

# **FLINT HILLS**

**A PLANNED UNIT DEVELOPMENT  
NORMAN, OKLAHOMA**

**APPLICANT:  
LANDMARK LAND COMPANY  
KENT CONNALLY**

**APPLICATION FOR:  
PLANNED UNIT DEVELOPMENT  
PRELIMINARY PLAT  
2025 AMENDMENT**

Submitted August 3, 2020

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**PREPARED BY:**

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## **I. INTRODUCTION**

Landmark Land Company (the “**Applicant**”) seeks to rezone a tract of property, containing approximately 139.43 acres, located in Ward 8 of the City of Norman. More particularly, the site is located north of West Tecumseh Road, generally located at the Northwest corner of the intersection of West Tecumseh Road and 12th Ave NW, more particularly described on the attached **Exhibit A** (collectively referred to herein as the “**Property**”).

The Applicant intends to put forth the parameters for which the development of the Property may be phased over time. The Property is currently zoned PUD, Planned Unit Development, with allowable uses of residential, multifamily, office, commercial, and industrial uses. This PUD shall amend, replace, and supersede all prior PUDs governing the use and development of the Property.

This development is expected to benefit the residents of Norman by providing various additional residential opportunities and local services in close proximity to I-35 that are thoughtfully designed around extensive green spaces. The Property is adjacent to an existing Principal Urban Arterial on the south side and a Minor Urban Arterial on the east side.

## **II. PROPERTY DESCRIPTION/GENERAL SITE CONDITIONS**

### **A. Location**

The Property lies on the North side of West Tecumseh Road, generally located at the Northwest corner of the intersection of West Tecumseh Road and 12th Ave NW.

### **B. Existing Land Use and Zoning**

The Property is currently zoned PUD, Planned Unit Development, and it currently contains multiple NORMAN 2025 designations, such as Office, Industrial, Commercial, as well as Low and Medium Density Residential.

The abutting properties to the North and East are zoned A-2, Rural Agricultural, with the exception of a single tract to the East, which is zoned RE, Residential Estates. The properties to the West are zoned RE, Residential Estates, and I-2, Heavy Industrial. The properties to the South are zoned I-1, Light Industrial, PUD, Planned Unit Development, and O-1, Office Institutional with Special Use for High Impact Institutional Uses.

Generally, the surrounding NORMAN 2025 designations are Industrial, Office, and Institutional to the South, Industrial to the West, Floodplain to the North and Northeast, and Low Density Residential to the East.

### **C. Elevation and Topography**

The Property consists of unimproved land and generally slopes from the South to the North.

### **D. Drainage**

A drainage report has been provided by the Applicant to City Staff as part of the Preliminary Plat application. The Northeast corner of the Property is within the floodplain and floodway designations.

### **E. Utility Services**

The necessary utility services for this project are already located in close proximity to the Property. The Applicant shall extend such utility services to the Property, as necessary.

### **F. Fire Protection Services**

Fire Protection services will be provided by the City of Norman Fire Department and by the Applicant as such are required by applicable City codes.

### **G. Traffic Circulation and Access**

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan.

## **III. DEVELOPMENT PLAN AND DESIGN CONCEPT**

The Property is planned to accommodate a mixed-use development featuring residential, multifamily, office, commercial, and light industrial uses. The Property shall be developed in general compliance with the Preliminary Site Development Plan, attached hereto. The Exhibits attached hereto, and as submitted on behalf on the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

### **A. Uses Permitted:**

The Property shall contain the following allowable uses in the general locations as each use is depicted on the Preliminary Site Development Plan:

Low Density/Single Family Residential Uses  
Townhome/Medium Density Multifamily Uses  
Light Industrial/Office Uses  
Commercial Uses

A complete list of the allowable uses for each category is attached as **Exhibit D**.

**B. Area Regulations:**

- The lots within the **Low Density/Single Family Residential** portion of the Property, as approximately shown on the Preliminary Plat, shall comply with the following regulations:

**Front Yard:** The minimum depth of the front yard setback shall be fourteen (14') feet provided that all garages shall have a minimum twenty (20') foot front yard setback. The lot width at the front setback line does not have to be fifty (50') feet.

**Side Yard:** The minimum depth of the side yard setback shall be five (5') feet provided that roof overhangs shall be allowed to encroach upon the side yard setback.

