

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Fri., August 14, 2026, on or before 4:30 p.m.

The City of Bethany encourages participation from all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meetings are encouraged to make the necessary accommodations. The city may waive the 48-hour rule if signing is not the necessary accommodation.

THE PLANNING AND ZONING COMMISSION MEETING WILL BE HELD IN THE CITY COUNCIL CHAMBER AT BETHANY CITY HALL - 6700 NW 36TH ST., BETHANY, OK 73008

AGENDA
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
August 20, 2026
6:30 P.M.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF August 6, 2026

EXPLANATION OF PROCEDURE TO AUDIENCE PLANNING AND ZONING COMMISSION BUSINESS

ITEM 1: PC 26-15

Discussion and possible action on PUD moratorium.

ITEM 2: PC 26-18

Discussion and possible action on Dumpster Sighting Ordinance

ITEM 3: PC 26-19

Discussion and possible action on Planned Industrial District (PID) Overlay.

NEW BUSINESS

ADJOURNMENT UNTIL September 3, 2026.

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
AUGUST 6, 2026

MEMBERS PRESENT: Justin Peck, Chair
James Clemmer, Vice-Chair
Sam Thurman
Robert Helton
Steve Marx
Ron Crouch
Jennifer Edmonson
Arvel Williams

MEMBERS ABSENT: None

STAFF PRESENT: Ray Jones, City Attorney
Brett Crecelius, Comm. Dev. Director
Raquelynne Diaz, Comm. Dev. Associate
Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted in the lobby and in the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Fri., July 31, 2026 on or before 4:30 p.m.

Justin Peck, Chair called the meeting to order and gave the invocation. Motion was made by Robert Helton, seconded by Arvel Williams to approve the amended June 18, 2026 Planning and Zoning Commission minutes as emailed. The votes are as follows: AYE- Justin Peck, James Clemmer Sam Thurman, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- Ron Crouch. The motion carried 7-0-1. Motion was made by Robert Helton, seconded by Steve Marx to approve the July 16, 2026 Planning and Zoning Commission minutes as emailed. The votes are as follows: AYE- Justin Peck, Sam Thurman, Robert Helton, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- Ron Crouch, James Clemmer. The motion carried 6-0-2.

ITEM 1: **PC 26-17**
PUD Review of PC 21-16. Consider a request by Golam Sarker, Applicant and Property Owner, to rezone a 12.06 acre tract of land located at the South Half of NW 28th and Wilburn Ave.

ACTION: Motion was made by Jennifer Edmonson, seconded by Robert Helton to withdraw the PUD request on a 12.06 acre tract of land located at the South Half of NW 28th and Wilburn Ave. The

votes are as follows: AYE- Justin Peck, James Clemmer, Robert Helton, Sam Thurman, Steve Marx, Ron Crouch, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 8 – 0.

ITEM 2: **PC 26-15**

Discussion and possible action on PUD moratorium.

ACTION: Discussion only. No action at this time.

ITEM 3: **PC 26-18**

Discussion and possible action on Dumpster Sighting Ordinance.

ACTION: Discussion only. No action at this time.

ITEM 4: Discussion and possible action regarding the Planning and Zoning Ordinance 158.071.

ACTION: Motion was made by Steve Marx, seconded by Ron Crouch to change the Planning and Zoning Commission meetings to the second Tuesday of each month, make corrections to the meeting time and location of meetings. The votes are as follows: AYE- Justin Peck, James Clemmer, Sam Thurman, Robert Helton, Ron Crouch, Steve Marx, Jennifer Edmonson, Arvel Williams. NAY- None. ABSTAIN- None. The motion carried unanimously 8 – 0.

NEW BUSINESS

Brett Crecelius, Comm. Dev. Director informed the Planning Commission that City Council approved the Planned Industrial District.

Motion was made by James Clemmer, seconded by Robert Helton to adjourn. The motion carried unanimously 8 – 0.

Chair

Date

Section 158.024 – Planned Unit Development Overlays

(A) Purpose and Intent

The purpose of the Planned Development Overlay District regulations is to encourage high-quality development that provides flexibility in design while maintaining compatibility with surrounding properties and the intent of the underlying zoning district. The PUD is not to be utilized only for the purpose of obtaining a variance to the bulk standards or other City Code requirements.

