

AN ORDINANCE

AMENDING CHAPTER 14, "ZONING," APPENDIX 1, 'LAND USE CHART,' SECTION 14.02.381, "PERMITTED USE TABLE," AND PROVIDING A PENALTY OF UP TO TWO THOUSAND DOLLARS (\$2000)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS THAT:

1. Chapter 14, "Zoning," Appendix 1, "Land Use Chart," Section 14.02.381, "Permitted Use Table," is amended to read as follows:

“Appendix 1 Land Use Chart

Sec. 14.02.381 Permitted Use Table

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
P - Allowed by right X - Not allowed U - Per Underlying Zoning SUP - Specific use permit SO - Sustainability Overlay CIO - Commercial and Industrial Overlay GO - Gateway Overlay									
Adult care facility	SUP	SUP	P	P	P	U	U	U	**See section 14.02.317, “Adult care facilities”
Air conditioning repair	X	X	X	P	P	X	U	X	
Air conditioning sales - repair and/or service incidental	X	X	P	P	P	X	U	X	
Alcoholic beverage sales - no on-premise consumption	X	X	P	P	P	U	U	U	Not within 200 ft of SF zone
Alteration and repair of apparel	X	X	P	P	P	U	U	U	
Ambulance service	X	X	X	P	P	U	U	U	
Animal clinic	X	X	P	P	P	U	U	U	SO or GO: P with no overnight kennel CIO: P for Clinic and Kennel
Animal shelter/pound	X	X	X	P	P	X	U	X	
Antique store	X	P	P	P	P	U	U	U	
Appliance, minor - repair	X	X	P	P	P	U	U	U	

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
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Appliance, major - repair	X	X	X	P	P	X	U	X	
Appliance store repair and/or service incidental	X	X	P	P	P	U	U	U	
Art gallery	X	P	P	P	P	U	U	U	
Assembly/packaging	X	X	X	SUP	P	U	U	U	
Attended donation station/facility	X	X	SUP	SUP	P	U	U	U	
Auditorium, convention center, and other similar meeting facilities	X	X	X	SUP	P	U	U	U	
Automobile accessories - retail sales w/installation and/or repair incidental	X	X	SUP	P	P	X	U	X	
Automobile accessories, parts and components to include inspection Retail sales only w/o installation and/or repair incidental	X	X	P	P	P	X*	U	X*	*SO or GO: Allowed in B-3 only with SUP
Automobile and boat storage	X	X	X	SUP	P	X	U	X	

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
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Automobile auction	X	X	X	X	P	X	U	X	**Vehicles to be in operating condition w/current sticker and license
Automobile lubrication service facility - lubrication only	X	X	P	P	P	X	U	X	
Automobile parts and components Retail sales with installation and/or repair incidental	X	X	X	P	P	X	U	X	
Automobile rental with unenclosed on-site storage of not more than twelve (12) private passenger vehicles	X	X	P	P	P	X	U	X	
Automobile rental on-site storage	X	X	X	P	P	X	U	X	
Automobile rental and/or sales	X	X	X	P	P	X	U	X	
Automobile repair and/or service	X	X	X	P	P	X	U	X	
Automobile repair and/or service - brake repair facility	X	X	X	P	P	X	U	X	

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
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Automobile service station - gasoline sales only	X	X	P	P	P	SUP	U	SUP	
Automobile service station - repair incidental	X	X	X	P	P	SUP	U	SUP	
Automobile and truck sales - service incidental	X	X	X	P	P	X	U	X	
Automobile/vehicle inspection station	X	X	P	P	P	SUP	U	SUP	
Automobile/vehicle storage	X	X	X	P	P	X	U	X	**Vehicles to be in operating condition w/current sticker and license
Automobile wrecker service	X	X	X	X	P	U	U	U	
Bait store	X	X	X	P	P	X	U	X	
Bakery	X	X	P	P	P	U	U	U	
Bank, savings & loan	X	X	P	P	P	U	U	U	
Bar	X	X	X	SUP	SUP	U	U	U	
Barber or beauty equipment and supplies	X	X	P	P	P	U	U	U	
Barber or beauty shop	P	P	P	P	P	U	U	U	