**Rear Yard:** The minimum depth of the rear yard setback shall be ten (10') feet.

**Density and Lot Size:** The maximum lot coverage for all structures, as well as impervious area, shall be no more than sixty-five percent (65%) of the total lot area. The minimum lot size shall be five thousand (5,000) square feet. It is currently anticipated that 324 single family dwelling units will be developed within the Low Density/Single Family Residential portion of the Property, as approximately shown on the Preliminary Site Development Plan.

**Height:** The maximum building height shall be two stories, provided that a three-story building may be constructed if the side yards are increased an additional five (5') feet.

- The lots within the **Townhome/Medium Density Multifamily** portion of the Property, as approximately shown on the Preliminary Plat, shall comply with the with the following regulations:

**Front Yard:** The minimum depth of the front yard setback shall be twenty (20') feet.

**Side Yard:** The minimum depth of the side yard setback shall be five (5') feet.

**Rear Yard:** The minimum depth of the rear yard setback shall be ten (10') feet, provided that paving, parking and/or covered parking, and dumpster enclosures shall be allowed within the rear yard setback.

**Density and Lot Size:** Main buildings shall not cover more than fifty-five percent (55%) of the lot area; accessory buildings shall not cover more than twenty percent (20%) of the rear yard. Impervious area shall be no more than seventy percent (70%) of the total lot area.

The number of allowable dwelling units within the **Townhome/Medium Density Multifamily** portion of the Property, as approximately shown on the Preliminary Site Development Plan, shall be determined by using the following area ratios:

- Floor Area Ratio:* The ratio of floor area to the land area of the site shall not exceed four-tenths (0.4).
- Open Space Ratio:* The ratio of open space to floor area shall be at least one and eight-tenths (1.8).
- Livability Space Ratio:* The ratio of livability space to floor area shall be at least ninety-five hundredths (0.95).

**Height:** The maximum building height shall be three stories.

- The lots within the **Light Industrial/Office** portion of the Property, as approximately shown on the Preliminary Plat, shall comply with the with the following regulations:

**Front Yard:** a twenty-five (25') foot front building setback line shall be established. Across the entire front of all new lots (and the street side of any corner lot) a minimum ten (10') foot landscape strip shall be installed, which may not be encroached upon by parking or outdoor storage. One eight (8') foot tall shade (canopy) tree per each twenty (20') feet of lot frontage and one (1) three (3)-gallon shrub per five (5') feet of building frontage shall be installed within this landscape strip. Clustering of these required plantings may be allowed, if approved by an appropriate City Staff member. Such planting should be covered by the three (3) year maintenance bond required when new landscaping is installed with the parking lot on the same tract. All species are to be approved by an appropriate City Staff member. Signs may be installed in any required landscape area.

**Side Yard:** For uses other than dwelling, no side yard shall be required except on the side of a lot adjoining a residential zoning district in which case there shall be a side yard of not less than five (5') feet. Street side corner setback shall be fifteen (15') feet.

**Rear Yard:** Whenever the rear yard adjoins a residential zoning district, the minimum building setback for principal and accessory buildings shall be fifteen (15') feet.

**Height:** Where a lot adjoins a dwelling district, the building shall not exceed three (3) stories or forty-five (45') feet in height, unless it is set back one (1') foot from all yard lines for each foot of additional height above forty-five (45') feet.

- The lots within the **Commercial** portion of the Property, as approximately shown on the Preliminary Plat, shall comply with the with the following regulations:

**Front Yard:** All buildings shall be set back from any abutting street right-of-way at least ten (10') feet. Across the entire front of all **Commercial** lots (and the street

side of any corner lot) a minimum ten (10') foot landscape strip shall be installed, which may not be encroached upon by parking. One eight (8') foot tall shade (canopy) tree per each twenty (20') feet of lot frontage and one (1) three (3) gallon shrub per five (5') feet of building frontage shall be installed within this landscape strip. Clustering of these required plantings shall be allowed. Such planting should be covered by the three (3) year maintenance bond required when new landscaping is installed with the parking lot on the same tract. All species are to be approved by an appropriate City Staff member.

**Side Yard:** For uses other than dwelling, no side yard shall be required except on the side of a lot adjoining a residential zoning district in which case there shall be a side yard of not less than five (5') feet.

**Rear Yard:** There shall be a ten (10') foot landscape strip along the north boundary of the Commercial lot. The rear yard building setback shall be no less than twenty-five (25') feet from the north property line of the Commercial lot.