These regulations are intended to:

1. Promote innovative site design and efficient land use patterns.
2. Encourage redevelopment and infill development.
3. Support mixed-use development where appropriate.
4. Encourage housing diversity and workforce housing opportunities.
5. Promote sustainability and environmental stewardship.
6. Preserve and enhance natural resources and open spaces.
7. Improve transportation connectivity and pedestrian accessibility.
8. Encourage investment that expands the City's tax base.
9. Provide flexibility from conventional zoning standards when a project provides measurable public benefits.
10. Encourage the provision of amenities beyond the minimum requirements of conventional development.

The Planned Development Overlay District shall function as an overlay zoning district. The underlying zoning classification shall remain in effect except where specifically modified through an approved Development Plan. No development plan shall be approved that does not meet the requirements, criteria, and necessary Community Benefit Points listed in this chapter.

(B) Types of Planned Development Overlay Districts

(1) Small Planned Unit Development (SPUD)

A SPUD may be established on properties consisting of less than five (5) acres. Limited to two zoning categories/uses.

The SPUD process is intended to provide a review process for smaller redevelopment, infill, mixed-use, commercial, residential, and adaptive reuse projects that provide community benefits and innovative design.

ii. In the instance where a proposed SPUD is surrounded on three (3) sides by residential district(s), that SPUD uses must include one residential use congruent with the surrounding residential district(s) and commercial uses allowed in Commercial-Restricted (C-R). Any commercial uses in this type of SPUD must have a finished floor square footage that is less than half of the residential finished floor square footage.

iii. Developments under 5 acres in construction must be completed in one phase of construction with a complete construction schedule included in the development narrative.

(2) Planned Unit Development (PUD)

A PUD may be established on properties consisting of five (5) acres or greater.

The PUD process is intended for larger-scale developments requiring coordinated planning, infrastructure, multiple land uses, housing diversity, open space preservation, or significant public amenities. The proposed PUD, if containing residential uses, will have common open space developed as recreation and/or leisure-oriented improvements reference as referenced by the Community Benefits –

Integrated Uses listed in this chapter. Multi-phase developments must provide clear construction schedules for all phases of the project and all construction phase completion standards in the development narrative for approval.

(C) General Standards

All PUD and SPUD developments shall comply with the following:

1. The underlying zoning district shall remain in effect.
2. The development shall not fundamentally alter the intent of the underlying zoning district.
3. All uses shall be specifically identified within the approved Development Plan.
4. Any use not specifically approved shall be prohibited.
5. Modifications to setbacks, lot dimensions, building height, parking requirements, or other development standards shall be limited to those necessary to accomplish the stated objectives of the development.
6. The development shall demonstrate compatibility with surrounding land uses.
7. The development shall provide measurable public benefits through compliance with the Community Benefit Point System.

(D) Required Development Narrative

All applications shall include a Development Narrative containing:

1. Project description and vision.
2. Existing zoning and land use conditions.
3. Proposed land uses.
4. Requested modifications to zoning standards.
5. Description of community benefits.
6. Explanation of how the project supports adopted plans and policies.
7. Description of sustainability and open space features.
8. Description of economic development benefits.
9. Description of public infrastructure improvements.

(E) Development Standards

The Development Plan shall include a comparison table identifying deviations from the underlying zoning district.

Example:

Standard	Underlying Zoning	Proposed Zoning
Setback	25 Feet	20 Feet
Maximum Height	35 Feet	40 feet
Parking Ratio	1 space per 250 sq ft	1 space per 300 sq ft

(F) Open Space Requirements

SPUD Developments

Minimum five percent (5%) of the site shall be provided as usable open space.

PUD Developments

Minimum fifteen percent (15%) of the site shall be provided as usable open space.

Open space may include but is not limited to:

- Parks
- Plazas
- Trails

- Community gardens
- Natural preservation areas
- Stormwater amenities designed as public features

(G) Community Benefit Point System

The purpose of the Community Benefit Point System is to ensure that developments receiving flexibility from conventional zoning regulations provide measurable benefits to the community.

