AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FORT WORTH, BEING ORDINANCE NO. 21653, AS AMENDED, CODIFIED AS APPENDIX "A" OF THE CODE OF THE CITY OF FORT WORTH (2015), BY AMENDING ARTICLE 13 "FORM BASED DISTRICTS", OF CHAPTER 4, "DISTRICT REGULATIONS" TO ADD A NEW SECTION, SECTION 4.1308 BERRY/UNIVERSITY ("BU") DISTRICT" AND TO ADD SEPARATE ZONES WITHIN THE DISTRICT; PROVIDING FOR STANDARDS FOR NEW CONSTRUCTION AND CERTAIN RENOVATIONS; REQUIRING A CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION AND CERTAIN RENOVATIONS; PROVIDING FOR ADMINISTRATIVE APPROVAL OF CERTIFICATE OF APPROPRIATENESS UNDER CERTAIN CIRCUMSTANCES; PROVIDING AN APPEAL PROCESS; AND TO AMEND SECTION 4.1200 FORM BASED DISTRICTS CODE USE TABLE TO ADD THE USES ALLOWED WITHIN THE BERRY/UNIVERSITY DISTRICT AND PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Berry/University Form-Based Code ("Code") was developed to serve as development guidelines for the University/Berry Urban Village, a mixed-use growth area that is defined by the City of Fort Worth and executed through the Berry Street Initiative; and

WHEREAS, the Code provides the means to guide implementation of the citizen-endorsed development plan, created for property within the Berry/University Neighborhood as defined by the Berry/University Zoning Map; and

WHEREAS, this Code helps to foster predictable results and a high-quality public realm by prescribing the physical form of buildings and other elements and addressing the relationship between building facades and the public realm, the form and mass of buildings in relation to one another and the scale and types of streets and blocks; and

WHEREAS, this Code will support economic development, a sustainable tax base, and job creation by establishing predictable standards and guidelines for future development; and

WHEREAS, it is advisable to amend the Zoning Ordinance to create the Berry/University Form-Based District and adopt the Berry/University Form-Based Code to further promote desirable development that is consistent with the urban design and economic development goals for the City of Fort Worth;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS AS FOLLOWS:

SECTION 1.

Article 13, "Form Based Districts" of Chapter 4 "District Regulations" is amended to add a new section, Section 4.1308, "Berry/University ("BU") District to provide a specified form-based development zone and to provide development standards and administrative procedures to read as follows:

4.1308. Berry University ("BU") District

A. Purpose and Intent

It is the purpose of the Berry/University Form Based District to provide a more functional and attractive community through the use of recognized principles of urban design and allow property owners flexibility in land use. The design standards and guidelines and administrative procedures for new construction and certain renovations in the area prescribe a higher level of detail in building design and form.

B. Uses

In the Berry/University ("BU") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued except in accordance with the use tables and supplemental standards contained in the document "Berry/University Form Based Code," an adopted supplement to the City's Zoning Ordinance.

C. Property Development Standards

The minimum dimension of lots and yards and the height of buildings in the Berry/University ("BU") District are as described by subdistricts contained and as as shown in the document "Berry/University Form Based Code."

The Development Standards may only be applied to that area known as the Berry/University District of Fort Worth, boundary as described in Exhibits B.35 and "B.35", attached hereto, added to Appendix B of the Zoning Ordinance and incorporated by reference.

D. Other Development Standards

Development in the Berry/University ("BU") District is subject to the development regulations contained in the "Berry/University Form Based Code" document, attached as Exhibit "A". The Berry/University Form Based Code is

hereby approved by the City Council and included in the Zoning Ordinance by reference. All future amendments to the Berry/University Form Based Code must be considered by the Urban Design Commission, the Zoning Commission and approved by the City Council in accordance with the procedure set out in Article 5, Chapter 3.

E. Development Review Process

1. *Certificate of appropriateness required.*

Within the Berry/University District, issuance of a certificate of appropriateness reflecting compliance the Berry/University Form Based Code is required as a condition for the following:

a. Acceptance by the Planning and Development Department of an application for a building permit for construction of a new structure;
b. Acceptance by the Planning and Development Department of an application for a building permit for expansion of an existing structure;
c. Acceptance by the Planning and Development Department of an application for a building permit for renovation, remodeling or other alteration of an existing structure; and
d. Construction of a surface parking lot.
e. Acceptance by the Planning and Development Department of an application for a sign permit.

