

| Table 5.1 – Schedule of Uses  |                    |                 |                                    |                                    |                            |                |                  |            |
|---|--------------------|-----------------|------------------------------------|------------------------------------|----------------------------|----------------|------------------|------------|
| Character Zone  | Highway Commercial | Ridglea Gateway | Ridglea Urban Village Core - North | Ridglea Urban Village Core - South | General Corridor Mixed-Use | Industrial Art | Western Business | Transition |
| <b>Land Use</b>   |                    |                 |                                    |                                    |                            |                |                  |            |
| <b>Commercial Uses (Office, Retail, Sales and Service Uses)</b>   |                    |                 |                                    |                                    |                            |                |                  |            |
| Retail Sales or Service (personal service uses) with <u>no drive through facility</u> (includes alcohol sales).<br>Excluded from this category are retail sales and service establishments geared towards the automobile  | P                  | P               | P                                  | P                                  | P                          | P              | P                | P          |
| Auto-related Sales or Service establishments  | P/C                | P/C             | P/C                                | P/C                                | P/C                        | P/C            | P/C              | NP         |
| Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, <u>with no drive through facility</u>   | P                  | P               | P                                  | P                                  | P                          | P              | P                | P          |
| Offices for business, professional, administrative, and technical services such as accountants, architects, lawyers, doctors, etc.  | P                  | P               | P                                  | P                                  | P                          | P              | P                | P          |
| Research laboratory headquarters, laboratories and associated facilities  | P                  | P               | P                                  | P                                  | P                          | P              | P                | NP         |
| Food Service Uses such as full-service restaurants, cafeterias, bakeries and snack bars with <u>no drive through facilities</u><br>Included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages (with food service). | P                  | P               | P                                  | P                                  | P                          | P              | P                | P          |
| Bars  | P                  | NP              | NP                                 | NP                                 | NP                         | NP             | NP               | NP         |
| Pet and animal sales or service (incl. vet clinic)  | P                  | P               | P                                  | P                                  | P                          | P              | P                | NP         |
| Any permitted use with a drive through facility   | P/C                | P/C             | P/C                                | P/C                                | P/C                        | P/C            | P/C              | NP         |

P= Permitted by right

NP= Not Permitted

P/C = Permitted with Specific Criteria as established in Table 5.2

P/A = Permitted Accessory Use

NA= Not applicable

P/A/C = Permitted Accessory Use with Specific Criteria as established in Table 5.2

A\* = Accessory use to not exceed 25% of the primary use building square footage

P\* = Residential not permitted within the 65 decibel or greater zone.