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
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Bicycle sales and repair	X	X	P	P	P	U	U	U	
Boat sales and service facility	X	X	X	SUP	SUP	X	U	X	
Bookstore	P	P	P	P	P	U	U	U	
Building specialty store	X	X	P	P	P	U	U	U	
Cabinet or carpenter shop	X	X	X	P	P	X	U	X	
Camera/photographic supply	X	X	P	P	P	P	U	P	
Candy, nut and confectionery store	X	X	P	P	P	P	U	P	

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Carwash (automatic)	X	X	P	P	P	X	U	SUP	Vacuum cleaners must be set back a minimum of 50 feet from residential areas GO: All exterior carwash-related activities such as vacuum areas, washing, and drying must be screened from view from any residential districts or uses, streets, rights of way, major access drives or public park areas within 150' of the property
Carwash (self-service)	X	X	SUP	P	P	X	U	X	Vacuum cleaners must be set back a minimum of 50 feet from residential areas
Catering facility	X	X	P	P	P	U	U	U	
Cemetery	X	X	X	SUP	SUP	U	U	U	

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Child care facility	SUP	SUP	P	P	X	U	U	U	**See section 14.02.316, "Child care facilities"
Churches	X	X	X	P	X	U	U	U	
Cleaning products	X	X	P	P	P	X	U	X	
Clinic, dental or medical	P	P	P	P	X	U	U	U	
Clothing and accessory store	X	X	P	P	X	U	U	U	
Club or lodge (private)	X	X	X	SUP	SUP	U	U	U	**No sale of alcoholic beverages in B-1
Cold storage plant	X	X	X	SUP	P	X	U	X	
Communications distribution hub	X	X	SUP	SUP	P	U	U	U	
Computer store/similar business machines retail sales with installation and/or repair incidental	X	X	P	P	P	P	U	P	
Contractor facility	X	X	P	P	P	X	U	X	
Convenience store	X	X	P	P	P	U	U	U	**If the use is 24 hours a SUP is required
Cosmetics store	P	P	P	P	X	U	U	U	

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
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Creamery	X	X	X	X	P	U	U	U	
Dairy product sales	X	X	P	P	P	U	U	U	
Dance hall	X	X	X	SUP	SUP	U	U	U	Also see Bar, club or lodge (private)
Department and/or variety store	X	X	P	P	P	U	U	U	
Drugstore	X	P	P	P	P	U	U	U	
Dry cleaning - pickup station only	P	P	P	P	P	U	U	U	
Dry cleaning plant	X	X	X	SUP	SUP	X	U	X	
Electroplating	X	X	X	X	SUP	U	U	U	
Entertainment - indoor Billiard parlor, bowling center, playground, skating center, video/game room, playroom/birthday party room, children only	X	SUP	SUP	SUP	P	U	U	U	

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
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Entertainment - outdoor	X	SUP	SUP	SUP	X	U	P	U	
Baseball/softball/volley ball park, equestrian center, fairground, football field, go-karts, golf - miniature or other, sports complex									
Exterminator	X	X	X	P	P	X	U	X	
Farm equipment sales and service	X	X	X	P	P	X	U	X	
Feed, seed, and/or fertilizer retail sales only	X	X	P	P	P	U	U	U	
Firearms and/or ammunition	X	X	SUP	SUP	SUP	U	U	U	
Fish market (fully enclosed)	X	X	P	P	P	U	U	U	
Fish market, wholesale	X	X	X	X	SUP	U	U	U	
Flea market	X	X	X	P	P	U*	U	U*	*SO and GO: Where permitted, SUP required **See additional regulations section 14.02.382

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
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Floor cleaning service	X	X	SUP	P	P	U	U	U	
Floor covering sales	X	X	P	P	P	U	U	U	
Floral shop	P	P	P	P	P	U	U	U	
Food processing facility	X	X	X	X	SUP	U	U	U	
Food product sales	X	X	P	P	P	U	U	U	
Freight depot (truck)	X	X	X	X	SUP	U	U	U	
Fruit and produce market	X	X	P	P	P	U	U	U	
Funeral home/mortuary	X	X	SUP	P	P	U	U	U	
Furniture repair and/or upholstery shop	X	X	X	P	P	U	U	U	
Furniture sales	X	X	P	P	P	U	U	U	
Garden specialty store	X	X	P	P	P	U	U	U	
Gift shop	P	P	P	P	X	U	U	U	
Glass, sheet - sales only	X	X	P	P	P	U	U	U	
Grocery store w/food and produce market incidental	X	P	P	P	P	U	U	U	
Gymnasium/physical fitness facility	X	X	X	P	P	U	U	U	
Hardware store	X	X	P	P	P	U	U	U	