Minimum Required Points

SPUD Projects: 10 Points

PUD Projects: 20 Points

Categories & Community Benefit	Points
SUSTAINABILITY/RESILIENCE	
Solar-ready building design	2
High-efficiency building systems exceeding code requirements	2
High Efficiency HVAC system (>15.2 SEER rating) or energy efficient Heat Pump (>8.1 HSPF2)	2
Native or drought-resistant landscaping	2
Individual or public storm shelter(s)	3
Cool roof or reflective roof systems	1
TRANSPORTATION	
Sidewalks exceeding minimum 4 foot wide standard	2
Multi-use trail connection	4
Bicycle parking facilities	1
Electric vehicle charging stations	2
Internal pedestrian circulation network	3
Shared parking program	2
PUBLIC SERVICES	
Public plaza or gathering space	4
Public art installation	2
Streetscape improvements beyond code requirements	3
Enhanced stormwater green infrastructure installations, including practices commonly described as nature-based solutions, green stormwater infrastructure, and low-impact development	3
Underground utility installation	3
Public safety improvements incorporated into project (traffic calming, crosswalks, lighting, etc.)	2
HOUSING DIVERSITY	
Workforce housing units	5
Less Flammable material	3
Mixed-income housing component	5
Live-work units	3
Mixed-Use residential and commercial uses on site	5
NATURAL RESOURCES AND GREEN SPACE	
Open space exceeding minimum requirements	2
Significant tree preservation	3
Rain gardens and planter gardens designed to capture and manage stormwater using soils and vegetation.	3

Improving nearby parks	4
Stream or drainageway restoration	5
Two trees planted for every dwelling unit	1
COMMUNITY BENEFITS- INTERGRATED USES	
Pool	3
Dog Park	3
Basketball Court	4
Pickleball Court	4
Children's playground	4
Gym	3

(H) Application Requirements

SPUD Applications

The following materials shall be submitted:

1. Application form.
2. Permitted uses.
3. Development Narrative.
4. Site Plan.
5. Building Elevations or Conceptual Renderings.
6. Landscape Plan.
7. Community Benefit Point Table.
8. Utility and access information as required by the Community Development Director.

PUD Applications

The following materials shall be submitted:

1. Application form.
2. Development Narrative.
3. Permitted uses
4. Preliminary Development Plan.
5. Site Plan.
6. Open Space Plan.
7. Circulation Plan.
8. Utility Plan.
9. Landscape Plan.
10. Building Elevations or Conceptual Renderings.
11. Community Benefit Point Table.
12. Phasing Plan, if applicable.

All applicable information related to the proposed development shall be fully addressed in the application. Applications containing vague or unanswered responses shall be deemed incomplete and will not be reviewed

(I) Review Procedures

SPUD Review Process

1. Application Submission.
2. Staff Review.

3. Planning Commission Public Hearing and Recommendation.
4. City Council Public Hearing and Final Action.

PUD Review Process

1. Pre-Application Meeting.
2. Application Submission.
3. Preliminary Development Plan Review.
4. Planning Commission Public Hearing and Recommendation.
5. City Council Public Hearing and Approval.
6. Final Development Plan Approval.

(J) Approval Criteria

The Planning Commission and City Council shall consider whether the proposed development:

1. Is consistent with the Comprehensive Plan.
2. Is compatible with surrounding development.
3. Enhances community character.
4. Provides adequate public facilities and infrastructure.
5. Provides measurable public benefits as identified in the development narrative.
6. Preserves or enhances natural resources.
7. Supports economic development and expansion of the tax base.
8. Meets the requirements and criteria identified in this section.

(K) Expiration

Approval of a SPUD or PUD shall expire two (2) years following approval unless substantial construction has commenced. Substantial construction shall be defined by completion of at least twenty-five percent (25%) of the total construction development as measured by foundations constructed on site. Extensions of up to one (1) year may be granted by the City Council upon demonstration of good cause.

(L) Amendments to Approved Planned Development Overlay Districts

(1) Purpose

The purpose of this section is to provide a clear and predictable process for modifying approved Planned Unit Development (PUD) and Small Planned Unit Development (SPUD) plans while distinguishing between minor modifications that do not substantially alter the approved development and major modifications that require additional public review.

(2) Minor Modifications

Minor Modifications are changes that do not substantially alter the character, intensity, land use composition, community benefit commitments, circulation system, or overall development concept of the approved PUD or SPUD.

Minor Modifications may be approved administratively by the Community Development Director.

Examples of Minor Modifications include:

- (a) Relocation of buildings, structures, parking areas, or internal drives that does not substantially alter the approved site design.
- (b) Modifications to landscaping, screening, fencing, lighting, or streetscape elements.

- (c) Changes to building architecture, exterior materials, colors, or design features.
- (e) Changes to utility locations or infrastructure design.
- (f) Reconfiguration of parking layouts that does not reduce approved parking below required minimums.
- (g) Modifications to open space design that do not reduce the total approved open space area.
- (i) Changes necessary to comply with engineering requirements, utility provider requirements, state regulations, or federal regulations.
- (j) Any other modification determined by the Community Development Director to be substantially consistent with the approved Development Plan.

(3) Major Modifications

Major Modifications are changes that substantially alter the approved development concept, intensity, land use composition, public benefit commitments, or impacts of the development.

Major Modifications shall require review and approval by the Planning Commission and City Council following the same procedures required for the original approval.

Major Modifications include:

- (a) Addition of a land use not specifically authorized in the approved Development Plan.
- (b) Elimination or substantial modification of an approved community benefit or incentive feature.
- (c) Increase in residential density exceeding ten percent (10%) above the approved density.
- (d) Increase in nonresidential floor area exceeding ten percent (10%) above the approved floor area.
- (e) Increase in building height exceeding ten percent (10%) above the approved maximum height.
- (f) Reduction of required open space.
- (g) Modification of approved access points to public streets that substantially alters traffic circulation.
- (h) Expansion of the boundaries of the approved PUD or SPUD.
- (i) Adjustment of lot lines, tracts, easements, or common areas
- (j) Adjustments to setbacks, lot dimensions, lot coverage, or parking ratios
- (k) Elimination of approved housing types or mixed-use components.
- (l) Any modification that significantly increases traffic generation, utility demand, stormwater impacts, or other public service impacts.
- (m) Any modification determined by the Community Development Director, Planning Commission, or City Council to substantially alter the character or intent of the approved Development Plan.

(4) Community Benefit Commitments

Community benefits and incentive points approved as part of a PUD or SPUD shall be considered vested conditions of approval.

Approved community benefits shall not be removed, reduced, or materially altered unless approved through a Major Modification process.

Where a proposed amendment reduces or eliminates an approved community benefit, replacement benefits providing equivalent or greater point values may be approved by the City Council.

(6) Findings

Prior to approving any Major Modification, the Planning Commission and City Council shall find that the proposed amendment:

- (a) Remains consistent with the purpose and intent of the approved PUD or SPUD;
- (b) Continues to provide adequate public benefits proportional to the requested flexibility;
- (c) Remains compatible with surrounding land uses;
- (d) Does not create adverse impacts on public facilities or services; and
- (e) Continues to advance the goals of the Comprehensive Plan and this Chapter.

(M) Incentive-Based Flexibility

Development flexibility authorized through the Community Benefit Point System shall be directly tied to the approved point total achieved by the development.

No incentive shall be granted unless the corresponding community benefit points are provided and maintained.

The City Council may authorize one or more of the following development incentives based upon approved point totals:

Incentives available if additional points are calculated

SPUD: 20 Points

PUD: 35 Points

Eligible Incentives:

- (a) Building height increase of up to ten (10) feet.
- (b) Parking reduction of up to twenty percent (20%).
- (c) Lot coverage increase of up to (20%)
- (c) Density increase of up to twenty percent (20%).
- (d) Lot width reduction of up to twenty percent (20%).
- (e) Reduced setbacks or increased building densities, in exchange for additional tree preservation.

ORDINANCE NO. _____

AN ORDINANCE ADDING SECTION 51.13 TO THE BETHANY CODE OF ORDINANCES PROVIDING FOR THE REGULATION AND LOCATION OF GARBAGE DUMPTSTERS FOR COMMERCIAL AND INDUSTRIAL DISTRICTS AND MULTIFAMILY RESIDENTIAUL USES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BETHANY, OKLAHOMA:

SECTION 1. Chapter 5, Section 50.13 is added as follows:

§ 50.13 DUMPSTER CORRALS.