2. *Application for certificate of appropriateness.*

The following materials shall be submitted to the Planning and Development Department in connection with an application for a certificate of appropriateness. The materials must be submitted at least twenty-one (21) days before the meeting of the design review board at which the application for a certificate of appropriateness will be considered.

a. Copies of site plan including:
   i. Footprints of all existing structures.
   ii. Proposed footprint of all new structures.
   iii. Existing structures adjacent to the property.
   iv. Building setbacks.
   v. Location of parking areas, parking lot islands, driveways, sidewalks, walkways, loading areas, walls or fences, utilities, lighting, signage, at-grade mechanical units, dumpsters, and all other site improvements.
b. Copies of landscape plan including location and dimension of areas to be landscaped (including private property, adjoining right-of-way and parking lot islands), total amount of landscaped area, location, number and planting size of all trees, shrubs, and groundcover, location and coverage of irrigation system, and location and description of street furniture.
c. Copies of schematic floor plans depicting the arrangement of interior spaces, location of windows and doors, mechanical equipment, electrical meter and utility locations. First floor site plans should show the relationship between the first floor and the site.
d. Copies of schematic building elevations for all sides of the building(s) showing design of all elevations, existing grade, proposed grade, finish

floor elevations, roof slopes, mechanical vents and equipment, location and type of outdoor light fixtures, design and location of all wall sign(s) and notations regarding exterior colors and material;

e. Material specification outline with samples, brochures and/or photographs of all exterior building and site materials, finishes and fixtures.

f. For all detached signs, nine site plans drawn to scale indicating sign location and drawings of proposed sign, lettering and graphics, drawn to scale of at least one-quarter-inch to the foot including any support structures. Colors of the proposed sign shall be indicated on the drawing and actual color samples shall also be furnished. Any proposed illumination shall be indicated on the drawing.

3. *Authority to approve certificate of appropriateness*.

a. The Planning and Development Director or designee is hereby charged with the duty and invested with the authority to approve a certificate of appropriateness for new construction and renovations when the project conforms to all standards and guidelines of the Berry/University Form Based Code. The director or designee may refer any case to the UDC for review.

b. The Urban Design Commission is hereby charged with and invested with the authority to enforce the Berry/University Form Based Code for new construction and exterior renovations by hearing and deciding applications for certificates of appropriateness with this section.

F. Appeal.

1. All decisions by the Zoning Administrator may be appealed to the Urban Design Commission. A written notice of the appeal must be filed with the Executive Secretary of the Urban Design Commission within ten (10) days of notice of the decision of the Planning and Development Director or designee. The standard of review before the UDC shall be *de novo.*

2. All decisions by the Urban Design Commission may be appealed to the Board of Adjustment by the applicant. A written notice of appeal must be filed with the City Secretary within ten days after receipt of notification of the Urban Design Commission's decision. The written notice of appeal shall specify:

i. That the decision of the board is unreasonable, either in whole or in part; and

ii. The grounds for the appeal.

b. The Board of Adjustment shall schedule a hearing on such appeal within 30 days after receipt of the notice of appeal, or as soon thereafter as reasonably practicable. The secretary of the Urban Design Commission shall forward to the Board of Adjustment a complete record of the matter, including a transcript of the tape of the hearing before the Urban Design Commission. In consideration of an appeal, the Board of Adjustment shall:

i. Hear and consider testimony and evidence concerning the previous recommendations and actions of the city staff and the Urban Design Commission;

ii. Apply the substantial evidence test to the decision of the Urban Design Commission, considering the record made before the Urban Design Commission;
iii. Have the option to remand any case back to the Urban Design Commission for further proceedings.

c. The Board of Adjustment may uphold, reverse or modify the decision of the Urban Design Commission unless a continuance is agreed to by the owner/appellant.

SECTION 2.

Section 4.1202, of Article 12, "Form Based Code District Use Table" of Chapter 4, "District Regulations" of Ordinance No. 21653, the Zoning Ordinance of the City of Fort Worth, is hereby amended as set out in Exhibit "C" attached and hereby incorporated into the Zoning Ordinance to include the uses allowed by right or by special exception in the Berry/University ("BU") District.

SECTION 3.

This ordinance shall be cumulative of all other ordinances of the Code of the City of Fort Worth, Texas (2015), as amended, affecting zoning and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinance are in direct conflict with the provisions of this ordinance.

SECTION 4.

That all rights or remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of Ordinance Nos. 3011, 13896, and 21653 or any amendments thereto that have accrued at the time of the effective date of this ordinance; and as to such accrued violations, and all pending litigation, both civil or criminal, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 5.

That it is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared void, ineffective or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation herein of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 6.

That any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars ($2000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

That the City Secretary of the City of Fort Worth, Texas is hereby directed to publish this ordinance for two (2) days in the official newspaper of the City of Fort Worth, Texas, as authorized by Section 52.013, Texas Local Government Code.

