 persons)	C	C	P	P	P		P	P	24	
839	Social Services, NEC			P	P	P		P	P	3	
84	MUSEUMS, ART GALLERIES, ARBORETA, ZOOS										
841	Museums, Art Galleries	P	P	P	P	P		P	P	15	
842	Arboreta, Botanical Gardens (except)	P	P	P	P	P		P	P	28	
	a. Zoological Gardens	C	C	C	C	C		C	C	28	
86	MEMBERSHIP ORGANIZATIONS										
861	Business Associations	P	P	P	P	P		P	P	3	
862	Professional Membership Organizations	P	P	P	P	P		P	P	3	
863	Labor Organizations	P	P	P	P	P		P	P	3	
864	Civic, Social, Fraternal Organizations (except)	P	P	P	P	P		P	P	12	Permits facilities which involve dancing or a private club (alcohol) only in the LC, CB, C or I districts.
	a. If including commercial amusement and recreation (SIC 79)			C		C		C	C	11	
865	Political Organizations	P	P	P	P	P		P	P	3	
866	Religious Organizations (Churches)	P	P	P	P	P		P	P	9	Use Parking Standard #3, if office use only; Permits parsonages.
869	Membership Organizations, NEC	P	P	P	P	P		P	P	3	
87	ENGINEERING, ACCOUNTING, RESEARCH, MANAGEMENT SERVICES										
871	Engineering, Architectural, Surveying	P	P	P	P	P		P	P	3	

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An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit if located in the TERRA Overlay District.

**3-203 SCHEDULE OF PERMITTED USES**

**Ord. 2650/12-18-89**

<i>SIC</i> <i>CODE</i>	<i>USE DESCRIPTION</i>	<i>O</i>	<i>GR</i>	<i>LC</i>	<i>MU</i>	<i>CB</i>	<i>SS</i>	<i>C</i>	<i>I</i>	<i>PKNG</i> <i>STND</i>	<i>SPECIAL CONDITIONS</i>
5	LIMITED RETAIL	P									Permits retail/services uses which are allowed in the GR district to be located in the O district when entirely within an enclosed building with no exterior entrance to the retail/service use, no exterior on-site advertising or signs, and occupying no more than 10% of the total building area, provided such uses are secondary and complementary to the main office and provide services primarily to office tenants and clients.
6	REFUSE CONTAINER (Ord. 3496/4-15-02)	P	P	P	P	P	P	P	P		Prohibits location in a required front or exterior side yard; Requires screening from adjacent streets and residential districts on three sides by construction of a solid masonry fence at least 6 feet in height, provided that no fence shall be required on any sides which are screened by the location of a building or other screening fence. Masonry materials shall be similar to masonry on the main structure. An opening, a minimum 12 feet in width, shall be provided on the fourth side for access by refuse collectors. Such opening shall be situated so that the container is not visible at an angle of greater than 45 degrees from adjacent streets. The Development Review Committee may approve a container location in a required front or exterior side yard or at a greater angle when no other reasonable location is available and may stipulate additional screening requirements in such circumstances
7	COIN-OPERATED AMUSEMENT DEVICES	P	P	P	P	P	<i>P</i>	P	P		Permits a maximum of 4 machines; Requires licensing; Classify more than 4 machines as primary use under 7993.
8	LANDSCAPE IRRIGATION SYSTEMS	P	P	P	P	P	P	P	P		
9	PONDS (Over 1 1/2 feet deep)	S	S	S	S	S	S	S	S		
10	DRIVE-THROUGH FACILITIES (Ord. 3019/3-6-95)	P	P	P	P	P	<i>P</i>	P	P		Requires a setback of at least 50 feet from any residential district for any drive-through service; For facilities using remote order station or other remote speakers, requires installation of a masonry noise barrier at least 8 feet in height between the drive-through facility and any residential district, provided that a building shall be considered to be a noise barrier. Requires compliance with 3-402C regarding stacking lanes.

P = Permitted Use (3-201A)  
*P* = Italicized P (*P*) Use Permitted Only in Conjunction with Gasoline Sales (3-504)  
 C = Conditional Use (3-201B)  
 S = Special Exception (3-201C)  
 NEC = Not Elsewhere Classified

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