**Height:** There shall be no height limit for any building or structure in this District.

#### **C. Parking:**

Parking will meet or exceed the requirements of Section 431.5 of the City of Norman's Zoning Ordinance for Off-Street Parking.

#### **D. Dumpster and Trash Enclosures**

Trash may be handled through on-site dumpsters within the **Townhome/Medium Density Multifamily, Light Industrial/Office, and Commercial** portions of the Property, as approximately shown on the Preliminary Plat. A trash compactor(s) and its enclosure(s) may also be located on site to facilitate trash removal. Any dumpster or trash facilities shall be screened within enclosures that are built of materials to be compatible with the building exteriors of the main building. Roll off dumpsters shall be allowed for temporary construction purposes in the **Low Density/Single Family Residential** portion of the Property.

#### **E. Miscellaneous Development Criteria**

##### **1. Site Plan**

The Preliminary Site Development Plan for the Property is concurrently submitted with this PUD and shall be incorporated herein as an integral part of the PUD and the development of the property shall be generally constructed as presented thereon, subject to final design development and the changes allowed by Section 22.420(7) of the City of Norman's PUD Ordinance.

**2. Open Space/Common Area**

Open space and green space areas are located throughout the Property, as shown on the Green Space Exhibit, attached hereto as **Exhibit E**. The Property anticipates approximately 48.18 acres of Green Space, accounting for approximately 34.6% of open space throughout the development. Common Areas within the Property may contain amenities, such as but not limited to walking trail, benches, piers, decks, community clubhouse, and swimming pools. If applicable, the Applicant shall obtain floodplain permits for any improvements/structures located within the floodplain. The Property will provide a connection to Norman's Legacy Trail, in a location to be determined by the Applicant. The Applicant expects to utilize the Legacy Trail connection in a manner that will be compatible with the Property's planned walking trails, ponds, and other amenities.

**3. Signage**

The signage for each individual lot in the Property shall comply with Norman's applicable signage restrictions, contained in Chapter 18 of the City of Norman's Sign Code, for low density residential, medium density residential, industrial, office, or commercial properties, depending on the actual use of the site.

**4. Traffic access/circulation/parking and sidewalks**

Access to the Property shall be permitted in the manner depicted on the attached Preliminary Site Development Plan. The Property shall comply with the applicable City of Norman standards to allow for emergency access and fire access as necessary, as such standards may be amended from time to time. Sidewalks will be required adjacent to all public and private streets within the Property. Vehicular maneuvering shall be permitted within the streets and/or rights-of-way, as some common area amenities may feature parallel or similar parking spaces. The east portion of the Low Density/Single Family Residential Use allowable area, preliminarily designated as Blocks 1-5 on the Preliminary Plat, is initially planned to be a gated residential community with private interior streets, as shown on the Preliminary Site Development Plan. No negative traffic impacts are anticipated. The intersection of Tecumseh Road with Founder's Park Boulevard will be monitored by City Staff as the project progresses for future traffic signal warranting purposes.

**5. Lighting**

All exterior lighting in the **Commercial** and **Light Industrial/Office** portions of the Property shall be installed in conformance with the City of



Norman's Commercial Outdoor Lighting Standards, contained in Section 431.6 of the City of Norman's Zoning Ordinance.

**6. Landscaping**

Landscaping shall be provided in conformity to Section 431.8 of the City of Norman's Zoning Ordinance.

**7. Phasing**

It is anticipated that the Property will be developed in multiple phases. The initial development phase of the Property is preliminarily expected to begin approximately eighteen (18) months from approval of this PUD. The Applicant desires to begin subsequent development phases approximately once every three (3) years after completion of the initial phase. Notwithstanding the foregoing, the actual timing and number of future phases will be determined by various factors outside of the Applicant's control, including but not limited to market demand and absorption rates.

**8. Building Design and Materials**

All non-residential buildings within the Property are to be compatible in design, and in color, with each other. Buildings along Tecumseh must have pitched roofs or other designs compatible with the residential uses within the Property. Buildings with metal exterior walls are prohibited, except that ancillary storage buildings or similar accessory buildings. For clarity, all buildings located within the **Townhome/Medium Density Multifamily** or **Low Density/Single Family Residential** portions of the Property shall be considered residential buildings. Masonry shall be required on all non-residential buildings within the Property in accordance with the provisions of Section 431.4, Exterior Appearance, of the City of Norman's Zoning Ordinance.