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Hobby supply store (crafts)	X	P	P	P	P	U	U	U	
Hospital	X	X	X	P	P	U	U	U	
Intradermal permanent cosmetics	X	SUP	SUP	P	P	U	U	U	
Interior decorating studio	P	P	P	P	P	U	U	U	
Jewelry sales and repair	P	P	P	P	P	U	U	U	
Kennel	X	X	X	SUP	SUP	U	U	U	
Laboratory, dental or medical	X	X	SUP	P	P	U	U	U	
Laboratory, research	X	X	X	P	P	U	U	U	
Laboratory, testing	X	X	X	X	P	U	U	U	
Laundromat	X	X	P	P	P	U	U	U	
Laundry supply - to include uniform/linen/diaper service	X	X	X	SUP	P	U	U	U	
Leather goods or luggage store	X	P	P	P	P	U	U	U	
Library	X	X	X	P	P	U	U	U	
Locksmith	X	P	P	P	P	U	U	U	
Lodging:									

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Boarding house	X	SUP	X	X	X	SUP	U	SUP	**Also see section 14.02.314 "Residential use table"
Convalescent ctr.	X	X	SUP	P	P	U	U	U	
Nursing home	X	SUP	SUP	P	P	U	U	U	
Hotel	X	X	X	P	P	U	U	U	
Inn	X	SUP	P	P	X	U	U	U	
Motel	X	X	X	P	P	U	U	U	
Suite hotel	X	X	X	P	P	U	U	U	
Lumberyard	X	X	X	SUP	P	X	U	X	
Machine, tools and construction equipment to include sales, service and repair	X	X	X	P	P	X	U	X	
Manufacturing	X	X	X	SUP	P	U	U	U	
Medical equipment and supplies	X	X	P	P	P	U	U	U	
Motorcycle sales, repair, and service	X	X	X	SUP	P	U*	U	U*	*In SO and GO: Sales only. Where permitted, requires SUP
Moving and transfer company	X	X	X	P	P	X	U	X	

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Museum	X	X	X	P	P	U	U	U	
Music store	X	X	P	P	P	U	U	U	
Nonemergency medical transport service	X	X	P	P	P	SUP	U	SUP	
Office equipment and supply	X	X	P	P	P	P	U	P	
Office, professional Also see Clinic, dental or medical	P	P	P	P	P	U	U	U	
Optical store	X	P	P	P	P	U	U	U	
Paint and wallpaper	X	X	P	P	P	U	U	U	
Park and ride	X	X	X	SUP	SUP	U	U	U	
Parking lot or parking garage	X	X	P	P	P	U	U	U	
Pawnshop	X	X	X	X	P	U	U	U	
Pet grooming	X	X	P	P	P	U	U	U	
Pet store	X	X	P	P	P	U	U	U	
Photographic equipment and supplies	X	X	P	P	P	P	U	P	
Picture framing shop	X	X	P	P	P	P	U	P	

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Plant nursery I	SUP	SUP	P	P	P	SUP	U	SUP	There shall be no sales or advertising signs and accessory buildings shall not exceed 600 square feet, nor be closer than fifty (50) feet to any property line. Subject to screening requirements as stated in article 3.05.
Plant nursery II	X	X	SUP	SUP	SUP	U	U	U	In a B-2 zone, there shall be no outside storage except live plant material. Subject to screening requirements as stated in article 3.05.