SECTION 8.

This ordinance shall take effect after adoption and publication as required by law.

APPROVED AS TO FORM AND LEGALITY:
By:_____
Assistant City Attorney
Adopted:_____
Effective:_____

EXHIBIT A

BERRY UNIVERSITY/FORM BASED CODE

Physical copy to be inserted but see

http://fortworthtexas.gov/planninganddevelopment/urbanvillages/university/BerryUniversity-FBC-draft.pdf

EXHIBIT B.34

Zoning Map-District and Subdistricts

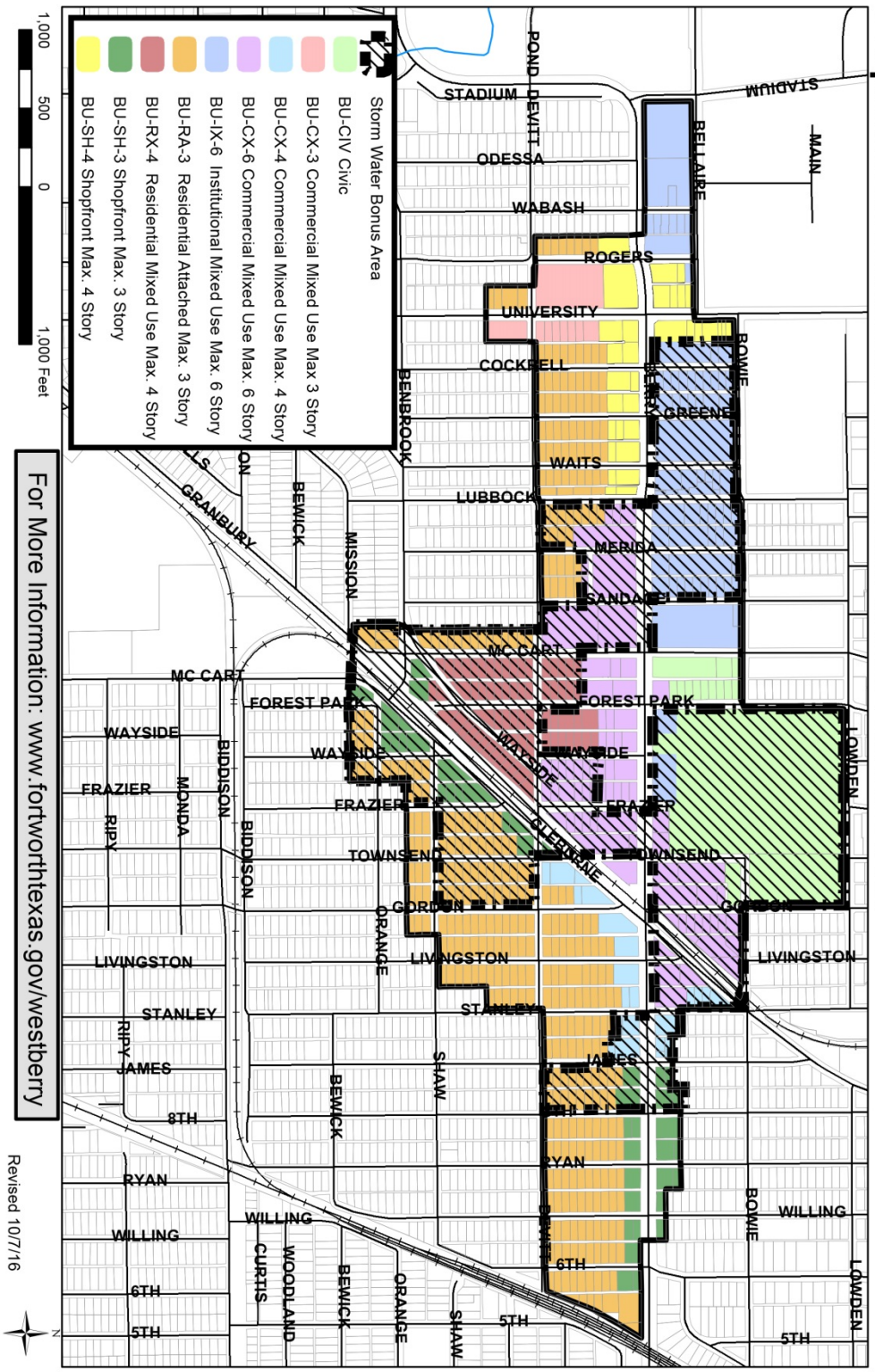

EXHIBIT B.35

Stormwater Bonus Map of Eligible Sites

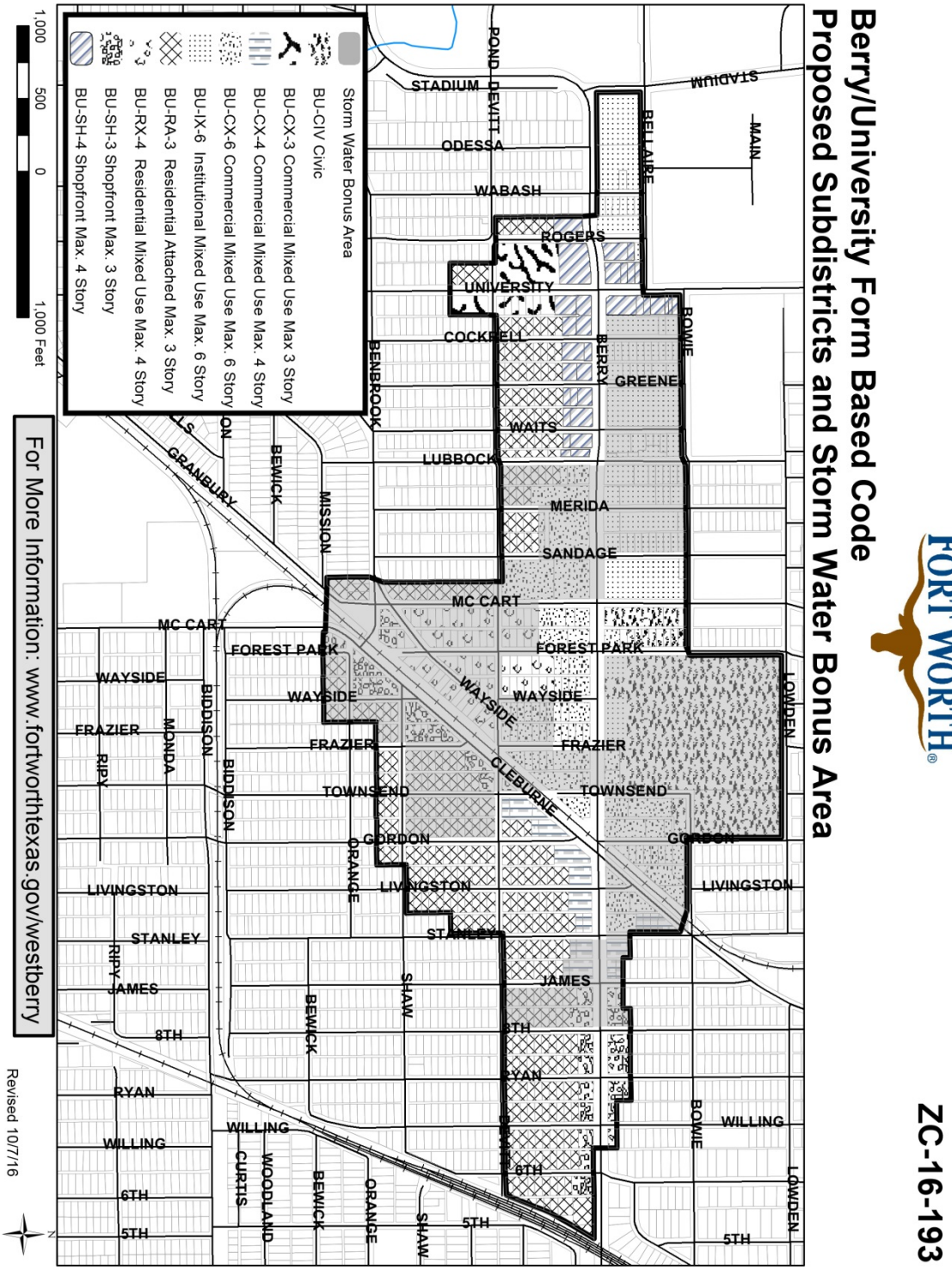

EXHIBIT C

4.1202 Berry/University Form Based Table of Uses

Sec. 3.1.2. Allowed Use Table

	BU-RA-	BU-RX-	BU-CX-	BU-SH-	BU-IX-	BU-CIV	Supplemental Use Standards
Residential Uses							
Household Living							
One-family detached dwelling	P	--	--	--	--	--	
One-family detached dwelling with secondary dwelling unit	P*	--	--	--	--	--	Sec. 3.2.3
Two-family detached	P	--	--	--	--	--	
Duplex/two-family attached dwelling	P	--	--	--	--	--	
One-family attached (townhouse, rowhouse)	P	P	P	--	P	--	
Multifamily dwelling (up to 8 units)	P	P	P	P	P	--	
Multifamily dwelling (9+ units)	--	P	P	P	P	--	
One dwelling unit (when part of a business or civic use)	--	--	P	P	P	P	
Group Living							
Boarding House	--	--	--	--	--	--	
Community Home	P*	P*	P*	P*	P*	--	§ 5.110 (Zoning Code)
Group Home I	P*	P*	P*	P*	--	--	§ 5.115 (Zoning Code)
Group Home II	--	P*	P*	P*	--	--	§ 5.115 (Zoning Code)
Halfway House	--	--	--	--	--	--	
Shelter	--	--	--	--	--	--	
Public and Civic Uses							
Education							
College or University	--	--	--	--	P	--	
Day Care Center (Child or Adult)	SE*	SE*	P	P	P	P	§ 5.111 (Zoning Code)