P/SEU = Permitted with a Special Exception Use Permit by BOA

| Table 5.1 – Schedule of Uses   |                    |                 |                            |                            |                            |                |                  |            |
|--|--------------------|-----------------|----------------------------|----------------------------|----------------------------|----------------|------------------|------------|
| Character Zone   | Highway Commercial | Ridglea Gateway | Ridglea Urban Village Core | Ridglea Urban Village Core | General Corridor Mixed-Use | Industrial Art | Western Business | Transition |
| <b>Arts, Entertainment, and Recreation Uses</b>  |                    |                 |                            |                            |                            |                |                  |            |
| Amusement or theme park establishment (indoor) including bowling alleys, bingo parlor, games arcades, skating, etc.        | P                  | P               | P                          | P                          | P                          | P              | P                | NP         |
| Amusement or theme park establishment (outdoor) including miniature golf, go-cart tracks, etc.                             | P/SEU              | NP              | NP                         | NP                         | P/SEU                      | P/SEU          | P/SEU            | NP         |
| Art galleries  | P                  | P               | P                          | P                          | P                          | P              | P                | P          |
| Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)  | P                  | P               | P                          | P                          | P                          | P              | P                | P          |
| Theater, cinema, dance, or music establishment   | P                  | P               | P                          | P                          | P                          | P              | P                | NP         |
| Museums and other special purpose recreational institutions  | P                  | P               | P                          | P                          | P                          | P              | P                | NP         |
| Fitness, recreational sports, gym, or athletic club  | P                  | P               | P                          | P                          | P                          | P              | P                | NP         |
| Parks, greens, plazas, squares, and playgrounds  | P                  | P               | P                          | P                          | P                          | P              | P                | P          |
| <b>Educational, Public Administration, Health Care and Other Institutional Uses</b>  |                    |                 |                            |                            |                            |                |                  |            |
| Business associations and professional membership organizations  | P                  | P               | P                          | P                          | P                          | P              | P                | NP         |
| Child day care and preschools  | P                  | P               | P                          | P                          | P                          | P              | P                | P          |
| Schools, libraries, and community halls  | P                  | P               | P                          | P                          | P                          | P              | P                | P          |
| Universities and Colleges  | P                  | P               | P                          | P                          | P                          | P              | P                | NP         |
| Technical, trade, and specialty schools  | P                  | P               | P                          | P                          | P                          | P              | P                | NP         |
| Hospitals and nursing establishments   | P                  | P               | P                          | P                          | P                          | P              | P                | NP         |
| Civic uses   | P                  | P               | P                          | P                          | P                          | P              | P                | P          |
| Social and fraternal organizations   | P                  | P               | P                          | P                          | P                          | P              | P                | NP         |
| Social services and philanthropic organizations  | P                  | P               | P                          | P                          | P                          | P              | P                | NP         |
| Public administration uses (including local, state, and federal government uses, public safety, health and human services) | P                  | P               | P                          | P                          | P                          | P              | P                | NP         |
| Religious Institutions   | P                  | P               | P                          | P                          | P                          | P              | P                | P          |
| Funeral homes  | P                  | P               | P                          | P                          | P                          | P              | P                | NP         |
| <b>Residential Uses</b>  |                    |                 |                            |                            |                            |                |                  |            |
| Home Occupations   | P/A                | P/A             | P/A                        | P/A                        | P/A                        | P*/A           | NA               | P/A        |
| Multi-family residential   |                    |                 |                            |                            |                            |                |                  |            |
| Ground floor   | P/C                | P/C             | P/C                        | P/C                        | P*/C                       | P*/C           | P*/C             | P          |
| Upper floors   | P                  | P               | P                          | P                          | P*                         | P*             | P*               | P          |
| Residential Lofts  | P                  | P               | P                          | P                          | P*                         | NP             | P*               | P          |
| Single-family residential attached dwelling unit (Townhomes)   | NP                 | NP              | NP                         | NP                         | NP                         | P*             | NP               | P          |
| Accessory residential unit   | NA                 | NA              | NA                         | NA                         | NA                         | NA             | NA               | P/A        |
| Live-work unit   | P                  | P               | P                          | P                          | P*                         | P*             | P*               | P          |

P= Permitted by right

NP= Not Permitted

P/C = Permitted with Specific Criteria as established in Table 5.2

P/A = Permitted Accessory Use

NA= Not applicable

P/A/C = Permitted Accessory Use with Specific Criteria as established in Table 5.2

P/SEU = Permitted with a Special Exception Use Permit by ZBA

A\* = Accessory use to not exceed 25% of the primary use building square footage

P\* = Residential not permitted within the 65 decibel or greater zone.