**EXHIBIT A**

Legal Description of the Property  
*Full Size Documents Submitted to City Staff*

LEGAL DESCRIPTION  
FLINT HILLS ADDITION - IDEAL  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

A tract of land in the Southeast Quarter (SE/4) of Section Twelve (12), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of said SE/4; THENCE North 89°48'52" West along the South line of said SE/4 a distance of 100.52 feet; THENCE North 00°11'08" East a distance of 65.00 feet to a point on the North right-of-way line of Tecumseh Road; THENCE along said right-of-way line the following two (2) calls;

- 1) THENCE North 89°48'52" West a distance of 428.03 feet;
- 2) THENCE South 85°53'47" West a distance of 104.83 feet;

THENCE North 00°16'38" West a distance of 597.55 feet; THENCE North 89°48'53" West a distance of 305.02 feet; THENCE North 00°30'10" West a distance of 169.42 feet; THENCE North 72°15'56" West a distance of 476.77 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 450.00 feet (said curve subtended by a chord which bears South 01°09'02" East, a distance of 108.91 feet) and an arc length of 109.17 feet to a point of reverse curvature; THENCE around a curve to the right having a radius of 450.00 feet (said curve subtended by a chord which bears South 09°40'12" West, a distance of 274.69 feet) and an arc length of 279.14 feet; THENCE South 27°26'26" West a distance of 43.69 feet to a point of curvature; THENCE around a curve to the left having a radius of 350.00 feet (said curve subtended by a chord which bears South 13°35'52" West, a distance of 167.48 feet) and an arc length of 169.12 feet; THENCE South 00°14'42" East a distance of 291.29 feet; THENCE South 44°58'13" West a distance of 35.22 feet to a point on the North right-of-way line of Tecumseh Road; THENCE along said right-of-way line the following five (5) calls:

- 1) North 89°48'52" West a distance of 104.80 feet;
- 2) South 81°39'18" West a distance of 101.12 feet;
- 3) North 89°48'52" West a distance of 325.00 feet;
- 4) North 78°30'16" West a distance of 178.47 feet;
- 5) North 89°48'52" West a distance of 410.38 feet to the Southwest corner of said SE/4;

THENCE North 00°14'42" West along the West line of said SE/4 a distance of 2524.63 feet to the Northwest corner of said SE/4; THENCE South 89°51'31" East along the North line of said SE/4 a distance of 2626.47 feet to the Northeast corner of said SE/4; THENCE South 00°30'10" East along the East line of said SE/4 a distance of 2236.77 feet; THENCE South 89°29'50" West a distance of 55.00 feet; THENCE South 05°12'28" West a distance of 100.50 feet; THENCE South 00°30'10" East a distance of 180.00 feet; THENCE South 45°16'44" West a distance of 48.46 feet to the POINT OF BEGINNING. Said tract contains 139.43 acres, more or less.

**EXHIBIT B**

Preliminary Site Development Plan  
*Full Size Documents Submitted to City Staff*

[Attached hereto]

**EXHIBIT C**

Preliminary Plat

*Full Size Documents Submitted to City Staff*

[Attached hereto]

**EXHIBIT D**  
**Allowable Uses**

**Low Density/Single Family Residential Allowable Uses:**

- General Single Family Residential Uses;
- Detached single family dwellings;
- Family day care home;
- General purpose farm or garden;
- Home occupations;
- Municipal recreation or water supply;
- Accessory buildings;
- Model homes and/or Sales Office, subject to the applicable one-hundred-dollar annual permit for no more than four (4) years; and
- Temporary Parking Lot.

**Townhome/Medium Density Multifamily Allowable Uses:**

- Medium Density Multifamily Uses;
- Attached single family dwellings or detached zero lot line single family dwellings, provided that such uses comply with the area regulations enumerated above for this allowable use category;
- Two-family dwelling (duplex), or a single family dwelling with a garage apartment;
- Apartment buildings;
- Townhouse Development; and
- Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot.