School, Elementary or Secondary (Public)	P	P	P	--	P	P	
School, Elementary or Secondary (Private)	--	--	P	--	P	P	
Business College or Commercial School	--	--	P	P	P	--	
Government							
Animal Shelter	--	--	--	--	--	--	
Correctional Facility	--	--	--	--	--	--	
Government Maintenance Facility	--	--	--	--	--	--	

P = Permitted, P* = Permitted w/ Special Standards, SE = Special Exception, SE* = Special Exception w/ Special Standards, -- = Not Permitted

	BU-RA-	BU-RX-	BU-CX-	BU-SH-	BU-IX-	BU-CIV	Supplemental Use Standards
Government							
Government Office Facility	--	P	P	P	P	P	
Governmental Vehicle Storage/ Junkyard	--	--	--	--	--	--	
Museum, Library or Fine Art Center	--	--	P	P	P	P	
Probation or Parole Office	--	--	P*	P*	--	--	§ 5.127 (Zoning Code)
Health Care Facilities							
Ambulance Dispatch Station	--	--	P	--	P	P	
Assisted Living Facility	--	--	P	--	--	--	
Blood Bank	--	--	P	P	P	--	
Care Facility	--	--	P	--	--	--	
Health Services Facility, including Doctor's or Medical Office	--	P	P	P	P	--	
Hospice	--	--	P	P	P	--	
Hospital	--	--	--	--	P	P	
Massage Therapy and Spa	--	P	P	P	P	--	
Nursing Home (with Full Medical Services)	--	--	P	P	P	--	
Recreation							
Center, Community Recreation or Welfare	--	--	P	P	P	--	
Center, Community recreation or Welfare (private or non-profit)	--	--	P	P	P	--	
Country Club (private)	--	--	--	--	--	--	
Country Club (public)	--	--	--	--	--	--	
Golf Course	--	--	--	--	--	--	
Golf Driving Range	--	--	--	--	--	--	
Park or Playground (public or private)	P	P	P	P	P	P	
Religious							
Place of Worship	P	P	P	P	P	P	
Place of Worship Auxiliary Use	P	P	P	P	P	P	

P = Permitted, P* = Permitted w/ Special Standards, SE = Special Exception, SE* = Special Exception w/ Special Standards, -- = Not Permitted

	BU-RA-	BU-RX-	BU-CX-	BU-SH-	BU-IX-	BU-CIV	Supplemental Use Standards
Utilities							
Electric Power Substation	--	SE	P	P	P	P	
Gas Lift Compressor Station	--	--	--	--	--	--	
Gas Line Compressor Station	--	--	--	--	--	--	
Power Plant or Central Station Light	--	--	--	--	SE	--	
Stealth Telecommunications Towers	--	SE*	SE*	SE*	SE*	SE*	§ 5.137 (Zoning Code)
Telecommunications Antenna (on structure)	--	P*	P*	P*	P*	P*	§ 5.133 (Zoning Code)
Telecommunications Tower	--	SE*	SE*	SE*	SE*	SE*	§ 5.137 (Zoning Code)
Utility Transmission or Distribution Line	SE*	SE*	SE*	SE*	SE*	SE*	§ 5.140 (Zoning Code)
Wastewater (Sewage) Treatment Facility	--	--	--	--	--	--	
Water Supply, Treatment or Storage Facility	--	SE	SE	SE	SE	SE	
Commercial Uses							
Entertainment and Eating							
Amusement, Indoor	--	--	P	P	P	--	
Amusement, Outdoor	--	--	--	--	--	--	
Baseball, Softball Facility (commercial)	--	--	--	--	--	--	
Bar, Tavern, Cocktail Lounge; Club, Private or Teen	--	--	P	P	P	--	
Circus	--	--	--	--	--	--	
Club, Commercial or Business	--	--	P	P	P	--	
Drive-In Restaurant or Business	--	--	P*	--	--	--	Sec. 3.2.2
Health or Recreation Club	--	--	P	P	P	--	
Indoor Recreation	--	--	P	P	P	--	
Lodge or Civic Club	--	--	P	P	P	--	
Massage Parlor	--	P	P	P	P	--	
Museum/Cultural Facility	--	--	P	P	P	--	
Racing: Horse, Dog or Automotive	--	--	--	--	--	--	
Restaurant, Cafe, Cafeteria	--	P	P	P	P	--	
Sexually Oriented Business	--	--	--	--	--	--	
Shooting or Weapons Firing Range	--	--	--	--	--	--	