| Table 5.1 – Schedule of Uses   |                    |                 |                                    |                                    |                            |                |                  |            |
|--|--------------------|-----------------|------------------------------------|------------------------------------|----------------------------|----------------|------------------|------------|
| Character Zone   | Highway Commercial | Ridglea Gateway | Ridglea Urban Village Core - North | Ridglea Urban Village Core - South | General Corridor Mixed-Use | Industrial Art | Western Business | Transition |
| <b>Manufacturing, transportation, communication, and utility Uses</b>  |                    |                 |                                    |                                    |                            |                |                  |            |
| Cottage Manufacturing uses   | NP                 | NP              | NP                                 | P/C                                | P/C                        | P              | P                | NP         |
| Food and textile product manufacturing   | NP                 | NP              | NP                                 | NP                                 | P                          | P              | P                | NP         |
| Wood, paper, and printing products manufacturing   | NP                 | NP              | NP                                 | NP                                 | P                          | P              | P                | NP         |
| Machinery, electronics, and transportation equipment manufacturing   | NP                 | NP              | NP                                 | NP                                 | NP                         | P              | P                | NP         |
| Miscellaneous manufacturing and assembly (included in this category are jewelry, silverware, equipment, electronics, personal metal goods, flatware, dolls, toys, games, musical instruments, office supplies, and signs.) | NP                 | NP              | NP                                 | NP                                 | P                          | P              | P                | NP         |
| Wholesale trade establishment  | NP                 | NP              | NP                                 | NP                                 | P                          | P              | P                | NP         |
| Warehouse and storage services   | NP                 | NP              | NP                                 | NP                                 | P                          | P              | P                | NP         |
| Transportation services (air, rail, road, truck and freight)   | NP                 | NP              | NP                                 | NP                                 | P                          | P              | P                | NP         |
| Publishing (newspaper, books, periodicals, software)   | P                  | P               | P                                  | P                                  | P                          | P              | P                | NP         |
| Motion picture and sound recording   | P                  | P               | P                                  | P                                  | P                          | P              | P                | NP         |
| Telecommunications and broadcasting (radio, TV, cable, wireless communications, including stealth telecommunications towers, telephone, etc)   | P                  | P               | P                                  | P                                  | P                          | P              | P                | NP         |
| Telecommunications Tower   | NP                 | NP              | NP                                 | NP                                 | NP                         | NP             | NP               | NP         |
| Information services and data processing   | P                  | P               | P                                  | P                                  | P                          | P              | P                | NP         |
| <b>Other Uses</b>  |                    |                 |                                    |                                    |                            |                |                  |            |
| Hotels/Motels  | P                  | P               | P                                  | P                                  | P                          | P              | P                | P          |
| Parking, surface (primary use of property)   | P                  | P/C             | P/C                                | P/C                                | P/C                        | P              | P/C              | NP         |
| Parking, surface (accessory use of property)   | P                  | P               | P                                  | P                                  | P                          | P              | P                | P          |
| Parking, structured  | P                  | P               | P                                  | P                                  | P                          | P              | P                | P          |
| Private attached garage  | NP                 | NP              | NP                                 | NP                                 | NP                         | NP             | NP               | P/A        |
| Private detached garage  | NP                 | NP              | NP                                 | NP                                 | NP                         | NP             | NP               | P/A        |
| Sales from kiosks (for food vendors other city ordinances apply)   | NP                 | P               | P                                  | P                                  | P                          | P              | P                | P          |
| Veterinary clinic  | P/C                | P/C             | P/C                                | P/C                                | P/C                        | P/C            | P/C              | NP         |
| Community garden   | P/C                | P/C             | P/C                                | P/C                                | P/C                        | P/C            | P/C              | P/C        |
| Incidental Outdoor Display (subject to standards in Section 7 of the Code)   | P/A                | P/A             | P/A                                | P/A                                | P/A                        | P/A            | P/A              | P/A        |
| Antennas including cell, accessory, and mounted on top of buildings.   | P/A                | P/A             | P/A                                | P/A                                | P/A                        | P/A            | P/A              | P/A        |
| Wind energy equipment  | P/A/C              | P/A/C           | P/A/C                              | P/A/C                              | P/A/C                      | P/A/C          | P/A/C            | P/A/C      |
| Solar energy equipment   | P/A/C              | P/A/C           | P/A/C                              | P/A/C                              | P/A/C                      | P/A/C          | P/A/C            | P/A/C      |
| Special Event (subject to City’s Special Events Ordinance)   | P                  | P               | P                                  | P                                  | P                          | P              | P                | P          |

P= Permitted by right

NP= Not Permitted

P/C = Permitted with Specific Criteria as established in Table 5.2

P/A = Permitted Accessory Use

NA= Not applicable

P/A/C = Permitted Accessory Use with Specific Criteria as established in Table 5.2

P/SEU = Permitted with a Special Exception Use Permit by ZBA

A\* = Accessory use to not exceed 25% of the primary use building square footage

P\* = Residential not permitted within the 65 decibel or greater zone.

All uses listed as P/C in Table 5.1 shall also meet the following standards in Table 5.2