**Light Industrial/Office Allowable Uses:**

- Industrial Uses;
- Automobile sales and service, but not including automobile or machinery wrecking establishments or junk yards;
- Boat sales and service;
- Building materials sales yard, including the sale of rock, sand, gravel, and cement and the like as an incidental part of the main business. This shall not be construed as permitting a cement batch plant or transit mix plant;
- Contractor's equipment storage yard or yard for rental equipment of a type commonly used by contractors;
- Crematorium, subject to all the following conditions and requirements:
  - Crematoriums shall meet the setback requirements of the underlying zoning district, except that they will be located a minimum of 400 feet from any RE, R-1, R-2, and R-3 zoning districts and 100 feet from all other zoning districts measured from the closest point of the building to the nearest residential district.
  - Facilities shall meet all applicable state and federal requirements for incineration equipment and shall be licensed at all times.
  - All storage shall be inside.

- Incinerator stacks shall not be located on the front side of the roof of any structure facing the street.
  - Crematoriums shall have direct vehicle access to an arterial street.
- Funeral parlor, mortuary, and crematorium so long as the crematorium is attached to the funeral parlor or mortuary and complies with the following conditions and requirements:
  - Any building which incorporates a crematorium use shall meet the setback requirements of the underlying zoning district.
  - Facilities shall meet all applicable state and federal requirements for incineration equipment and shall be licensed at all times.
  - All storage shall be inside.
  - Incinerator stacks shall not be located on the front side of the roof of any structure facing the street.
- Farm machinery or contractor's machinery storage yard;
- Mobile home and camper sales;
- Public utility service company yard or electric receiving or transforming station;
- Self-Storage and/or Mini-Storage
- Truck and farm implement sales and service;
- Truck terminal;
- Veterinary hospital;
- Warehousing;
- Trade schools and schools for vocational training;
- Impoundment yard, subject to the following conditions:
  - the operator of the storage facility must obtain both a City License to operate an impoundment yard and a State Wrecker License;
  - all areas used for the storage of impounded vehicles shall be completely screened by an eight foot tall opaque fence, and maintained in good condition;
  - all public parking areas shall be paved in accordance with city standards. However, areas used for storage of disabled vehicles shall, at a minimum, be surfaced with at least six inches of crushed rock, preferably limestone with appropriate gradations, installed on a sub-base which has been cleared and grubbed, properly graded and compacted, and consists of a suitable soil (one with a low to moderate Plasticity Index);
  - no disabled automobiles, parts, or salvage material of any kind shall be stored outside or above the fence.
- General Office Uses;
- Art Gallery;
- Assembly Halls;
- Laboratories for research and testing, including Medical Marijuana Testing Laboratories, as allowed by state law, where all work is housed in buildings;
- Libraries;
- Museums;
- Music Conservatories;
- Office buildings or offices for professional services, including but not limited to accountant, architect, attorney, business or management consultant, court reporter, dentist or dental surgeon, engineer, geologist or geophysicists, linguist, landscape architect,

optometrist, optician, osteopathic physician, planning consultant, psychologist, physician or surgeon, or registered nurse; provided, however, that no retail sales nor stock of goods shall be permitted other than the incidental sale of merchandise within the above professional offices or a pharmacy which may be located only in a building providing space for medical offices. Funeral homes and mortuaries shall not be considered professional services permitted in this district;

- Public and private schools and college with students in residence and dormitories associated therewith;
- Trade schools and schools for vocational training;
- Churches, temples or other places of worship;
- Fraternal Service Organization not conducted for profit.
- Recreation uses associated with any of the uses listed above and maintained primarily for the benefit and use of the occupants thereof.
- Shops and stores associated with and incidental to the uses listed under (a) above maintained for serving only the occupants thereof.
- Buildings and structures and uses customarily incidental to the above uses.
- Additionally, the following uses when conducted within a completely enclosed building:
  - Manufacture of beer, wine and spirits and associated sales of those products manufactured on-site, subject to the following conditions and requirements and compliant with the State of Oklahoma Alcoholic Beverage Laws and Enforcement Commission (ABLE):
    - Compliance with all applicable State of Oklahoma ABLE laws regarding manufacturing and packaging of beer, wine and spirits;
    - Compliance with all applicable State of Oklahoma ABLE laws regarding on-site serving of alcoholic beverages (beer, wine and spirits) and pre-packaged sales, as well as retailing of associated merchandise;
    - Licensure with the State of Oklahoma ABLE and City of Norman.
  - The manufacture, compounding, processing or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, and food products.
  - The manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: Bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood, yarn, and paint not employing a boiling process.
  - The manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by electricity or gas.
  - The manufacture and maintenance of electric and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves, and the like.
  - Manufacture of musical instruments, toys, novelties, and rubber and metal stamps.
  - Machine shop excluding punch presses over twenty (20) tons rated capacity, drop hammers, and automatic screw machines.
  - Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders and the like.