P = Permitted, P* = Permitted w/ Special Standards, SE = Special Exception, SE* = Special Exception w/ Special Standards, -- = Not Permitted

	BU-RA-	BU-RX-	BU-CX-	BU-SH-	BU-IX-	BU-CIV	Supplemental Use Standards
Entertainment and Eating							
Stable, Commercial, Riding, Boarding or Rodeo Arena	--	--	--	--	--	--	
Swimming Pool, Commercial	--	--	--	--	---	--	
Theater, Drive-In	--	--	--	--	--	--	
Theater, Movie Theater or Auditorium	--	--	P*	P*	P*	--	§ 5.138 (Zoning Code)
Lodging							
Bed and Breakfast Home	SE*	SE*	P*	P*	P*	--	§ 5.106 (Zoning Code)
Bed and Breakfast Inn	--	--	P	P	P	--	
Hotel, Motel or Inn	--	--	P	P	P	--	
Recreational Vehicle Park	--	--	--	--	--	--	
Office							
Bank, Financial Institution	--	--	P	P	P	--	
Office	--	P	P	P	P	--	
Retail Sales and Service							
Antique Shop	--	P	P	P	P	--	
Appliance, Sales, Supply or Repair	--	P	P	P	P	--	
Bakery	--	P	P	P	P	--	
Barber or Beauty Shop	--	P	P	P	P	--	
Boat Rental or Sales	--	--	--	--	--	--	
Book, Stationary Stores or Newsstand	--	P	P	P	P	--	
Burglar Alarm Sales and Service	--	P	P	P	P	--	
Caterer or Wedding Service	--	P	P	P	P	--	
Clothing/Wearing Apparel Sales, New	--	P	P	P	P	--	
Clothing/Wearing Apparel Sales, Used	--	P	P	P	P	--	
Convenience Store	--	P	P	P	P	--	
Copy Store or Commercial Print Without Off-Set Printing	--	P	P	P	P	--	
Dance Studio	--	P	P	P	P	--	
Dressmaking, Custom; Millinery Shop	--	P	P	P	P	--	

P = Permitted, P* = Permitted w/ Special Standards, SE = Special Exception, SE* = Special Exception w/ Special Standards, -- = Not Permitted

	BU-RA-	BU-RX-	BU-CX-	BU-SH-	BU-IX-	BU-CIV	Supplemental Use Standards
Retail Sales and Service							
Duplicating Services	--	P	P	P	P	--	
Farmer's Market	--	--	P	P	P	--	
Feed Store, No Processing/Milling	--	P	P	P	P	--	
Firewood Sales	--	--	P*	P*	P*	--	§ 5.113 (Zoning Code)
Furniture Sales, New and Used (Office and Residential) in a Building	--	P	P	P	P	--	
Furniture Upholstery, Refinishing or Resale	--	P	P	P	P	--	
General Merchandise Store	--	P	P	P	P	--	
Greenhouse or Plant Nursery	--	--	P	P	P	--	
Grocery Store, Meat Market	--	P	P	P	P	--	
Gunsmithing, Repair or Sales	--	--	P	P	P	--	
Home Improvement Sales	--	P	P	P	P	--	
Interior Decorating	--	P	P	P	P	--	
Kennel	--	--	--	--	--	--	
Large Retail Store	--	--	P	P	P	--	
Laundry or Dry Cleaning Collection Office	--	P	P	P	P	--	
Laundry, Dry Cleaning or Washeteria	--	--	P	P	P	--	
Leather Goods Shop	--	P	P	P	P	--	
Liquor or Package Store	--	--	P	P	P	--	
Locksmith	--	P	P	P	P	--	
Medical Supplies/Equipment Sales	--	P	P	P	P	--	
Mini-Warehouse	--	--	--	--	--	--	
Mortuary or Funeral Home	--	--	--	--	--	--	
Newspaper Distribution Center	--	--	--	--	--		
Optician	--	P	P	P	P	--	
Pawn Shop	--	--	P*	P*	--	--	§ 5.125 (Zoning Code)
Pharmacy (Drug Store)	--	P	P	P	P	--	
Photograph, Portrait/Camera Shop or Photo Finishing	--	P	P	P	P	--	
Recording Studio	--	P*	P*	P*	P*	--	§ 5.128 (Zoning Code)
Retail Sales, General	--	P	P	P	P	--	

P = Permitted, P* = Permitted w/ Special Standards, SE = Special Exception, SE* = Special Exception w/ Special Standards, -- = Not Permitted

	BU-RA-	BU-RX-	BU-CX-	BU-SH-	BU-IX-	BU-CIV	Supplemental Use Standards
Retail Sales and Service							
Saddle or Harness, Repair or Sales	--	P	P	P	P	--	
Shoe Shine Shop	--	P	P	P	P	--	
Studio, Art or Photography	--	P	P	P	P	--	
Tailor, Clothing or Apparel Shop	--	P	P	P	P	--	
Tattoo Parlor	--	--	P	P	P	--	
Taxidermist Shop	--	--	P	P	P	--	
Veterinary Clinic, indoor	--	--	P*	P*	P*	--	§ 5.142 (Zoning Code)
Veterinary Clinic, outdoor	--	--	--	--	--	--	
Vehicle Sales and Service							
Auto Parts Supply, Retail	--	--	P	P	--	--	
Automotive Repair; Paint and Body Shop	--	--	P*	--	--	--	§ 5.104 (Zoning Code)
Car Wash, Full or Self-Service	--	--	--	--	--	--	
Gasoline Sales	--	--	SE	--	--	--	
Mobile Home or Manufactured Housing Sales	--	--	--	--	--	--	
Recreational Vehicle (RV) Sales/ Service	--	--	--	--	--	--	
Service Station	--	--	SE	--	--	--	
Towing Yard w/ Office	--	--	--	--	--	--	
Truck Stop w/ Fuel and Accessory Services	--	--	--	--	--	--	
Vehicle Junkyard	--	--	--	--	--	--	
Vehicle Sales or Rental; Including Automobiles, Motorcycles, Boats or Trailers	--	--	--	--	--	--	
Vehicle Steam Cleaning	--	--	--	--	--	--	

P = Permitted, P* = Permitted w/ Special Standards, SE = Special Exception, SE* = Special Exception w/ Special Standards, -- = Not Permitted

	BU-RA-	BU-RX-	BU-CX-	BU-SH-	BU-IX-	BU-CIV	Supplemental Use Standards
Light Industrial Uses							
Light Industrial Services							
Assaying	--	--	--	--	--	--	
Assembly of Pre-Manufactured Parts, Except for Vehicles, Trailers, Airplanes or Mobile Homes	--	--	--	--	--	--	
Bottling Works, Milk or Soft Drinks	--	--	--	--	--	--	
Brewery, Distillery or Winery	--	--	P	P	--	--	
Carpet and Rug Cleaning	--	--	--	--	--	--	
Chicken Battery or Brooder	--	--	--	--	--	--	
Coal, Coke or Wood Yard	--	--	--	--	--	--	
Cottage Manufacturing Uses	--	P	P	P	--	--	
Crematorium	--	--	--	--	--	--	
Electroplating	--	--	--	--	--	--	
Fabricating of Manufactured Housing, Temporary or Office Building	--	--	--	--	--	--	
Food Processing (no slaughtering)	--	--	P	P	--	--	
Furniture Sales, w/ Outside Storage/ Display (new/used)	--	--	--	--	--	--	
Galvanizing, Small Utensils	--	--	--	--	--	--	
Machine Shops	--	---	--	--	--	--	
Manufacture of Artificial Flowers, Ornaments, Awnings, Tents, Bags, Cleaning/Polishing Preparations, Boats Under 28'	--	--	--	--	--	--	
Manufacture of Aluminum, Brass or Others Metals or from Bone, Paper, Rubber, leather	--	--	--	--	--	--	
Manufactured Home/RV Repair	--	--	--	--	--	--	
Monument/Marble Works, Finishing and Carving Only	--	--	P	P	--	--	
Monument Works, Stone	--	--	P	P	--	--	
Outdoor Sales and Storage	--	--	--	--	--	--	
Paint Mixing or Spraying	--	--	--	--	--	--	
Paper Box Manufacture	--	--	--	--	--	--	

P = Permitted, P* = Permitted w/ Special Standards, SE = Special Exception, SE* = Special Exception w/ Special Standards, -- = Not Permitted

	BU-RA-	BU-RX-	BU-CX-	BU-SH-	BU-IX-	BU-CIV	Supplemental Use Standards
Light Industrial Services							
Pattern Shop	--	--	--	--	--	--	
Printing, Lithographing, Book-Binding, Newspapers or Publishing	--	--	P	P	P	--	
Rubber Stamping, Shearing/ Punching	--	--	--	--	--	--	
Rubber Stamp Manufacture	--	--	--	--	--	--	
Sheet Metal Shop	--	--	--	--	--	--	
Warehouse or Bulk Storage	--	--	--	--	--	--	
Welding Shop, Custom Work (not structural)	--	--	P	P	--	--	
Yards, Contractors, Lumber or Storage, Automobiles, Storage Yards, Building Materials	--	--	--	--	--	--	
Heavy Industrial Uses							
Heavy Industrial Manufacturing	--	--	--	--	--	--	
Transportation							
Airport, Aviation Field, Helistop or Landing Area	--	--	--	--	--	--	
Passenger Station	--	--	P	--	--	--	
Railroad Freight or Classification Yard	--	--	--	--	--	--	
Railroad Roundhouse or Railroad Car Repair Shop	--	--	--	--	--	--	
Railroad Tracks, Team, Spur or Storage	--	--	--	--	--	--	
Terminal: Truck, Freight, Rail or Water	--	--	--	--	--	--	
Waste Related							
Landfill, Recycling Center, Household Hazardous Waste or Waste Tire Facility	--	--	--	--	--	--	
Pet Cemetery	--	--	--	--	--	--	
Recycling Collection Facility	--	--	SE*	--	--	--	§ 5.130 (Zoning Code)
Salvage Yard (other than automotive)	--	--	--	--	--	--	

P = Permitted, P* = Permitted w/ Special Standards, SE = Special Exception, SE* = Special Exception w/ Special Standards, -- = Not Permitted

	BU-RA-	BU-RX-	BU-CX-	BU-SH-	BU-IX-	BU-CIV	Supplemental Use Standards
Wholesale Trade							
Wholesale: Bakery, Produce Market or Wholesale House	--	--	--	--	--	--	
Wholesale Office or Sample Room	--	--	--	--	--	--	
Other Uses							
Agriculture							
Agricultural Uses	--	--	--	--	--	--	
Community Garden	P	P	P	P	P	P	
Fresh Water Fracture Ponds and Production	--	--	--	--	--	--	
Gas Drilling and Production	P*	P*	P*	P*	P*	P*	Ch. 15, Gas City Code
Oil Drilling and Production	--	--	--	--	--	--	
Stockyards or Feeding Pens (commercial)	--	--	--	--	--	--	
Urban Farm	P	P	P	P	P	P	§ 5.146 (Zoning Code)
Accessory Uses							
Accessory Use or Building	P	P	P	P	P	P	
Home Occupation	P*	P*	P*	P*	P*	--	§ 5.116A (Zoning Code)
Outdoor Display	--	P*	P*	P*	P*	--	Sec. 4.5.2
Outdoor Storage	--	--	--	--	--	--	
Satellite Antenna (dish)	P	P	P	P	P	P	
Stable, Stockyards or Feeding Pens (noncommercial)	--	--	--	--	--	--	
Solar Energy Equipment	P	P	P	P	P	P	
Wind Energy Equipment	P	P	P	P	P	P	
Rain Water Harvesting Equipment	P	P	P	P	P	P	
Utility Equipment (includes electrical transformers, gas meters, etc.)	P	P	P	P	P	P	
Temporary Uses							
Amusement, Outdoor	--	SE*	SE*	SE*	SE*	SE*	§ 5.400 (Zoning Code)
Batch Plant, Concrete or Asphalt	--	--	--	--	--	--	
Garage or Other Occasional Sale	P*	P*	P	P	P	--	§ 5.402 (Zoning Code)
Model Home	--	--	--	--	--	--	
Residence for Security Purposes	--	--	--	--	--	--	

P = Permitted, P* = Permitted w/ Special Standards, SE = Special Exception, SE* = Special Exception w/ Special Standards, -- = Not Permitted

	BU-RA-	BU-RX-	BU-CX-	BU-SH-	BU-IX-	BU-CIV	Supplemental Use Standards
Temporary Uses							
Trailer, Portable, Sales, Construction or Storage	--	--	--	--	--	--	
Vendor, Food, Mobile Food Court	--	--	P*	P*	--	--	Sec. 3.2.3
Vendor, Merchandise	--	--	P*	P*	--	--	Sec. 3.2.3
Vendor, Transient	--	--	P*	P*	--	--	Sec. 3.2.3

P = Permitted, P* = Permitted w/ Special Standards, SE = Special Exception, SE* = Special Exception w/ Special Standards, -- = Not Permitted