

CITY OF JACKSBORO CODE OF ORDINANCES
TITLE XV: LAND USAGE
CHAPTER 154: PLANNING AND ZONING

Sec. 154.05 Districts and boundaries thereof.

- (A) Districts established. The city is hereby divided into ~~eleven~~ **twelve (12)** classes of use districts, such districts being of the shapes and areas deemed best suited to carry out the purpose and intent of this chapter and are named as follows:
- (1) **Mobile food vendor districts**
- (a) **"MFVD" Mobile Food Vendor District**
- (B) Purpose of districts.
- (12) **"MFVD" Mobile Food Vendor District. This district is intended to encourage a central location for the placement of temporary mobile food vendors, providing for a centralized location for the convenience of citizens and patrons and creating a destination draw for citizens, visitors and tourists.**

Sec. 154.07 Nonconforming uses; definitions.

- (D) Extension of nonconforming uses.
- (1) A non-conforming use of a building may be extended throughout the building, provided:
- (a) No structural alteration may be made on or in the building except those required by law to reserve such building in a structurally sound condition.
- (b) The number of dwelling units or rooms in a non-conforming residential use shall not be increased so as to exceed the number of dwelling units or rooms existing at the time said use became a non-conforming use.
- (2) No non-conforming use within a building may be extended to occupy any land outside the building.
- (3) No non-conforming use of land shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the time the land became a non-conforming use.
- (4) In the case of existing manufactured home parks that are non-conforming, the number of manufactured homes may not be increased without conforming to the MH-1 district regulations of this chapter. If a manufactured home is removed from a district that does not allow manufactured homes, another manufactured home may not be placed on that lot.
- (5) **For properties in existence at the time of the passing of this ordinance and in which the lot size or the dwelling size does not comply with the minimum sizes designated for each specific zoning district, City Council issues the City Manager authority to make the determination to allow alterations to structures, including structural alterations and repairs, ensuring compliance with all other codes and regulations.**

RESIDENTIAL DISTRICT REGULATIONS

Sec. 154.15 General provisions.

- (A) Living area regulations.
- (1) Every single-family detached or attached dwelling (~~other than manufactured homes~~) hereafter erected or placed shall have at least one thousand (1,000) square feet of living area, except that in SF-1 Districts, said dwellings shall have at least one thousand two hundred (1,200) square feet of living area.
- (2) **Recreational vehicles are not allowed to be used as a residence.**
- (E) **911 Addressing**
- (1) **Only one (1) assigned 911 address and one (1) primary residence permitted per lot, unless duplex or multi-family housing was officially approved during the permitting process.**
- (F) **Manufactured Homes.**
- (1) **Manufactured homes must be HUD code manufactured homes, with HUD Certification Label attached.**
- (2) **Used Manufactured homes must be inspected by Building Official prior to being permitted to be moved into or within the city limits.**
- (3) **Requests to place a manufactured home must be accompanied by Flood Insurance Rate Map zone conformation.**
- (4) **Manufactured homes must conform to the surrounding homes, including minimum square**

footage and exterior finishes.

Sec. 154.16 "SF-1" Single-family residential district - R9.6.

- (2) Area regulations.
 - (b) Size of lots.
 - 1. Minimum lot size - ~~Eight thousand~~ (9,600 8,000) square feet.
 - 2. Minimum lot width - Eighty feet (80').
 - 3. Minimum lot depth - One hundred feet (100').

Sec. 154.17 "SF-2" Single-family residential district - R7.0

- (A) This district is intended to be composed of single-family detached homes; cluster housing, single-family attached homes; duplexes; and HUD-code manufactured homes located on single-family residential lots. Lot sizes and home sizes are intended to be smaller than SF-1, and situated in a medium density setting. Attached dwellings may be clustered together in rows of townhouses and other zero-lot-line clustering, or patio homes. It is intended that these dwellings will form a neighborhood characterized by owner-occupied homes in the highest density setting of such homes and by open spaces in common ownership or otherwise which are designed to give relief to the density of dwellings and to provide desired amenities for this type of neighborhood. It is intended that advanced and creative designs or residential dwellings and their arrangements, and landscape planning will be encouraged in this district. A master site plan is required before development of cluster homes may be considered.
- (B) Dwellings must meet minimum square feet living area regulations per living area.
 - (1) Use regulations. Land and structures in this zoning district shall be used only for the following purposes:
 - (a) Dwellings, single-family, detached.
 - (b) Cluster housing, single-family, attached.
 - (c) HUD-code manufactured homes located on single-family residential lots.
 - (d) Permitted non-residential uses as listed under [section 154.15](#).
 - (2) Area regulations.
 - (b) Size of lots.
 - 1. Minimum lot size - Two thousand five hundred (~~5,000~~ 2,500) square feet.
 - 2. Minimum lot width - Fifty feet (50').
 - 3. Minimum lot depth - Fifty feet (50').

COMMERCIAL DISTRICT REGULATIONS

Sec. 154.36 "CBD" Central business district.

- (2) Area regulations.
 - (c) Maximum height.
 - 1. ~~Two (2) stories.~~
 - 2. HVAC equipment, roof gables, vent stakes and chimneys or mechanical rooms may project up to twelve feet (12') beyond maximum building height.

Sec. 154.37 "LC" Light commercial district.

- (2) Area regulations.
 - (b) Size of lots.
 - 1. Minimum lot size - Ten thousand (~~42,000~~ 10,000) square feet.
 - 2. Minimum lot width - One hundred feet (100').
 - 3. Minimum lot depth - One hundred feet (100').
 - (c) Maximum height.
 - 1. ~~Two (2) stories.~~
 - 2. HVAC equipment, roof gables, vent stakes and chimneys or mechanical rooms may project up to twelve feet (12') beyond maximum building height.

Sec. 154.38 "TC" Thoroughfare commercial district.

- (2) Area regulations.
 - (c) Maximum height.
 - 1. ~~Three (3) stories.~~
 - 2. HVAC equipment, roof gables, vent stakes and chimneys or mechanical rooms may

project up to twelve feet (12') beyond maximum building height.

Sec. 154.39 Mobile Food Vendor Zoning District.

Sec. ~~154.39~~ 154.40 Communications antennas and support structures/towers.

MANUFACTURING AND INDUSTRIAL DISTRICT REGULATIONS

Sec. 154.46 "TC/LMI" Thoroughfare commercial/light manufacturing.

(1) Use regulations.

- (a) Uses permitted in the "TC/LM" district are outlined in commercial, manufacturing and industrial use chart.
- (b) Permitted uses shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence.
- (c) Permitted uses shall produce no noise exceeding in intensity, at the boundary of the property, the average intensity of noise of street traffic.
- (d) Machine shops and fabrication of metal of not more than ten (10) gauge in thickness
- (e) Residential use will follow single-family 1 (SF-1) district regulations.**

(c) Maximum height.

~~1. Three (3) stories.~~

- 2. HVAC equipment, roof gables, vent stakes and chimneys or mechanical rooms may project up to twelve feet (12') beyond maximum building height.

Sec. 154.47 "MI" Manufacturing and industrial district.

(c) Maximum height.

~~1. Three (3) stories.~~

- 2. HVAC equipment, roof gables, vent stakes and chimneys or mechanical rooms may project up to twelve feet (12') beyond maximum building height.

TAX CERTIFICATE REQUIREMENT

Sec. 154.148 Purpose.

Official Tax Certificate(s) requirements are established for the purpose of promoting the health, safety, morals and general welfare of the City of Jacksboro and to improve property values and business opportunities.

Sec. 154.149 Purpose.

Official Tax Certificate(s) must be attached to the application at the time the application is submitted.

CHAPTER 154: PLANNING AND ZONING*

Sec. 154.155 Planning and zoning commission.

(D) Duties and powers.

- (5) Upon request of the applicant if the project completion date will exceed the 6 month permit period, and with permit period beginning the date of the final decision, the Planning and Zoning Commission shall determine, and make recommendation to Council, a timeline within which a requested zoning change project must be completed from the date of the final decision. Council shall set the completion timeline upon approval of a requested zoning change project and, providing a reasonable situation creates the need for extension, may give authority to the City Manager to extend the timeline once for a period not to exceed 6 months, or an extension period as otherwise designated at the time of the final decision. The City Manager has the authority to require the request be submitted to the Council for any reason.**

Sec. 154.156 Board of zoning adjustment.

(C) Meetings and quorum.

- (3) Each case before the Board of Adjustment must be heard by at least 75 percent of the members. Therefore a A** quorum for the purpose of conducting business shall consist of four (4) members.

(D) A three-quarters vote is required to:

- (1) Reverse ~~the decision of~~ an order, requirement, decision or determination of an administrative

official;

- (2) Authorize a variance from the terms of a zoning ordinance; or
- (3) Decide in favor of an applicant on a matter on which the board is required to rule under a zoning ordinance. All other votes of the board may be by a simple majority.

~~(3)~~ (4) All meetings shall be conducted in accordance with the Texas Open Meeting Act and chapter 211, Texas Local Government Code.

(E) Duties and ~~powers~~ Authority.

- (1) To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of this chapter. **The Board may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose the Board has the same authority as the administrative official.**
 - (2) To hear and decide special exceptions to the terms of the ordinance ~~upon which the Board is required to pass under this chapter as described in 154.158..~~
 - (3) To authorize upon appeal in **special specific** cases such variances from the terms of the zoning ordinance ~~as described in Section 154.158 as will not be contrary to the public interest, where, owing to special conditions, the literal enforcement of the provisions of the ordinance will result in unnecessary hardship, so that the spirit of this chapter shall be observed and substantial justice done.~~
- ~~(F)~~ (4) Appeals to the board of zoning adjustment. Appeals to the Board can be **taken made** by any person aggrieved or by any officer, board or department of the municipality affected by any decision of the administrative officer. Such appeal shall be filed within ~~fifteen (15)~~ **twenty (20)** days after the administrative officer has rendered the decision by filing a notice of appeal specifying the grounds for such appeal. The appeal shall be filed with the city secretary, who shall in turn transmit to the board all documents constituting the records of the case or action in question including the notice of appeal. **The appeal hearing shall be held no later than sixty (60) days after the date the appeal is filed.**

(F) Completion Timeline.

- (1) **Upon request of the applicant if the project completion date will exceed the 6 month permit period, and with permit period beginning the date of the decision, the Board of Zoning Adjustments shall stipulate a timeline within which the project must be completed. Should a reasonable situation create the need for extension, the City Manager shall have the authority to extend the timeline once for a period not to exceed 6 months. The City Manager has the authority to require the request be submitted to the Board for any reason.**

(G) Judicial review of board decision.

- (1) **Any of the following persons may present to a district court, county court, or county court at law a verified petition stating that the decision of the Board of Adjustment is illegal in whole or in part and specifying the grounds of the illegality:**
 - a. **A person aggrieved by a decision of the Board;**
 - b. **A taxpayer; or**
 - c. **An officer, department, board or bureau of the municipality.**
- (2) **The petition must be presented within 10 days after the date the decision is filed in the Board's office.**
- (3) **Procedures for the judicial review shall process pursuant to Local Government Code 211.011**

Sec. 154.158 Amendments.

(C) Variances.

Under this section the Board of Zoning Adjustments may consider the following as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

- (1) **The board of zoning adjustment may grant hardship variances from the terms of the zoning ordinance only when unusual conditions exist that make the literal enforcement of the zoning ordinance unjust and will result in unnecessary hardship, and if the variance is not contrary to the public interest, ensuring that the spirit of this chapter shall be observed and substantial justice done.**
 - a. **The financial cost of compliance is greater than 50 percent (50%) of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality;**
 - b. **Compliance would result in a loss to the lot on which the structure is located of at least 25 percent (25%) of the area on which development may physically occur;**

- c. Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;
 - d. Compliance would result in the unreasonable encroachment on an adjacent property or easement; or
 - e. The municipality considers the structure to be a nonconforming structure.
- (2) The following conditions must be met before staff may place a variance on the agenda for consideration by the board of zoning adjustment.
- (a) The hardship may not be self-imposed. (Failure of the applicant to obtain necessary zoning, building permits, certificate of occupancy or other required actions by the applicant does not constitute a hardship.)
 - (b) The hardship must be unique to the property.
 - (c) The hardship is not just financial in nature. (The financial impacts of the zoning ordinance are not justification for a variance.)
- ~~-(2)~~ (3) The board shall hold a public hearing on any proposed variance. Not less than eleven (11) days prior to the scheduled hearing, each property owner, as shown on the latest approved city tax roll, who owns real property lying within two hundred (200) feet of the property on which the change is requested shall be sent notice of such meeting by ordinary mail, postage prepaid, in a manner consistent with state law.
- ~~-(3)~~ (4) A public hearing notice also shall be published in the official publication of the city not less than 16 days prior to the hearing. A meeting agenda also will be posted no less than 72 hours prior to the meeting at which the variance shall be considered in accordance with the Texas Open Meeting Act.

Sec. 154.161 Building permits.

- (D) No building permits shall be issued without property owner's authorization on the application. Proof of ownership must be included at time of application submission.
- (E) No building permits shall be issued without original Tax Certificates attached to permit application.

DEFINITIONS

Building. Any structure built for the support, shelter, and enclosure of persons, animals, chattels, or movable property of any kind. **Shipping containers are not allowed for use as a "building", including accessory uses.**

Cosmetic services. The retail services focused on matters of personal cosmetic health and beauty which are typically elective in nature, such as but not limited to hair care and nail salons, spas, massage therapy, waxing, permanent makeup (meaning producing designs that resemble makeup such as eye lining and enhancing colors to the skin of the face, lips and eyelids) microblading, microdermabrasion, botox, chemical peels, facials, tanning, eyelash extensions, eyebrow threading, electrolysis, shaving, skin care, personal grooming, non-medical weight loss/weight reduction services. This definition does not include tattoo or piercing shops.

~~*Day spa.* a facility primarily engaged in providing services generally involved in the care of the person for personal, cosmetic and weight loss services including: ear piercing, electrolysis, hair care, microblading, microdermabrasion, nail care, permanent makeup, shaving, skin care, tanning, waxing, non-medical weight reduction services. Refer to definition and use chart for cosmetic services.~~

Housing Urban Development (HUD) Certification Label: The Certification Label (also know as a HUD tag) is a metal plate that is affixed to the outside of the manufactured home. Section 3280.11(b) states, "The label shall be approximately 2 in. by 4 in. in size and shall be permanently attached to the manufactured home by means of 4 blind rivets, drive screws, or other means that render it difficult to remove without defacing it. It shall be etched on 0.32 in. thick aluminum plate. The label number shall be etched or stamped with a 3 letter designation which identifies the production inspection primary inspection agency and which the Secretary shall assign. Each label shall be marked with a 6 digit number which the label supplier shall furnish. The labels shall be stamped with numbers sequentially."

~~***Manufactured home or "HUD-Code manufactured home".*** A prefab home mounted on its own vehicular chassis, including single and multiple units (for example: "double-wide"). Also include Hud-Code manufactured homes. A structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, built on a permanent chassis, designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities, transportable in one or more sections, and in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet.~~
(Ref: Tex. Occ. Code §1201.003(12))

Manufactured home display and sales. The offering for sale, storage or display of trailers or manufactured homes on a parcel of land, but excluding the use of such facilities as dwellings either on a temporary or permanent basis.

Manufactured home park. A unified development of manufactured home sites, plots or stands arranged on a large tract under single ownership, meeting the area and yard requirements of this chapter, and designed to accommodate manufactured homes for a more or less permanent duration.

Manufactured home subdivision. A parcel of land that has been designed, platted, improved and is intended for the placement of individually owned manufactured home units on platted lots that can be purchased outright by the owners of the manufactured home units.

~~*Microblading.* A tattooing technique in which a small handheld tool made of several tiny needles is used to add semi-permanent pigment to the skin. Microblading is also sometimes called embroidery, feather touch or hair-like strokes.~~

~~*Mobile Home.* A structure constructed before June 15, 1976, built on a permanent chassis, designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities, transportable in one or more sections, and in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet.
(Ref: Tex. Occ. Code §1201.003(20))~~

~~*Modular home or Industrialized Home.* A structure or building module as defined, under the jurisdiction and control of the Texas Department of Labor and Standards and that is installed and used as a residence by a consumer, transportable in one or more sections on a temporary chassis or other conveyance device, and designed to be used on a permanent foundation system. The term includes the plumbing, heating, air conditioning and electrical systems contained in the structure. The term does not include a manufactured home as defined in the Texas Manufactured Housing Standards Act (Article 5221F, T.C.S.); nor does it include building modules incorporating concrete or masonry as the primary structural component.
A structure designed for the occupancy of one or more families that is constructed in modules or modular components built at a location other than the permanent site where the structure will be inhabited. It is designed to be used as a permanent residential structure when the module or the modular component is transported to the permanent site and erected or installed on a permanent foundation system.
(Ref: Tex. Occ. Code §1202.002 and §1202.002(c))~~

~~*Recreational vehicle.* For the purpose of this chapter, the term "recreational vehicle" encompasses a broad category of motor vehicles and trailers that include living quarters designed to be used for temporary accommodation, usually for camping or other recreational or temporary purposes, can be motorized or non-motorized, is designed to be mobile rather than designed to be tied down or otherwise permanently attached to real property. Term includes but is not limited to: house trailer, travel trailer, camper trailer, motor home, camping trailer, truck camper. Not intended for and not allowed to be as a residence.~~

~~*Shipping containers.* A shipping container is a container with strength suitable to withstand shipment, storage, and handling. Shipping containers range from large reusable steel boxes used for intermodal shipments to the ubiquitous corrugated boxes. In the context of international shipping trade, "container" or "shipping container" is virtually synonymous with "intermodal freight container," a container designed to be moved from one mode of transport to another without unloading and reloading.~~

Spa services. Refer to definition and use chart for **day-spa cosmetic services**.

Tanning salon. Indoor tanning involves using a device that emits ultraviolet radiation to produce a cosmetic tan. Typically found in tanning salons, gyms, spas, hotels, and sporting facilities, and less often in private residences, the most common device is a horizontal tanning bed, also known as a sunbed or solarium. **Refer to definition and use chart for cosmetic services.**

Tanning salon (limited). A tanning salon in the central business district is an allowed limited use only as a secondary use to an approved primary use business. **Refer to definition and use chart for cosmetic services**

The following regulations will be added to the existing Zoning Ordinance:

PART TWO - DISTRICT REGULATIONS: COMMERCIAL DISTRICT REGULATIONS: SECTION: MOBILE FOOD VENDORS AND COURTS

CHAPTER XX: MOBILE FOOD VENDOR

GENERAL PROVISIONS

Sec. XX.XX. Definitions.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Charitable Organization. An entity that the United States Internal Revenue Service recognizes to be a charitable organization or a church.

City. The City of Jacksboro, Texas.

Edible goods. Shall include, but are not limited to:

- (1) Prepackaged food including, but not limited to, candy, beverages, and ice cream.
- (2) Prepared food which is prepared off-location for sale in a mobile food unit.
- (3) On-site prepared food which is prepared in a mobile food unit.

Food service establishment. Businesses that sell edible goods and have been inspected and approved by the State, including commercial kitchens and commissaries, and shall specifically exclude accessory or self-serve retail food sales.

Mobile. The state of being in active, but not necessarily continuous, movement.

Mobile food vendors. Any business which sells edible goods from a non-permanent (i.e. mobile food unit) location within the City. The term shall include, but not limited to:

- (1) *Concessions carts* means a mobile vending unit that must be moved by non-motorized means.
- (2) *Concession trailers* means a mobile vending unit which is pulled by a motorized unit that has no power to move on its own.
- (3) *Mobile food trucks* means a self-contained motorized mobile vending unit selling items defined as edible goods.

Non-refrigerated. Edible goods that are not required to be kept at a temperature below 41 degrees Fahrenheit according to the Federal Food and Drug Administration and the Texas Food Establishment Rules.

Sell. The act of exchanging a good for payment or in return for a donation.

Tax-exempt organization sponsored events. An open to the public function where a tax exempt (charitable, religious, educational or philanthropic) organization is the host.

Sec. XX.XX. Permit and Application.

(A) Permit application. No person shall act as a mobile food vendor in the City without a permit issued by the City. Every permit, including those from the City and from the State, shall be displayed at all times in a conspicuous place where it can be read by the general public on the mobile food vendor's truck, concession cart, or concession trailer. A person shall make application for a permit to the City on forms furnished by the City and shall provide the following information:

- (1) Name, legal name of business or entity, business address, and telephone number of the applicant;
- (2) A copy of a valid identification issued by any government that includes a photograph of the applicant;
- (3) The address where the applicant permanently resides;
- (4) The trade name under which the applicant conducts business;
- (5) Sales tax number with a copy of sales tax permits;
- (6) Signed permission from all private property owners where the mobile food vending unit will be stationed;
- (7) The year, make, model, and color of the mobile food truck, concessions cart, or concession trailer;
- (8) contact name and phone number for mobile food vending unit;
- (9) A photograph of the exterior and interior of the mobile food truck, concessions cart, or concession trailer;
- (10) Proof of motor vehicle insurance, current inspection and current registration;
- (11) Description of product being sold;
- (12) A copy of a valid registration certificate issued by the state for the mobile food truck, concessions cart, or concession trailer.

- (B) Fees. The application fee for a mobile food vendor permit shall be in accordance with the City's fee schedule. Each mobile food vendor unit shall be permitted separately; provided, however, only one permit shall be required for a mobile food court.
- (C) Permit.
- (1) Permits shall be issued for one-year terms.
 - (2) Permits are required to be renewed by resubmitting an application at least thirty (30) days prior to the expiration date of the current permit.
 - (3) Permits are not transferable.

Sec. XX.XX. Location restrictions.

- (A) Distance regulations.
- (1) No mobile food vendor shall conduct business within 300 feet of any church, school building, or residence, unless requested for a special event from the owner or administrator of same.
 - (2) A mobile food vendor may not be located within one-hundred (100) feet of the property line of an open and operating fixed-location food service establishment. This buffer may be reduced upon receiving written permission from said establishment.
- (B) Location restrictions.
- (1) No mobile food vendor shall locate on any private property without written permission to do so and must comply if asked to leave by the property owner. A copy of the written permission to operate in a specific location, signed by the private property owner, shall be kept within the mobile vending unit at all times.
 - (2) A mobile food vendor may not be located within ten (10) feet of another mobile food vendor unless they are within a mobile food court and located in accordance with the approved mobile food court site plan.
 - (3) Upon final approval of a mobile food court by the City Council, all future mobile food vendors must locate within the approved mobile food court unless or until all sites within the mobile food court are full. Requests for multiple mobile food courts will be considered by the City Council.

Sec. XX.XX. Mobile food vendor requirements.

- (A) Each unit shall be equipped with a trash receptacle with lid to prevent windblown litter and shall be disposed of in accordance with the City solid waste ordinance.
- (B) A five-foot clear space shall be maintained around the mobile food vendor.
- (C) If fats, oils or grease results from food processing of a mobile food vendor's truck, a grease trap shall be required.
- (D) The mobile food vendor shall be subject to inspection by the City upon permit application and may be subject to random inspections and upon reissuance of the permit.

Sec. XX.XX. Mobile Food Courts.

- (A) A mobile food court is any parcel of land where three or more mobile food vendors congregate to offer food or beverages for sale to the public.
- (B) Mobile food courts will be allowed on private property located within City limits.
- (C) The developer of a mobile food court will be responsible for adhering to site development standards, drafting food court rules, and meeting all permitting requirements.
- (D) The mobile food court site plan for installation, construction, utility connections, signs and operation must be approved by the City.
- (E) Upon final approval of a mobile food court by the City Council, all future mobile food vendors must locate with the approved mobile food court unless or until all sites within the mobile food court are full.
- (F) The following site requirements must be met in order to issue a permit:
- (1) There must be a minimum of three (3) mobile food vendor sites for a mobile food court permit.
 - (2) Each food truck shall be located on an improved surface.
 - (3) Electrical service must be provided for each individual mobile food unit by a permitted electrical contractor.
 - (4) One main water connection must be provided for on-site use. One water connection must be provided for every three (3) mobile food vending units.
 - (5) Accessible restroom facilities: a minimum of one male and one female restroom must be provided within the mobile food court. Portable sanitary facilities will not be allowed.
 - (6) Garbage receptacle: at minimum, one two-yard commercial garbage receptacle shall be provided and must be located on site, accessible to all vendor activities, and a minimum of 50 feet away from all mobile food vending units and seating area(s).
 - (7) One sign identifying the food truck park is permitted, and must be in accordance with the City's signage ordinance.
 - (8) Seating must be provided for patrons with the proposed site. Seating layout must be included in site plan.
 - (9) All other requirements for a mobile food vendor shall be applicable to mobile food courts.

APPENDIX B. COMMERCIAL, MANUFACTURING AND INDUSTRIAL USE CHART

USE	CBD	LC	TC	TC/LMI	MI	PD	RES	NOT ALLOWED IN CITY
Accountant or Bookkeeping Office	X	X						
Adult Entertainment Enterprise								X
Aircraft & Aircraft Related Businesses				X	X			
Amusement Arcade		X	X	X				
Amusement complex		X	X	X				
Amusement park (outside)			X	X				
Animal shelter			X	X				
Antique Shop	X	X	X	X				
Apartment or multi-family building						X	X	
Apparel Manufacturing					X			
Apparel or clothing store	X	X	X	X				
Appliance manufacturing					X			
Appliance repair shop			X	X	X			
Appliance Rental & Repair		X	X	X				
Appliance store (retail sales)	X							
Architects or Engineers Office	X	X	X	X				
Art supply store	X	X	X	X				
Artificial limb manufacturing					X			
Asphalt batching plant / Concrete batching plant					X			
Assembly Plant					X			
Assisted Living Facility		X				X	X	
Athletic field or stadium	X	X	X	X	X	X		
Athletic or fitness club		X	X	X		X		
Auction			X	X				
Audio store (retail)	X	X						
Auditorium or amphitheater			X	X		X	X	
Auto Glass Sales & Repair		X	X	X				
Auto inspection station		X	X	X				
Auto parts storage		X	X	X				
Auto repair garage (minor)		X	X	X				
Auto repair garage (major)				X	X			
Auto sales lot		X	X	X				
Automobile Leasing & Renting		X	X	X				
Automobile Sales (New and Used)		X	X	X				
Automobile Storage								X
Automotive Paint & Body Repair		X	X	X				
Automotive Parts & Supplies (New and Used)		X	X	X				
Bakery	X	X	X	X		X		
Bank, Savings & Loan, Credit Union	X	X	X	X		X		
Barber Shop or Beauty Salon	X	X	X	X		X		
Basketball court (private or public)						X	X	
Batch Plant (Concrete & Asphalt)					X			
Batch Plant (Temporary)					X			
Bed & Breakfast	X	X	X	X		X	X	
Bicycle sales, repair and rental	X	X	X	X				

APPENDIX B. COMMERCIAL, MANUFACTURING AND INDUSTRIAL USE CHART

[illegible]

(Corrected to match "Secondhand Store")

APPENDIX B. COMMERCIAL: MANUFACTURING AND INDUSTRIAL USE CHART

(Previously approved but not in alpha order, moved to alpha order)

(Previously approved but not in alpha order, moved to alpha order)

APPENDIX B. COMMERCIAL, MANUFACTURING AND INDUSTRIAL USE CHART

[illegible]

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Sexually Oriented Business, Other												X
Shoe Sales & Repair	X	X	X	X	X						X	
Sign shop		X	X	X	X						X	
Single-family dwelling	X										X	
Skating rink		X	X	X	X						X	
Slaughtering & Meat Packing Plant										X		
Small Animal Clinic		X	X	X	X							
Small Engine Repair										X		
Snow cone stand	X	X	X	X	X					X		
Soccer fields (public)											X	
Sporting Goods (inc. firearm sales)		X	X	X	X					X	X	
Stable, private or public												X
Stone, Sand, Gravel or Mineral Extraction												X
Storage Facility (indoor) [outdoor] (vehicles, equipment, recreational vehicles, etc)								X	X			
Swimming pool (private) (public)			X									
Tailor or seamstress shop	X	X	X	X	X						X	
Tanning salon	X	X	X	X	X							
Tattoo shop				X	X							
Taxidermist		X	X	X	X							
Temporary or Seasonal Sales (outside) (inside)		X	X	X	X							
Tennis & Swim Club											X	
Tennis Court (private) (public)		X	X	X	X						X	
Textile manufacturing										X		
Theater (indoor)	X	X	X	X	X						X	
Theater (outdoor)				X	X						X	
Three-family dwelling												
Tire sales, repair & installation		X	X	X	X							
Title & abstract office	X	X	X	X	X							
Tool & Machinery Rental Shop			X	X	X					X		
Townhouse											X	
Trailer Rental & Sales		X	X	X	X							
Travel agency	X	X	X	X	X							
Trophy Sales & Engraving	X	X	X	X	X							
Truck Rental or Leasing			X	X	X							
Truck repair			X	X	X							
Truck sales (new or used)			X	X	X							
Truck Stop with Gas Pumps			X	X	X							
Truck wash			X	X	X					X		
Two-family dwelling											X	
Upholstery Shop		X	X	X	X							
Utility Company Service Yard										X		
Vacuum Cleaner Sales & Service		X	X	X	X							
Vehicle conversion facility		X	X	X	X							
Vehicle storage										X		
Vehicular racing facility								X	X	X		

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Veterinarian Office w/o outside pens		X	X	X				
Veterinarian Office w/outside pens								X
Vaping / e-cigarettes retail			X	X				
Video store	X	X	X	X			X	
Vinylard								X
Vocational Schools		X	X	X			X	
Wallpaper, Flooring & Carpet Supply		X	X	X				
Warehouse (distribution) (storage) (vehicles, equipment, recreational vehicles, etc)			X	X	X			
Welding Shop or Company		X	X	X				
Welding Manufacturing (light)			X	X	X			
Wholesale Distribution Center					X			
Winery, with vineyard								X
Wrecker Service Call Station (no on-site vehicle storage)			X	X	X			
Wrecking Yard, Auto Salvage, Junk Yard or Outside Reclamation								X