- (A) All garbage dumpsters shall be enclosed in a corral.
- (B) Dumpster corrals shall be located behind the front build line of the primary structure.
- (C) No dumpster corral shall be located within 20 feet of any residential dwelling adjacent to the dumpster corral. For this section, “adjacent” means sharing a property line or located directly across an alley or street.
 - a. No dumpster corral shall be located within any utility easement.
- (D) All dumpsters shall be fully screened from the view of the public right-of-way or any adjacent residential zone or residential use.
 - a. Screening shall be provided on three (3) sides by a single-material wall or fence constructed of chain-link, masonry, concrete, or treated wood. If material is metal chain-link, privacy slats shall be inserted to create opaque screening effect.
 - b. The fourth side shall be screened by a solid gate of equal height of the corral walls.
 - c. Screening shall provide at least one foot of clearance, on each side of the dumpster and the gate hinge to permit a 8.5 foot wide garbage truck to pick up, empty, and replace the dumpster.
 - d. The minimum height of the corral and gate shall be six (6) feet or the height of the dumpster, whichever is greater.
 - e. All dumpster corrals shall be constructed of similar material to the primary structure(s) located on the same lot.
- (E) All gates to dumpster corrals shall remain operational.
- (F) All dumpster corrals shall be maintained in good repair and in a sanitary condition by the property owner or manager, tenant, or utility account holder.
 - a. Trash, litter and refuse shall not be permitted to accumulate around the exterior of the corral. All trash, litter and refuse shall be deposited within the dumpster.
- (G) This ordinance applies to:
 - a. All new construction or development of commercial and industrial districts and residential multifamily uses consisting of four units or more.
 - b. Any replacement or relocation of an existing dumpster or dumpster corral.
- (H) Existing nonconforming dumpsters shall be enclosed within a corral and brought into compliance within 24 months of the effective date of this ordinance.
- (I) A violation of any provision of this ordinance shall be unlawful and subject to the penalty provisions of Section 10.99 of the Bethany Code of Ordinances, as amended.

SECTION 2. All ordinances in conflict herewith are hereby repealed.

SECTION 3. If any part, article, section, or subsection of this ordinance shall be held invalid or unconstitutional for any reason, such holding shall not be construed to impair or invalidate the remainder of said ordinance, notwithstanding such holding.

END

The foregoing ordinance was introduced before the Bethany City Council on the ____ day of _____, 2026, and was duly adopted and approved by the Mayor and City Council on the ____ day of _____, 2026, and after compliance with notice requirements of the Open Meeting Law (25 OSA, Sections 301, et seq.)

ATTEST:

MAYOR

CITY CLERK

Approved as to form and legality on _____, 2026.

CITY ATTORNEY

Section 158.0___ – Planned Industrial Overlay District

(A) Purpose and Intent

The purpose of the Planned Industrial Overlay District (PID) regulations is to encourage high-quality light industrial and commercial uses along the North Rockwell corridor between NW 50th Street and NW 63rd Street. This overlay district is intended to provide design flexibility while maintaining restrictions and protections for surrounding neighborhoods. These regulations are intended to:

- a. Encourage light industrial and commercial redevelopment and infill development
- b. Provide regulations and protections for surrounding residential neighborhoods
- c. Encourage investment that expands the city's tax base
- d. Improve transportation and pedestrian connectivity
- e. Provide opportunities for private investment to create jobs within the city and support employment related to Wiley Post Airport.

The Planned Industrial Overlay District shall function as an overlay district. The underlying zoning classification shall remain in effect except where specifically modified through an approved Industrial Development Plan (IDP). No IDP shall be approved unless it meets the requirements and district specifications set forth in this chapter.

(B) Applicable Area

- a. The Planned Industrial Overlay District shall only be allowed within the city along North Rockwell Avenue between Northwest 50th Street and Northwest 63rd Street. Any PID in this area south of Northwest 53rd Street shall not extend east of North Dawson Drive. Any PID north of Northwest 53rd Street shall not extend east of North Mueller Avenue and shall have one contiguous lot spanning the width from North Rockwell Avenue to North Mueller Avenue. If one contiguous lot does not extend to North Mueller Avenue, a PID shall not exceed 650 feet in depth.
- b. Planned Industrial Districts shall have frontage that abuts North Rockwell Avenue.

(C) General Standards

All PID developments shall comply with the following:

- a. The underlying zoning district shall remain in effect.
- b. All uses shall be specifically identified within the application documents and shall adhere to the specific uses identified in this chapter.
- c. Setbacks, lot dimensions, building height, parking requirements, and other development standards shall adhere to the standards stated in this chapter.

(D) Development Standards

- a. Lot Dimensions and Setbacks
 - i. No PID shall have a frontage width of less than 100 feet.
 - ii. Front yard setbacks shall not be less than 20 feet.

- iii. Interior lots that do not abut residential zones shall have no side yard setback.
- iv. Side yard setbacks that abut residential zones shall be not less than 20 feet.
- v. Rear yard setbacks that do not abut residential zones shall not be less than 10 feet.
- vi. Rear yard setbacks that abut residential zones shall not be less than 20 feet, with an additional 5 feet required for any building over 20 feet in height.
- vii. No building shall exceed 35 feet in height.

b. Parking Minimums

- i. Parking and loading requirements for Planned Industrial Overlays shall adhere to those set forth in Chapter 158.035.

c. Landscaping

- i. Landscaping requirements for Planned Industrial Overlays shall adhere to Chapter 155.10.

d. Screening

- i. PIDs that abut a residential district along any side yard or rear yard lot line shall provide an 8-foot-tall fence with 100% opacity along any lot line that abuts a residential district.

e. Lighting

- i. PIDs that abut a residential neighborhood on any side or rear yard property line shall direct any parking or security lighting away from the residential district. If security or safety lighting is required on the side of a building that faces a residential district, such lighting shall be shielded so that the bulb or lens does not emit light above a 90-degree horizontal plane.
- ii. Parking lot lighting shall be restricted to warm light rated at 3000K or lower.
- iii. Non-essential security and parking lot lighting shall be dimmed to a maximum of 50% output between the hours of 10:00 p.m. and 6:00 a.m.

f. Connectivity

- i. The developer is responsible for installing a minimum 4-foot-wide sidewalk along the Rockwell frontage if no sidewalk currently exists. If a sidewalk exists along one or both sides of the frontage, the developer shall meet the current standards for the existing sidewalk and extend the sidewalk across the frontage.

(E) Permitted Uses

- a. See Appendix A – Permitted Use Table.

APPENDIX A: PERMITTED USE TABLE (PID Draft)

Accessory Building (over 240 sq.)	
Adult Business	
Adult day care center	
Agriculture	
Airport or landing field	
Alcoholic beverage establishments	X
Amusement, commercial indoor	X
Amusement, commercial outdoor	X
Art gallery	x
Auto storage or auto auction	
Automobile repair garage	X
Bed and Breakfast Inn	
Brewery (Craft brew)	X
Brewery (large scale)	X
Building and landscaping material sales yard	X
Bus station or terminal	
Caretaker or employee housing	
Catering establishment	X
Charitable or Philanthropic Institutions	
Church	
College or university	
Community center	
Country club, private	
Crematory	
Day camp for children	
Day-care center	
Dispensary store	
Dormitory	
Dwelling, multi-family	
Dwelling, single-family residential	
Dwelling, two-family	
Equestrian Educational Facility	
Equipment storage/rental yard	X
Family day-care homes	

Financial Institutions	
Fraternity or sorority lodge or assembly hall	
Freighting yard/terminal	
Funeral Home and Mortuary	
Gasoline service stations	X
Golf course, commercial	
Greenhouse and plant nursery	X
Grocery store or supermarket	
Group House	
Halfway House	
Hazardous Waste Collection, Processing, or Disposal	
Home occupations	
Hospital	
Hotel or motel	
Inmate pre-release center	
Inmate transitional living centers	
Inmate Work Center	
Impatient Treatment	
Itinerant vendor	
Jail and Correctional Facility	
Kennel	X
Laboratory, scientific or research	X
Library	
Manufacturing, heavy	
Manufacturing, light	X
Massage Clinic	
Media broadcast	X
Medical or dental facility	
Mobile and Manufactured Home	
Mobile and Manufactured Home Park	
Museum	
Night club/dance hall	
Nursing care facility, convalescent, or rest home	
Open display, commercial	X
Pest Control Services	X

Petroleum products, Oil field equipment, storage yard and wholesale	X
Pharmacy	
Professional offices	
Public park and playground	
Public Safety Facilities	
Public Utility Station	X
Publisher	
Recreational vehicle or vehicle storage	X
Recreational Vehicle Park	
Recycling Collection Facility	X
Restaurant Eating Establishment (Not drive-in type)	x
Restaurant or Eating Establishment (Drive- in)	X
Retail, general	X
Retail, specialty	
Sale barn	
Salvage yards	
School, Business	
School, Commercial Trade	X
School, Private, Elementary, or Secondary	
School, Public or Denominational	
Self-service laundry or dry-cleaning establishment	
Shelter	
Shooting range, indoor	X
Swap meet, flea market, and other similar uses	
Swim or tennis club	
Swimming pool, commercial	
Tattoo and/or Body Piercing Shop	X
Telecommunication Facilities	X
Temporary Employment Services, Day Labor Business	
Theater, drive-in	
Transitional Living Facility	
Treatment Facility	
Unlighted private tennis courts	
Vehicle Storage	X
Veterinary hospital	

Warehouse	X	
Warehouse, mini	X	
Wastewater treatment plant		
Wholesale or warehouse enterprise	X	
Zoo		