| Table 5.2 – Use Criteria                        |  |  |
|---|--|--|
| <i>Use</i>                                      | <i>Zone</i>  | <i>Location &amp; Design Criteria</i>  |
| <b>Non-Residential Uses</b>                     |  |  |
| Auto-related Sales and Service                  | Ridglea Gateway and Ridglea Urban Village Core (North and South)   | <ul style="list-style-type: none"> <li>Gas pumps, canopies, and/or service bays shall not be located along any Neighborhood Street frontage.</li> <li>No more than 50% of a lot’s frontage along the Boulevard shall be occupied by gas pumps, canopies, and/or service bays.</li> <li>Any buildings associated with the use shall also have a pedestrian entrance at a Neighborhood Street and/or the Boulevard.</li> <li>No outdoor storage of vehicles or other products sold shall be permitted along Neighborhood Streets and the Boulevard. All auto-related sales display shall be inside storefronts or along Local Streets.</li> </ul>  |
|   | Highway Commercial, General Corridor Mixed Use, and Western Business District  | <ul style="list-style-type: none"> <li>Gas pumps, canopies, and/or service bays shall not be located along any Neighborhood Street frontage.</li> <li>No more than 50% of a lot’s frontage along the Boulevard shall be occupied by gas pumps, canopies, and/or service bays.</li> <li>Any buildings associated with the use shall also have a pedestrian entrance at a Neighborhood Street and/or the Boulevard.</li> <li>Outdoor storage of vehicles or other products sold shall not be permitted along Neighborhood Streets. Along the Boulevard, outdoor storage of vehicles or other products sold shall not exceed 50% of a lot’s frontage along the Boulevard. There shall be no such limitation along Local Streets or the Highway frontage.</li> </ul> |
| Any permitted use with a drive through facility | All Zones  | <ul style="list-style-type: none"> <li>All drive through access (driveways) shall be from the Boulevard only if the lot has no access to any Local Street or Highway.</li> <li>Drive through lanes and/or canopies shall not have frontage along on or be located along any Neighborhood Street.</li> <li>Drive through areas screened by a 4’ high Street Screen along the Boulevard</li> <li>Drive through facilities shall meet the design standards in Section VIII of this code.</li> </ul>   |
| <b>Residential Uses</b>                         |  |  |
| Multi-family residential Ground Floor           | Highway Commercial, Ridglea Gateway, Ridglea Urban Village Core (North and South), General Corridor Mixed Use, and Western Business District | <ul style="list-style-type: none"> <li>No residential uses shall be permitted on the ground floors of buildings with direct frontage along Camp Bowie Boulevard. Residential uses are permitted on the ground floors of buildings with all other street and interior driveway frontages.</li> <li>All ground floors of buildings with Neighborhood Street frontage shall be built to Commercial Ready standards.</li> </ul>  |

| Table 5.2 – Use Criteria  |  |  |
|---|--|--|
| Other Uses  |  | •  |
| Cottage industrial uses   | Ridglea Urban Village Core South and General Corridor Mixed Use  | <ul style="list-style-type: none"> <li>• Shall be limited to 10,000 sq.ft. buildings.</li> <li>• Service bays, loading, and unloading shall be along Local Street frontages only.</li> </ul>   |
| Parking, surface (primary use of property)  | Ridglea Gateway, Ridglea Urban Village Core (North and South), General Corridor Mixed Use, and Western Business District | <ul style="list-style-type: none"> <li>• Applications for new surface lots shall include in-fill building concepts on the lot</li> <li>• New surface parking shall be set back a minimum of 30’ from the edge of the right-of-way of Neighborhood Streets.</li> <li>• New surface parking shall not be located at a street intersection for minimum of 30’ along each street.</li> </ul>   |
| Veterinary Clinic   | Ridglea Gateway, Ridglea Urban Village Core (North and South), General Corridor Mixed Use,                               | <ul style="list-style-type: none"> <li>• Indoor kennels only.</li> <li>• Noise and odors created by the activities within the building shall not be perceptible beyond the property line.</li> <li>• No animal shall be kept outside the building at any time.</li> </ul>  |
|   | Highway Commercial, Industrial Art, Western Business   | <ul style="list-style-type: none"> <li>• No outdoor kennel permitted within 100-feet of any residential use.</li> </ul>  |
| Community Garden  | All Zones  | <ul style="list-style-type: none"> <li>• Shall be no larger than 1.0 acre.</li> <li>• Gardens shall be enclosed by a fence on all open sides.</li> <li>• Fences should be installed straight and plumb, with vertical supports at a minimum of 8' on center. Chicken wire, if used, should be continuously supported along all edges.</li> <li>• Fencing Materials:                             <ul style="list-style-type: none"> <li>○ <u>Permitted</u>: pressure treated wood (must be painted or stained medium to dark color), chicken wire, wrought iron, painted galvanized steel</li> <li>○ <u>Not permitted</u>: chain link, bobbed wire, vinyl, un-painted/stained pressure treated wood, plywood</li> </ul> </li> </ul> |
| Antennas including cell, accessory and mounted (Excluded from this category are freestanding and commercial antennas and equipment buildings) | All Zones  | <ul style="list-style-type: none"> <li>• Antennas shall be permitted on rooftops.</li> <li>• Antennas shall be screened entirely with a screen of same color as the principal building.</li> <li>• Antennas shall not be visible from adjacent Neighborhood Streets.</li> </ul>  |
| Wind and solar energy equipment   | All Zones  | <ul style="list-style-type: none"> <li>• Equipment may not be installed with direct frontage along Neighborhood Streets or along the Boulevard.</li> <li>• Height of any wind energy equipment shall be limited by either the building height standard in the specific character zone or shall be established by any other city ordinance(s) regulating wind energy equipment (whichever is greater in case of a conflict).</li> </ul>   |