- Laboratories: Experimental, photo or motion picture, film or testing. For the purposes of this section, “Laboratories” includes Medical Marijuana Testing Laboratories, as allowed by state law, that fully comply with this provision.
- Poultry or rabbit killing incidental to a retail business on the same premises.
- Foundry casting light weight non-ferrous metals.
- Tire retreading and recapping when incidental to a retail tire business.
- Pipe storage yard.
- Machinery or equipment storage yard.
- Medical Marijuana Commercial Grower, as allowed by state law.
- Medical Marijuana Education Facility, as allowed by state law.
- Medical Marijuana Processor (any Tier, except that Tier I and Tier II will not be allowed to have on-site sales), as allowed by state law.
- Medical Marijuana Storage Facility.

**Commercial Allowable Uses:**

- General Commercial Uses;
- Amusement enterprises.
- New automobile sales and services, new machinery sales and services, and public garage, provided no gas or gasoline is stored above ground; used automobile sales, automobile and machinery repairing if conducted wholly within a completely enclosed building, but not including automobile or machinery wrecking establishments or junk yards;
- Automobile, farm implement and machinery repair, sales and service, but not automobile wrecking yards or junk yards;
- Automobile service station;
- Antique Shop;
- Appliance Store;
- Artist materials supply, or studio;
- Automobile parking lots;
- Automobile supply store;
- Baby shop;
- Bank;
- Bakery goods
- Bakery;
- Bath;
- Bus terminal;
- Barber shop, or beauty parlor;
- Book or stationery store;
- Carpenter and cabinet shop;
- Cleaning and dyeing works;
- Camera shop;
- Candy store;
- Catering establishment;
- Child care establishment;
- Clothing or apparel store;
- Dairy products or ice cream store;



- Delicatessen store;
- Dress shop;
- Drug store or fountain;
- Dry Cleaning and Laundry Plant, with no more than three (3) dry cleaning machines, and/or Laundry Pick-up Station;
- Dry goods store;
- Drive-in movie theater;
- Electric sales and service;
- Electric transmission station;
- Feed and fuel store;
- Frozen food locker;
- Fabric or notion store;
- Florist;
- Furniture Store;
- Gift Shop;
- Grocery or supermarket;
- Glass shop;
- Golf course, miniature or practice range;
- Hardware store;
- Hotel or motel;
- Heating, ventilating or plumbing supplies, sales and service;
- Ice plant or storage house for ice and food housing not more than ten (10) tons capacity;
- Interior decorating store;
- Jewelry/Fine Goods;
- Key Shop;
- Leather Store/ Leather Goods;
- Laundry;
- Lodge hall;
- Lumber and building materials sales yard;
- Medical Marijuana Dispensary, as allowed by state law;
- Music, radio or television shop;
- Messenger/Phone/Electronic Store;
- Office Business;
- Outdoor or indoor courts for handball, racquet ball, tennis, or sports activity of a similar nature (lighted outdoor courts shall not to be operated later in the evening than 10:00 p.m. and lighting must be arranged to direct light away from any adjoining property in a residential district);
- Outdoor advertising signs;
- Pawn shop;
- Printing plant;
- Painting and decorating shop;
- Pet shop;
- Pharmacy;
- Photographer's studio;

- Radio and television sales and service;
- Restaurants; A restaurant may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered;
- Retail spirits store/Liquor Store;
- Retail Stores;
- Self service laundry;
- Sewing machine sales;
- Sporting goods sales;
- Shoe store or repair shop;
- Sign painting shop;
- Small animal hospital;
- Storage warehouse;
- Tailor Shop/Services;
- Theaters, Bowling Alley, Arcade, and Similar Entertainment Establishments, including those that sell alcoholic beverages in compliance with state law;
- Tier I Medical Marijuana Processor, as allowed by state law;
- Tier II Medical Marijuana Processor, as allowed by state law;
- Toy Store;
- Trailer camp;
- Used auto sales; and
- Wholesale distributing center.

**EXHIBIT E**

**Green Space Exhibit**

*Full Size Documents Submitted to City Staff*

[Attached hereto]