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Plant nursery III	X	X	SUP	P	P	U*	U	U*	*Where permitted, an SUP is required. In a B-2 zone, there shall be no outside storage except live plant material. Subject to screening requirements as stated in article 3.05.
Plant nursery IV	X	X	X	P	P	U*	U	U*	Where permitted, an SUP is required. In a B-2 zone, there shall be no outside storage except live plant material. Subject to screening requirements as stated in article 3.05.
Plant nursery sales, greenhouse	X	X	P	P	P	U*	U	U*	Where permitted, an SUP is required.
Playground equipment sales	X	X	X	P	P	U	U	U	SO or GO: Indoor only, no outdoor display or storage
Plumbing fixture store	X	X	P	P	P	U	U	U	

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Pool and spa sales	X	X	P	P	P	U*	U	U*	SO or GO: Indoor only, no outdoor display or storage. *SUP required
Portable building sales - manufactured, modular, mobile, prefabricated	X	X	X	P	P	X	U	X	
Post office	X	X	P	P	P	U	U	U	
Printing and reproduction services	X	X	SUP	P	P	P	U	P	Does not include major offset printing services
Propane facility	X	X	X	SUP	SUP	X	U	X	
Radio or television station - without transmitter tower or disc	X	X	P	P	P	U	U	U	A station with a transmitter requires an SUP in all the allowed districts
Recreational facility, neighborhood	X	X	X	P	P	U	U	U	
Restaurant and/or food establishment Cafeteria, cafe, delicatessen, frozen dessert shop and other similar uses (completely enclosed)	X	X	P	P	P	U	U	U	Drive-thru see section 14.02.441, "Parking regulations," part (8)(D), "Off-street parking [stacking] requirements"

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<i>Residential:</i> Townhouse, Loft, Live-Work						P	X	P	Allowed only per standards in the SO or GO District
Restaurant and/or food establishment (not completely enclosed)	X	X	SUP	P	P	U	U	U	Drive-thru see section 14.02.441, "Parking regulations," part (8)(D), "Off-street parking [stacking] requirements"
Repair shop	X	X	X	P	P				
Retail outlet store	X	X	P	P	P	U	U	U	
Salon specialty - tanning, reducing, nail, massage	X	P	P	P	P	U	U	U	
School	X	X	X	P	P	U	U	U	
School, vocational	X	X	X	P	P	U	U	U	
Self-storage facility	X	X	P	P	P	X	U	X	SO or GO: Not allowed
Shoe sales and/or repair	X	X	P	P	P	U	U	U	
Sign shop	X	X	SUP	P	P	X	U	X	SO: Allowed as ancillary to small scale retail copy/print service

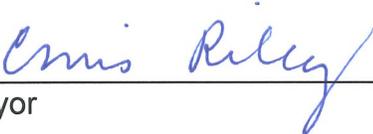
Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO	Notes
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Small arms firing range - indoor	X	X	X	SUP	SUP	X	U	X	
Sporting goods store	X	X	P	P	P	U	U	U	
Stamp and/or coin store	P	P	P	P	P	U	U	U	
Stationery sales	X	P	P	P	P	U	U	U	
Studio for fine arts	SUP	SUP	P	P	P	U	U	U	
Tailor shop	X	P	P	P	P	U	U	U	
Taxidermist	X	X	X	SUP	SUP	X	U	X	
Telecommunication antennae/towers	X	X	X	SUP	SUP	U	U	U	**See "additional regulation," section 14.02.382
Telephone sales - to include mobile	X	X	P	P	P	P	U	P	
Temporary use	X	X	X	SUP	SUP	U	U	U	**See "additional regulation," section 14.02.382
Theater, indoor	X	X	X	P	P	U	U	U	
Theater, outdoor	X	X	X	SUP	SUP	X	U	X	
Tobacco store	X	X	P	P	P	U	U	U	
Tool and equipment rental	X	X	P	P	P	U	U	U	SO or GO: No outside storage, small tools and equipment only

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Toy store	X	X	P	P	P	U	U	U	
Trophy sales	X	P	P	P	P	U	U	U	
Truck (heavy) repair/maintenance	X	X	X	X	P	U	U	U	
University	X	X	X	P	X	U	U	U	
Videotape sales and rental	X	X	P	P	P	U	U	U	
Warehouse storage facility	P	X	X	P	P	X	U	X	
Watch and clock repair	X	P	P	P	P	U	U	U	
Welding shop	X	X	X	X	P	U	U	U	
Wholesale facility	X	X	X	P	P	X	U	X	

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2. Each violation of this article shall be punishable by a fine of up to two thousand dollars (\$2000), unless some other fine is specifically prescribed for a particular violation.
3. This ordinance shall become effective on and after its passage, approval and publication as prescribed by law.

PASSED AND APPROVED this 20th day of September, 2011.



Mayor

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney

