THE CITY OF
JARRELL

City of Jarrell
Special Called Meeting for a
City Council and Planning & Zoning Commission Joint Workshop

Jarrell City Council Chambers
161 Town Center Blvd. Jarrell, Texas 76537
Monday, November 13, 2023, at 6:00 p.m.

AGENDA

Mayor Patrick Sherek Alderman Place 1, Daniel Klepac Alderman Place 2, Jeff Seidel	Alderwoman Place 3, Tanya Clawson Mayor Pro-Tem Place 4, Rusty Bryson Alderwoman Place 5, Daniel Islas

David Bryson, P&Z Chairman Jason Oliver, P&Z Vice-Chairman J. B. Stockton, P&Z Member	Sally Kandler, P&Z Secretary Eli Hernandez, P&Z Member

1. **MAYOR CALL MEETING TO ORDER**
   - Roll Call
   - Invocation
   - Pledge of Allegiance

2. **P&Z CHAIRMAN CALL MEETING TO ORDER**

3. **PUBLIC COMMENTS**

Those wishing to speak to the City Council must complete the appropriate color card listed below and present the card to the Municipal Clerk prior to the beginning of the meeting. Please wait to be invited to approach the podium and observe a **three**-minute time limit when speaking.

Orange Sign in Card – Items not listed on the agenda

An individual may speak; however, the topics presented are considered informational only and may result in placement on a future agenda. No formal discussion or action will be conducted at this time.

Yellow Sign in Card – Item listed on the agenda

An individual may speak once the regular agenda item is announced for consideration and/or when the speaker is invited to approach the podium.

4. OPEN WORKSHOP

The purpose of this Public Workshop is to allow a presentation and discussion regarding an update to Chapter 4 of the Unified Development Code.

There will be no formal action taken. The general public may attend the workshop.

5. ADJOURNMENT.

CERTIFICATION

I certify that the above Notice of the Workshop of the City of Jarrell City Council and Planning & Zoning Commission was posted on the city's website at www.cityofjarrell.com and on the Bulletin Board located at Jarrell City Hall - 161 Town Center Blvd, Jarrell, Texas 76537 pursuant to Chapter 551 of the Texas Government Code.

Posted on November 9, 2023, at 5:00 p.m.

Deanne Peace

Posted by: City Secretary's Office

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. The City of Jarrell is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. ***Please call the Municipal Clerk at 512/ 746-4593 for assistance.***
I certify that the above Agenda of the City of Jarrell City Council was removed from the Bulletin Board located at Jarrell City Hall; 161 Town Center Blvd. in Jarrell, Texas on:

Removed on _____, 2023 at _____am/pm
City of Jarrell, Texas

_____
Removed by: City Secretary's Office

Residential Use Limitations

All residential uses shall meet any applicable provisions of the City of Jarell Code of Ordinances, in addition to the following limitations:

A. Single-Family, Attached

1. Dwellings units shall be situated on separate legally platted lots.

B. Duplex

1. Minimum off-street parking requirements must be met for both units.

C. Townhome

1. In the townhome district a building may contain a minimum of three dwelling units and a maximum of six dwelling units.

D. Multi-family, detached

1. Detached dwelling units may be permitted in the MF-2 district when directly adjacent to a property platted or planned for single-family or two-family use for the purpose of creating a transition between uses.

E. Multi-family, attached

1. Attached dwelling units are permitted in the C-2 or C-3 district when not located on the ground floor of a structure. When dwelling units are incorporated in the upper floors of the structure no more than 25% of the square footage of the ground floor may be utilized for accessory components of the residential use such as leasing offices, amenities, living components of live/work units, etc.

F. Accessory Dwelling Unit

1. In the AG district a second dwelling unit is permitted for properties greater than 1 acre in size without limitation.
2. Within the SF-2 District
    a. An accessory dwelling unit is permitted to be attached or detached from the primary structure.
    b. An accessory dwelling unit is permitted as a subordinate use, provided that it is limited to 35 percent (35%) of the primary dwelling unit.
    c. A minimum of three parking spaces shall be available on-site providing the minimum two spaces required for the primary residence with one additional parking space provided for the accessory dwelling unit.
    d. The accessory dwelling unit must remain on the same electric and water meters as the primary residence.
    e. Rental of an accessory dwelling unit should be limited to owner occupied properties.
3. Within the SF-3 District:
    a. An accessory dwelling unit is subject to the standards of F.2 but must be attached to the primary structure.

G. Home-Based Business

1. Home-Based Business is that accessory use of a premise that shall constitute all or some portion of the livelihood of a person or persons living in the dwelling.
    a. The home-based business shall be clearly incidental to the residential use of the dwelling and shall not change the essential residential character of the dwelling or neighborhood or adversely affect the uses permitted in the District of which it is a part.

b. Land uses that are addressed individually in the use chart of this chapter are not considered a home-based business for purposes of this section. Examples of those uses are: Group Homes, Family Day Cares, Bed and Breakfast, and Garage Sales.
c. The Home-Based Business shall be conducted entirely within a dwelling or accessory structure or integral part thereof, and have no outside storage of any kind related to the business;
d. No signage shall be allowed in connection with the Home-Based Business;
e. Deliveries by commercial vehicle are limited to the hours of 8:00 a.m. to 6:00 p.m.; however, deliveries by a regular carrier such as USPS, UPS, and FedEx may be delivered during their typical hours;
f. The Home-Based Business shall create no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, unhealthy or unsightly condition, traffic, or parking problem;
g. On-street parking utilized by the business shall only be allowed along the property line of the Home-Based Business residence and as allowed by current City Code. Off-street parking is limited to existing paved areas and the business shall not result in the increase of on-site parking areas;
h. The Home-Based Business shall involve no on-site services. However, if the activity is kept at a small scale (meaning generally one or two people conducting the business or meeting with clients) and the business remains compliant with the limitations of this chapter, the following shall not be considered services:
    i. Individual academic, music, dance, photography, art, hobby, or similar instruction or studio;
    ii. Seamstress or tailor;
    iii. Barber or beauty salon (one chair);
    iv. Financial/investment counseling, accounting, bookkeeping, real estate office or similar office;
    v. Individual massage, natural therapy, or similar services;
    vi. Counseling in an office setting; and
    vii. Other similar low impact uses as determined by the Director.
i. The Home-Based Business shall not have a retail store-front;
j. There shall be a clearly visible street address posted or displayed on the premises

2. If Code Enforcement receives a complaint regarding a Home-Based Business, it shall be the responsibility of the operator of the business to demonstrate compliance with the above stated limitations and this Code.

H. Senior Living

1. Senior living is permitted in the C-1, C-2, and C-3 districts when developed as a part of a facility that includes an Assisted Living or Nursing or Convalescent Homes use as a part of its program.

I. Student Housing

1. Student housing may be permitted in the MF-2 district if the use is determined to be complementary to adjacent uses and context sensitive design methods are utilized.

Civic Use Limitations

A. All Civic Uses

1. The principal vehicular entrance and exit shall be located on a collector-level street or higher, except as otherwise approved by the Development Engineer.

B. Day Care

1. Day care facilities are permitted in accordance with Table 5.03.010 and subject to the following standards and limitations:
2. All day care facilities shall be licensed by the State and meet the minimum requirements for such facilities.
3. Outdoor play or instruction areas, playground equipment, and pools shall be located in the side or rear yards and screened from adjacent property by an opaque fence no less than six feet in height.
4. Day care facilities in residential zoning districts may only operate between the hours of 6:00 a.m. and 7:00 p.m. Day care facilities in the C-1 zoning districts may only operate between the hours of 6:00 a.m. and 10:00 p.m. Hours of operation are not limited for day care facilities in other Non-Residential Zoning Districts.
5. A family home day care shall employ only residents of the premises, including all paid and unpaid care providers.

C. Activity Center

1. Hold

D. Animal Shelter

1. An animal shelter is permitted in accordance with the Permitted Use Table and limited to a required separation of at least 300 feet from the shelter to a residential structure that is located on any property in separate ownership.

E. Community Center

1. Hold

F. Correctional Facility

1. Hold

G. Hospital

1. Hold

H. Hospital, Psychiatric

1. Hold

I. Religious Assembly Facilities

1. Hold

Commercial Use Limitations

A. Bed and Breakfast

1. A Bed and Breakfast establishment is permitted in accordance with the Permitted Use Table and subject to the following standards and limitations:

a. Preparation and service of food shall conform to all applicable regulations of the State of Texas and Williamson County.
b. On-site parking (except driveways) shall not be located in the front yard and shall be screened from the view of adjacent residences to a height of six feet by a solid screening fence or dense shrubs and vegetation. Temporary fences shall not be permitted.
c. Guestroom rentals shall not be allowed for more than 29 consecutive days.
d. The operator of the Bed and Breakfast must be a full-time resident of the main dwelling on the property in which the Bed and Breakfast establishment is located.

B. Bed and Breakfast with Events

1. A Bed and Breakfast with Events applies only to properties on which a Bed and Breakfast is located and events (such as parties, receptions, fund raisers, and other similar functions) are held. The event shall be a subordinate use to a Bed and Breakfast and shall not include an event center, meeting facility, or other form of entertainment operation.

C. Restaurant

1. Restaurants in the C-1 District are subject to the following:
   a. A drive-thru restaurant shall require approval of a Conditional Use Permit.
   b. Restaurants permitted in the OF and BP Districts are subject to the following:
      i. The eating establishment shall clearly be secondary and supportive to the primary use.
      ii. The eating establishment shall not be located in a building which contains no other uses; however, in the BP District, a Conditional Use Permit may be considered if it is determined that a restaurant would be beneficial to a planned business park development
      iii. A drive-thru restaurant is permitted in the BP District, subject to the limitations in Subsections i and ii. above.

D. Tavern or Pub, Dance Hall or Nightclub

1. A bar, tavern, pub, dancehall, or nightclub is permitted in accordance with the Permitted Use Table and subject to the following standards and limitations:
2. The establishment shall be located no less than 300 feet from a church, public or private school or public hospital, subject to the measurements of the City Code of Ordinances.
3. The establishment is subject to the provisions of Chapter 5.02, Alcoholic Sales, of the City Code of Ordinances.

E. Micro Brewery, Micro Winery or Micro Distillery

1. A micro brewery, micro winery, or micro distillery is permitted in accordance with the Permitted Use Table and subject to the following standards and limitations:
   a. A micro brewery, micro winery, or micro distillery shall be located no less than 300 feet from a church, public or private school or public hospital subject to the measurements of the City Code of Ordinances.
   b. A micro brewery, micro winery, or micro distillery is subject to the provisions of Chapter 5.02, Alcoholic Sales, of the City Code of Ordinances.

F. Permanent Mobile or Outdoor Food Vendor

1. Hold

G. Live Music or Entertainment

1. Live music or entertainment is permitted in accordance with the Permitted Use Table and subject to the following standards and limitations:
2. The entertainment use must be secondary to the primary use in the C-2 district.
3. Live music or entertainment uses are subject to the provisions of Chapter 8.02, Noise, of the City Code of Ordinances.

H. Athletic Facilities, Commercial Recreation and Driving Ranges

1. Athletic facilities, commercial recreation facilities, and driving ranges are permitted in accordance with the Permitted Use Table provided that any outdoor playing fields or associated structures shall be set back 150 feet from the property line of a residentially zoned property.

I. General Retail

1. General retail is permitted in accordance with Permitted Use Table and subject to the following standards and limitations:
2. In the BP District:
   a. The retail use shall clearly be secondary and supportive to the primary use.
   b. The retail use shall not be located in a building which contains no other uses; however, a Conditional Use Permit may be considered if it is determined that a free standing retail operation would be beneficial to a planned business park development.

J. Personal Services in the BP District

1. Personal services, including all uses noted as limited in the Permitted Uses Table are permitted subject to the following standards and limitations:
2. The establishment shall clearly be secondary and supportive to the primary use.
3. The personal service use shall not be located in a building which contains no other uses; however, a Conditional Use Permit may be considered if it is determined that a free-standing personal service operation would be beneficial to a planned business park development.

K. Fitness Center

1. A fitness center is permitted in accordance with the Permitted Use Table and subject to the following standards and limitations:
2. In the C-1 District, the hours of operation shall be limited from 5:00 a.m.—11:00 p.m.
3. In the BP District, a fitness center:
   a. Shall clearly be secondary and supportive to the primary use.
   b. Shall not be located in a building which contains no other uses; however, a Conditional Use Permit may be considered if it is determined that a free standing fitness center operation would be beneficial to a planned business park development.

L. Kennel.

1. Outdoor kennels are prohibited in the C-2 District.

M. Self-Storage, Indoor and Outdoor

1. Self-storage facilities shall be limited to the storage use only, with the exception of an accessory leasing office, accessory retail sales, and/or single living quarters for security purposes, and shall not be used for operating any other

business. In no instance shall individual storage units be used as a business storefront or used as a residence or overnight accommodation.

N. Pest Control or Janitorial Services

1. A pest control or janitorial services facility is permitted in accordance with The Permitted Use Table and subject to the following standards and limitations:
2. No mixing of chemicals or pesticides is allowed on-site.
3. Storage of chemicals or pesticides is limited to ten percent (10%) of the total square footage of the primary facility.
4. No overnight vehicle or outdoor storage is allowed.

O. Automobile Sales, Rental or Leasing Facility

1. Hold

P. Auto Repair and Service

1. Automobile Repair and Service, Limited and General, shall be an allowed accessory use with an Automobile Sales Facility. Automobile Repair and Service, General shall not be permitted on the premises of a Rental Vehicle Facility and any allowed limited repairs shall be performed only within the principal building.

Q. Fuel Sales

1. A fuel sales establishment is permitted in accordance with The Permitted Use Table and subject to the following standards and limitations:
2. The use shall generally not abut a single family residential zoned or used property without attention to the impact of screening, buffering, and lighting to the adjacent residential uses.
3. Proximity to other developed or entitled fuel sales facilities shall be examined as part of the Conditional Use Permit process to avoid clustering of uses along a corridor, intersection, or neighborhood.
4. No more than four multi-fuel dispensers (eight fuel positions) shall be permitted except where one of the following conditions is met:
   a. The proposed fuel sales establishment is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more; or
   b. The property is adjacent to FM 487 or IH-35 roadways.
   c. When one of the conditions outlined in Subsection (a or b) above is met, in no case shall a fuel sales establishment be permitted more than ten multi-fuel dispensers or 20 fuel positions.
5. Fuel positions, vacuum, air, and water stations as well as other similar equipment are prohibited between the principal structure and the property line of a residentially-zoned property and shall comply with the building setbacks in all other circumstances.
6. No full-service or self-service car wash is allowed with the fuel sales use. Only an accessory one-bay automatic car wash is allowed if adjacent to a residential district.

R. Car Wash

1. Hold

S. Automobile Repair and Service, General

1. In the Highway Commercial (C-3) District, temporary outdoor storage of automobiles awaiting service or pick-up is permitted. No other outdoor storage is allowed in the C-2 or C-3 Districts.
2. In the Light Industrial/Warehousing (I-1) District, all outdoor storage, except as limited in other provisions of this Code, is permitted.

T. Event Facility

1. An Event Facility is permitted in accordance with the Permitted Use Table and subject to the following standards and limitations:
2. A Conditional Use Permit is required in the C-3 and PF Districts for Event Facilities designed to host events with more than 300 attendees.
3. A Special Use Permit is required in the C-1, C-2 districts for all Event Facilities.
4. Any outdoor live music or entertainment area shall be shown on a Site Plan and shall be set back a minimum of 50 feet from the property line of a residentially zoned property.
5. Any live music or entertainment in association with an event is subject to the provisions of Chapter 8.02 "Noise" of the Code of Ordinances

U. Permanent Mobile or Outdoor Food Vendor

1. Permanent Mobile or Outdoor Food Vendor is permitted in accordance with the Permitted Use Table and subject to the following standards and limitations:
2. The Mobile or Outdoor Food Vendor(s) shall be a primary use on the property.
3. Each Mobile or Outdoor Food Vendor shall have a City approved connection to City approved electric, water and wastewater services.

V. Office/Showroom

1. An Office/Showroom is permitted in accordance with the Permitted Use Table and subject to the following standards and limitations:
2. Warehousing facilities shall be incidental to the primary use and shall not exceed 50 percent (50%) of the total floor area.
3. Outdoor storage may be permitted in accordance with other provisions of this Code.

W. Towing Services and Impound Lots

1. A Towing Services and Impound Lot use may be permitted in accordance with the Permitted Use Table and subject to the following standards and limitations:
2. All motorized vehicles, to include operable or repairable motor vehicles that have been towed, repossessed, or otherwise in the care and custody of the operator of the lot, shall be on an approved paved surface.
3. Any other outdoor storage may be permitted in accordance with other provisions of this Code.

X. Urgent Care Facility

1. Hold

Y. Agricultural Sales/Landscape Supply Sales/Garden Center

1. Hold

Z. Farmer's Market

1. Hold

Transportation and Utility Use Limitations

A. Heliports

1. Permitted when accessory to a hospital or government facility.
2. Permitted when an accessory use to a full-service hotel, office building, or convention center if the structure is over 100 feet in height and the heliport landing pad is located on the rooftop of such a structure; or
3. Permitted when an accessory use to a business park that is a minimum of 20 total acres.

B. Utilities Services, Intermediate

1. Hold

C. Wireless Transmission Facilities

1. Hold

Industrial Use Limitations

A. Contractor Services, Limited

1. Hold

B. Contractor Services, General

1. Contractor Services, General is permitted in accordance with The Permitted Use Table and subject to the following standards and limitations:
2. Outdoor storage shall be incidental to the primary use.
3. Outdoor storage may be increased to 50 percent (50%) of the total site area provided the outdoor storage area is not located adjacent to a public street, residential zoned property, an existing single-family home in the ETJ that is platted or designated for residential use on the Future Land Use Map, or a public park.
4. When outdoor storage is proposed to be located adjacent to a public street, residential zoned property, an existing single-family home in the ETJ that is platted or designated for residential use on the Future Land Use Map, or a public park, articulation shall be provided for the screening wall or fence.

C. Office/Warehouse

1. Hold

D. Storage Yard

1. Hold

Temporary Use Limitations

A. Seasonal Product Sales, Temporary Farmer's Market, and Temporary Mobile or Outdoor Food Vendor

1. Seasonal Product Sales, Temporary Farmer's Markets, and Temporary Mobile or Outdoor Food Vendors shall meet the requirements and follow the procedures of Section 5.05 of the Code of Ordinances

2. Temporary Mobile or Outdoor Food Vendor is permitted in accordance with The Permitted Use Table and subject to the following additional standards and limitations:
   a. The Mobile or Outdoor Food Vendor shall be secondary to an existing primary use on the property.
   b. Mobile or Outdoor Food Vendor(s) shall be in operation and opened to the public during the primary use's hours of operation.
   c. Mobile or Outdoor Food Vendor(s) may connect to City approved electric. Connection to water or wastewater services shall not be permitted.
   d. Amenities including but not limited to restrooms, tables, chairs and shade structures may be permitted on the property subject to compliance with this Code.
   e. No Mobile or Outdoor Food Vendor shall be located on a required parking space or loading area.

B. Business Offices, Temporary

1. A temporary building for use as a business office is permitted on a 90-day basis. The applicant may request to renew such approval upon its expiration if the conditions of approval still exist.

C. Concrete Products, Temporary

1. A temporary facility for manufacturing concrete or concrete products may be located where it is directly associated with construction in the area, provided that such facilities are at least 1,000 feet from existing residential development.

D. Construction Field Offices

1. A temporary building for use as a construction field office is permitted on a 12-month basis unless it is renewed by the respective business. An unlimited number of renewals may be applied for and considered. When the construction field office is associated with a residential subdivision, one temporary building is allowed for each builder in the residential subdivision in which that builder has the authority to construct structures. For commercial construction, one temporary building per site is allowed. All temporary offices allowed under this provision shall receive Site Plan, Stormwater Permit Construction Plan approval, as applicable, following the procedures outlined in this Code. Any temporary parking associated with the construction field office shall follow the standards of this Code.

E. Construction Staging, Off-Site

1. Hold

F. Parking Lot, Temporary

a. Hold

G. Portable Classrooms

1. Portable classrooms are permitted in accordance with The Permitted Use Table, subject to the following standards and limitations:
2. Portable classrooms are allowed as part of a site-built public school facility.
3. A site-built school building and required site improvements must be in place prior to any placement of portable classrooms.

H. Residential Sales Offices and Model Homes

1. A temporary residential sales office or model home must be located within the legal subdivision for which lots are being sold.

I. Transient Mobile or Outdoor Food Vendor

1. Transient Mobile or Outdoor Food Vendor is permitted in accordance with the Permitted Use Table without approval of a permit and subject to the following standards and limitations:
2. The Mobile or Outdoor Food Vendor shall be accessory to an existing primary use on the property and may only be placed on the property Thursday through Sunday. No Mobile or Outdoor Food Vendor shall be permitted on the property Monday through Wednesday.

J. All Other Temporary Uses

1. Other temporary uses deemed appropriate and compatible with the district and surrounding land uses may be permitted at the discretion of the Director.

	AG	SF-1	SF-2	SF-3	MF-1	MF-2	MH	C-1	C-2	C-3	MU	BP	I-1	I-2	PF	Notes
Residential Uses																
Specific Use	AG	SF-1	SF-2	SF-3	MF-1	MF-2	MH	C-1	C-2	C-3	MU	BP	I-1	I-2	PF	Notes
Household Living																
Single-family, Detached	P	P	P	P	—	—	—	—	—	—	—	—	—	—	—	
Single-family, Attached	—	—	L	P	—	—	—	—	—	—	—	—	—	—	—	A
Duplex	—	—	L	P	P	—	—	—	—	—	—			—		B
Triplex	—	—	—	P	P	—	—	—	—	—	—	—	—			
Townhouse	—	—	—	L	—	—	—	—	—	—	—	—	—	—	—	C
Multifamily, Detached	—	—	—	—	P	L	—	—	—	—	—	—	—	—	—	D
Multifamily, Attached	—	—	—	—	P	P	—	—	C	L	P	—	—	—	—	E
Manufactured Housing	—	—	—	—	—	—	P	—	—	—	—	—	—	—	—	
Manufactured Housing Park	—	—	—	—	—	—	P	—	—	—	—	—	—	—	—	
Accessory Dwelling Unit	L	C	C	L	—	—	—	—	—	—	—	—	—	—	—	F
Home-Based Business	L	L	L	L	L	L	L	L	L	L	L	—	—	—	—	G
Group Living																
Group Home (5 or fewer)	P	P	P	P	—	—	—	—	—	—	—	—	—	—	—	
Group Home (6 or more)	—	—	—	—	P	P	—	P	P	—	—	—	—	—	—	
Senior Living	—	—	—	—	P	P	—	L	L	L	P	—	—	—	—	H
Assisted Living	—	—	—	—	—	—	—	—	P	P	P	—	—	—	—	
Nursing or Convalescent Home	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	
Hospice Facility	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	
Orphanage	P	—	—	—	P	P	—	P	P	—	—	—	—	—	C	
Student Housing	—	—	—	—	—	C	—	P	P	P	—	—	—	—	—	I
Rooming or Boarding House	—	—	—	—	P	P	—	—	P	—	—	—	—	—	—	
Halfway House	C	C	C	C	C	C	C	—	—	—	—	—	—	—	—	
Civic Uses																
Specific Use	AG	SF-1	SF-2	SF-3	MF-1	MF-2	MH1	C-1	C-2	C-3	MU	BP	I-1	I-2	PF	Notes
Educational and Day Care Facilities																
School, Elementary or Middle	L	L	L	L	L	L	—	—	—	—	—	—	—	—	L	A
School, High	L	—	—	—	—	—	—	—	L	L	—	—	—	—	L	A
School, College or University	L	—	—	—	—	—	—	—	L	L	L	—	—	—	L	A
School, Boarding	L	—	—	—	—	—	—	—	—	—	—	—	—	—	L	A
School, Business or Trade	L	—	—	—	—	—	—	—	L	L	L	L	L	L	L	A
Day Care, Family Home	L	L	L	L	L	L	L	—	—	—	—	—	—	—	—	B
Day Care, Commercial	—	—	—	—	—	—	—	L	L	L	L	L	—	—	—	B
Government and Community Facilities																
Activity Center, Youth or Senior	C	C	C	C	C	C	—	L	L	L	L	—	—	—	L	C
Animal Shelter	L	—	—	—	—	—	—	—	—	—	—	—	L	L	L	
Community Center	—	—	—	—	—	—	—	L	L	L	L	—	—	—	L	E
Correctional Facility	C	—	—	—	—	—	—	—	—	C	—	—	C	C	C	F
Government or Postal Office	—	—	—	—	—	—	—	P	P	P	P	P	P	P	P	
Library or Museum	—	—	—	—	—	—	—	P	P	P	P	—	—	—	P	

Social Service Facility	—	—	—	—	—	—	—	P	P	P	P	—	—	—	P	
Medical and Institutional Facilities																
Hospital	—	—	—	—	—	—	—	—	—	P	—	P	C	C	P	
Hospital, Psychiatric	—	—	—	—	—	—	—	—	—	P	—	P	C	C	P	
Substance Abuse Treatment Facility	—	—	—	—	—	—	—	—	—	P	—	P	C	C	P	
Blood or Plasma Center	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	
Places of Worship																
Religious Assembly Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Parks and Open Spaces																
Nature Preserve or Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Neighborhood Amenity, Activity, or Recreation Center	L	L	L	L	L	L	L	—	—	—	—	—	—	—	—	A
Public Park, Neighborhood	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Park, Regional	L	—	—	—	—	—	—	—	L	L	—	—	—	—	L	A
Golf Course/Country Club	L	L	L	L	—	—	—	—	—	—	—	—	—	—	L	A
Cemetery, Columbaria, Mausoleum or Memorial Park	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Commercial Uses																
Specific Use	**AG**	**SF-1**	**SF-2**	**SF-3**	**MF-1**	**MF-2**	**MH1**	**C-1**	**C-2**	**C-3**	**MU**	**BP**	**I-1**	**I-2**	**PF**	**Notes**
Overnight Accommodations																
Bed and Breakfast	C	C	C	C	C	C	—	L	L	—	—	—	—	—	—	A
Bed and Breakfast with Events	C	C	C	C	C	C	—	L	L	—	—	—	—	—	—	B
Inn	C	—	—	—	—	—	—	C	P	P	—	—	—	—	—	
Hotel	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	
Hotel, Boutique	—	—	—	—	—	—	—	—	P	P	P	—	—	—	—	
Hotel, Extended Stay	—	—	—	—	—	—	—	—	—	P	—	P	—	—	—	
Motel	—	—	—	—	—	—	—	—	—	P	—	—	—	—	—	
Campground or RV Park	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Food and Beverage Establishments																
Restaurant, General	—	—	—	—	—	—	—	P	P	P	P	L	—	—	—	C
Restaurant, Drive-through	—	—	—	—	—	—	—	—	P	P	—	L	—	—	—	C
Bar, Tavern or Pub	—	—	—	—	—	—	—	C	L	L	L	L	L	—	—	D
Micro Brewery, Micro Winery, or Micro Distillery	—	—	—	—	—	—	—	—	L	L	L	L	L	—	—	E
Food Catering Services	—	—	—	—	—	—	—	—	P	P	—	P	P	—	—	
Permanent Mobile or Outdoor Food Vendor	—	—	—	—	—	—	—	C	C	C	C	C	C	C	C	U
Entertainment and Recreation																
Live Music or Entertainment	—	—	—	—	—	—	—	—	L	L	L	—	—	—	—	G
Dance Hall or Nightclub	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	
Theater, Movie or Theater, Live	—	—	—	—	—	—	—	—	P	P	P	—	—	—	—	
Membership Club or Lodge	—	—	—	—	—	—	—	—	P	P	P	—	—	—	—	
Major Event Entertainment	C	—	—	—	—	—	—	—	—	C	C	—	C	C	C	
Event Facility	C	—	—	—	—	—	—	—	P	P	P	P	—	—	L	T
Athletic Facility, Indoor or Outdoor	—	—	—	—	—	—	—	P	P	P	P	P	P	—	P	

Commercial Recreation	—	—	—	—	—	—	—	—	L	P	P	—	—	—	—	H
Driving Range	L	L	L	L	—	—	—	—	—	—	—	—	—	—	L	H
Firing Range, Indoor	C	—	—	—	—	—	—	—	P	P	—	P	P	—	—	
Firing Range, Outdoor	C	—	—	—	—	—	—	—	—	—	—	C	C	C	—	
Health Services																
Home Health Care Services	—	—	—	—	—	—	—	P	P	P	P	P	—	—	—	
Medical or Dental Office or Clinic	—	—	—	—	—	—	—	P	P	P	P	—	—	P	—	
Urgent Care Facility	—	—	—	—	—	—	—	—	L	P	P	—	—	—	—	X
Professional and Business Offices																
General Office	—	—	—	—	—	—	—	P	P	P	P	P	P	P	—	
Data Center or Commercial Document Storage	—	—	—	—	—	—	—	—	—	—	—	P	P	P	P	
Consumer Retail Sales and Services																
General Retail	—	—	—	—	—	—	—	P	P	P	P	L	—	—	—	I
Agricultural Sales/Landscape Supply Sales/Garden Center	P	—	—	—	—	—	—	—	L	P	—	P	P	—	—	Y
Farmer's Market	P	—	—	—	—	—	—	P	L	P	P	P	—	—	—	Z
Flea Market	C	—	—	—	—	—	—	—	—	C	—	—	—	—	—	
Artisan Studio and Gallery	P	—	—	—	—	—	—	—	P	P	P	P	P	—	—	
Personal Services	—	—	—	—	—	—	—	P	P	P	P	L	—	—	—	J
Personal Services, Restricted	—	—	—	—	—	—	—	—	C	C	C	C	P	P	—	
Dry Cleaning Service, Drop-off Only	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	
Laundromat	—	—	—	—	—	—	—	P	P	—		—	—	—	—	
Printing, Mailing and Reproduction Services	—	—	—	—	—	—	—	—	—	P		P	—	—	—	
Fitness Center	—	—	—	—	—	—	—	L	P	P	P	L	—	—	—	K
Banking and Financial Services	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	
Consumer Repair	—	—	—	—	—	—	—	—	—	P	P	P	—	—	—	
Small Engine Repair	P	—	—	—	—	—	—	—	—	P	—	P	P	—	—	
Funeral Home	P	—	—	—	—	—	—	P	P	P	—	P	—	—	—	
Veterinary Clinic, Indoor Pens Only/ Kennel	P	—	—	—	—	—	—	—	L	P	—	P	—	—	—	L
Veterinary Clinic, Indoor or Outdoor Pens	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Self Storage, Indoor	—	—	—	—	—	—	—	—	L	L		L	L	—	—	M
Self Storage, Outdoor	—	—	—	—	—	—	—	—	—	C		C	C	—	—	M
Commercial Sales and Services																
Event Catering and Equipment Rental Services	—	—	—	—	—	—	—	—	—	—	—	P	P	P	—	
Furniture Repair and Upholstery	—	—	—	—	—	—	—	—	—	—	—	P	P		—	
Heavy Equipment Sales and Repair	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—	
Pest Control or Janitorial Services	—	—	—	—	—	—	—	—	L	L	—	P	P	P	—	N
Office/Showroom	—	—	—	—	—	—	—	—	L	P	P	P	P	P	—	V
Wholesale Showrooms	—	—	—	—	—	—	—	—	—	—	—	P	P	P	—	
Greenhouse, Wholesale	P	—	—	—	—	—	—	—	—	—	—	—	P	—	—	
Stone, Mulch or Dirt Sales Yards	P	—	—	—	—	—	—	—	—	—	—	—	P	P	—	
Manufactured Housing Sales	—	—	—	—	—	—	—	—	—	C	—	—	P	C	—	

Automotive Sales and Services																
Automobile Sales, Rental or Leasing Facility	—	—	—	—	—	—	—	—	—	C	—	—	P	P	—	O
Automobile Parts and Accessories Sales, Indoor	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	
Automobile Parts and Accessories Sales, Outdoor	—	—	—	—	—	—	—	—	—	C	—	—	P	P	—	
Automobile Repair and Service, Limited	—	—	—	—	—	—	—	—	P	P	—	—	P	—	—	P
Automobile Repair and Service, General	—	—	—	—	—	—	—	—	C	L	—	—	P	P	—	S
Fuel Sales	—	—	—	—	—	—	—	—	C	P	—	C	P	P	—	Q
Fuel Sales with more than ten multi-fuel dispensers	—	—	—	—	—	—	—	—	—	C	—	C	C	P	—	Q
Car Wash	—	—	—	—	—	—	—	—	C	C	—	—	P	—	—	R
Recreational Vehicle Sales, Rental or Service	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—	
Towing Services and Impound Lots	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—	W
Transportation and Utility Uses																
Specific Use	**AG**	**SF-1**	**SF-2**	**SF-3**	**MF-1**	**MF-2**	**MH1**	**C-1**	**C-2**	**C-3**	**MU**	**BP**	**I-1**	**I-2**	**PF**	**Notes**
Airport	C	—	—	—	—	—	—	—	—	—		—	C	C	C	
Heliport	—	—	—	—	—	—	—	—	—	L		L	L	L	L	A
Bus Barn	—	—	—	—	—	—	—	—	—	—		—	P	P	P	
Parking Lot, Off-Site	—	—	—	—	—	—	—	—	P	P		P	P	P	P	
Parking Lot, *Commercial*	—	—	—	—	—	—	—	—	P	P	P	P	P	P	—	
Park-n-Ride Facility	—	—	—	—	—	—	—	P	P	P		P	P	P	P	
Private Transport Service Dispatch Facility	—	—	—	—	—	—	—	—	—	P		—	P	P	—	
Rail or Transit Yard	—	—	—	—	—	—	—	—	—	—		—	P	P	—	
Transit Passenger Terminal	—	—	—	—	—	—	—	—	—	P	P	—	P	P	P	
Utility Services, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utility Services, Intermediate	L	L	L	L	L	L	L	L	L	L	L	L	P	P	P	B
Utility Services, Major	—	—	—	—	—	—	—	—	—	P	—	—	P	P	P	
Wireless Transmission Facility	C	—	—	—	—	—	—	C	C	C	C	C	L	L	L	C
Industrial Uses																
Specific Use	**AG**	**SF-1**	**SF-2**	**SF-3**	**MF-1**	**MF-2**	**MH1**	**C-1**	**C-2**	**C-3**	**MU**	**BP**	**I-1**	**I-2**	**PF**	**Notes**
Contractor Services, Limited	—	—	—	—	—	—	—	—	—	C	—	C	P	P	—	A
Contractor Services, General	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—	B
Movie Production	—	—	—	—	—	—	—	—	—	C	—	C	P	P	—	
Printing and Publishing	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—	
Office/Warehouse	—	—	—	—	—	—	—	—	—	—	—	P	P	P	—	C
Research, Testing and Development Lab	—	—	—	—	—	—	—	—	—	—	—	P	P	P	—	
Manufacturing, Processing and Assembly, Limited	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—	
Manufacturing, Processing and Assembly, General	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—	
Warehousing and Distribution, Limited	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—	
Warehousing and Distribution, General	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—	
Truck Terminal	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—	
Lumber Yard	—	—	—	—	—	—	—	—	—	C	—	—	P	P	—	
Dry Cleaning or Laundry Plant	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—	

Asphalt or Concrete Batch Plant	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—	
Resource Extraction	C	—	—	—	—	—	—	—	—	—	—	—	C	C	—	
Oil Refinery and Distribution	—	—	—	—	—	—	—	—	—	—	—	—	—	C	—	
Recycling Collection Center	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—	
Waste Related Uses	—	—	—	—	—	—	—	—	—	—	—	—	C	C	—	
Wrecking, Scrap or Salvage Yard	—	—	—	—	—	—	—	—	—	—	—	—	C	P	—	
Hazardous Material sales/storage		—	—	—	—	—	—	—	—	—	—	—	—	C	—	
Storage Yard		—	—	—	—	—	—	—	—	—	—	—	L	L	—	D
Agriculutre Uses																
Specific Use	AG	SF-1	SF-2	SF-3	MF-1	MF-2	MH	C-1	C-2	C-3	MU	BP	I-1	I-2	PF	Notes
Farm Stand	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Petting Zoo	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Animal Husbandry	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Dairy	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Commercial Feed Lot	C	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Meat Market	P	—	—	—	—	—	—	—	—	P	—	—	P	—	—	
Aquaculture	P	—	—	—	—	—	—	—	—	—	—	—	P	—	—	
Horticulture	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Vineyard	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Taxidermist	P	—	—	—	—	—	—	—	—	—	—	—	P	—	—	
Public Stable, Riding Academy	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Temporary Uses																
Specific Use	AG	SF-1	SF-2	SF-3	MF-1	MF-2	MH	C-1	C-2	C-3	MU	BP	I-1	I-2	PF	Notes
Seasonal Product Sales	L							L	L	L	L	L	L		L	A
Farmer's Market, Temporary	L	—	—	—				L	L	L	L	L	L		L	A
Temporary Mobile or Outdoor Food Vendor	—	—	—	—	—	—	—	—	L	L	L	L	L	L	L	I
Transient Mobile or Outdoor Food Vendor	—	—	—	—	—	—	—	—	L	L	L	L	L	L	L	I
Business Offices, Temporary	—	—	—	—	—	—	—	L	L	L	L	L	L	L	L	B
Concrete Products, Temporary	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	C
Construction Field Office	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	D
Construction Staging, Off-site	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	E
Parking Lot, Temporary	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	F
Portable Classrooms	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	G
Residential Sales Offices/Model Homes	L	L	L	L	—	—	L	—	—	—	—	—	—	—	—	H
All Other Uses as Determined by the Director	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	J

Residential Zoning Districts

Single-Family Rural (SF-1)

THE CITY OF JARRELL

Purpose Statement

This district is intended to provide for conventional detached single-family dwellings at a density not exceeding one dwelling unit per lot. An SF-1 district designation may be applied to a use on land where environmental limitations, utility constraints, or access preclude standard lot sizes or for use in an area for which rural characteristics are desired.

Representative Imagery (Circle One)

Group Activity

What design aspect did you like about the photo you circled?

Examples:
I like that this building is two stories.
I like how this building is oriented close to the street.
I like the look of the small lots.
The landscaping is nice in this photo.
I like the garage oriented in the front.

Residential Zoning Districts

Single-Family Suburban (SF-2)

THE CITY OF JARRELL

Purpose Statement

This district is intended to create medium intensity single-family residential neighborhoods. These neighborhoods should include primarily traditional single-family, but other housing types such as accessory dwelling units and duplexes should be permitted at appropriate locations within the neighborhood. Design standards encourage a suburban feeling and access is managed well.

Representative Imagery (Circle One)

Group Activity

What design aspect did you like about the photo you circled?

Examples:
I like that this building is two stories.
I like how this building is oriented close to the street.
I like the look of the small lots.
The landscaping is nice in this photo.
I like the garage oriented in the front.

Residential Zoning Districts

Single-Family Mixed Small Lot Residential (SF-3)

Purpose Statement

This district is intended to provide for residential development at a higher density than the SF-2 district. This district is intended to promote a variety of housing types in close proximity to amenities and the urban core of the city. Product types encouraged here include smaller lot single-family, accessory dwelling units and alternative housing types such two-family residences, townhomes, triplexes, garden homes, and single-family condominiums. Context-sensitive design standards are required to ensure a quality and enjoyable living environment.

Representative Imagery (Circle One)

Group Activity

What design aspect did you like about the photo you circled?

Examples:
I like that this building is two stories.
I like how this building is oriented close to the street.
I like the look of the small lots.
The landscaping is nice in this photo.
I like the garage oriented in the front.

Residential Zoning Districts

Medium Density Residential (MF-1)

THE CITY OF JARRELL

Purpose Statement

The purpose of this district is to provide for residential development at densities greater than the SF-1, SF-2, and SF-3 districts with multiple units on one lot. Appropriate housing types include triplexes, quadplexes, townhomes, and apartments.
This district is further intended to encourage efficient utilization of land, affordable housing opportunities, and open space preservation.
Context-sensitive design standards are required to ensure a quality and enjoyable living environment.
Location and proximity to amenities such as open space, commercial services, employment centers, and public facilities should be prioritized.
This district may serve as a transition between conflicting land uses.

Representative Imagery (Circle One)

Group Activity

What design aspect did you like about the photo you circled?

Examples:
I like that this building is two stories.
I like how this building is oriented close to the street.
I like the look of the small lots.
The landscaping is nice in this photo.
I like the garage oriented in the front.

Residential Zoning Districts

High Density Residential (MF-2)

THE CITY OF JARRELL

Purpose Statement

This district is intended to accommodate the highest density residential development where units are almost always attached apartments. Context-sensitive design standards are required to ensure a quality and enjoyable living environment. Attention should be made to the proximity to single-family development and to create a transition of land uses. Location and proximity to amenities such as open space, commercial services, employment centers, and public facilities should be prioritized.

Representative Imagery (Circle One)

Group Activity

What design aspect did you like about the photo you circled?

Examples:
I like that this building is two stories.
I like how this building is oriented close to the street.
I like the look of the small lots.
The landscaping is nice in this photo.
I like the garage oriented in the front.

Residential Zoning Districts

Manufactured Housing (MH)

THE CITY OF JARRELL

Purpose Statement

The manufactured housing base district is a residential district intended to allow HUD-code manufactured housing on lots under single ownership and designed to accommodate multiple manufactured home units, or on subdivided lots that are individually owned.

Representative Imagery (Circle One)

Group Activity

What design aspect did you like about the photo you circled?

Examples:
I like that this building is two stories.
I like how this building is oriented close to the street.
I like the look of the small lots.
The landscaping is nice in this photo.
I like the garage oriented in the front.

Non-Residential Zoning Districts

Neighborhood Commercial (C-1)

THE CITY OF JARRELL

Purpose Statement

This district is intended to provide for small-scale, limited impact retail that is compatible with low and medium density residential neighborhoods. The uses permitted within this district are meant to serve the retail and personal service needs of residents in adjacent and nearby neighborhoods (1/4 to 1/2 mile). The nature of the permitted uses and scale of buildings are intended to blend with adjacent and nearby properties without causing adverse visual or environmental impacts.

Representative Imagery (Circle One)

Group Activity

What design aspect did you like about the photo you circled?

Examples:
I like that this building is two stories.
I like how this building is oriented close to the street.
I like the look of the small lots.
The landscaping is nice in this photo.
I like the garage oriented in the front.

Non-Residential Zoning Districts

General Commercial (C-2)

THE CITY OF JARRELL

Purpose Statement

This district is intended to provide for general commercial or office uses that serves neighborhood and community needs at a city-wide scale. This district is appropriate along major roadways, at key intersections, and near higher density residential development. This district should include uses of the same intensity as permitted in the C-1 district but will also allow for higher intensity commercial uses. This district should still provide sidewalk and trail connections to adjacent development. The standards in this district will allow continued, conforming use for existing uses, and encourage new development to be created to match the character of surrounding land uses. This district is also suitable to be located in Downtown when combined with the DT overlay district.

Representative Imagery (Circle One)

Group Activity

What design aspect did you like about the photo you circled?

Examples:
I like that this building is two stories.
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I like the look of the small lots.
The landscaping is nice in this photo.
I like the garage oriented in the front.

Non-Residential Zoning Districts

Highway Commercial (C-3)

THE CITY OF JARRELL

Purpose Statement

This district is intended to provide for establishments offering the most intense commercial goods and services. These uses may produce large amounts of automobile traffic, benefit from a location along a regional corridor such as I-35, or those that may be inappropriate to locate near neighborhoods or commercial centers on City streets. Developments in this district should be incorporated into larger contiguous centers that include pedestrian amenities, supporting retail and commercial services, and high-density residential development.

Representative Imagery (Circle One)

Group Activity

What design aspect did you like about the photo you circled?

Examples:
I like that this building is two stories.
I like how this building is oriented close to the street.
I like the look of the small lots.
The landscaping is nice in this photo.
I like the garage oriented in the front.

Non-Residential Zoning Districts

Business Park (BP)

THE CITY OF JARRELL

Purpose Statement

The Business Park District (BP) is intended to provide a location for office and research oriented uses typically located as part of a large development. Uses that include incidental warehousing or showroom facilities may also be appropriate in the BP district. The BP District may be appropriate adjacent to residential areas, provided that there is adequate buffering and context sensitive design standards established. The BP district should include open space and commercial amenities and be accessible to vehicles and pedestrians.

Representative Imagery (Circle One)

Group Activity

What design aspect did you like about the photo you circled?

Examples:
I like that this building is two stories.
I like how this building is oriented close to the street.
I like the look of the small lots.
The landscaping is nice in this photo.
I like the garage oriented in the front.

Non-Residential Zoning Districts

Light Industrial/Warehousing (I-1)

THE CITY OF JARRELL

Purpose Statement

This district is intended to provide for low intensity, limited impact industrial uses, which may include office warehousing, wholesaling, product assembly and light manufacturing conducted primarily within the confines of a building. Outdoor facilities may be appropriate depending on the site context. This district should have access on a major roadway and limited interaction with residential development or commercial centers.

Representative Imagery (Circle One)

Group Activity

What design aspect did you like about the photo you circled?

Examples:
I like that this building is two stories.
I like how this building is oriented close to the street.
I like the look of the small lots.
The landscaping is nice in this photo.
I like the garage oriented in the front.

Non-Residential Zoning Districts

General Industrial (I-2)

THE CITY OF JARRELL

Purpose Statement

This district is intended to provide land for manufacturing and industrial activities with generation of nuisance characteristics greater than activities permitted in the I-1 district. Uses within this district are not compatible with residential areas and neighborhood commercial uses. Industrial operations shall be primarily conducted within the confines of a building. Other activities, including outdoor processing of materials, storage of materials, and display of products are subject to conditional use standards for potential nuisance mitigation.

Representative Imagery (Circle One)

Group Activity

What design aspect did you like about the photo you circled?

Examples:
I like that this building is two stories.
I like how this building is oriented close to the street.
I like the look of the small lots.
The landscaping is nice in this photo.
I like the garage oriented in the front.

Special Purpose Districts

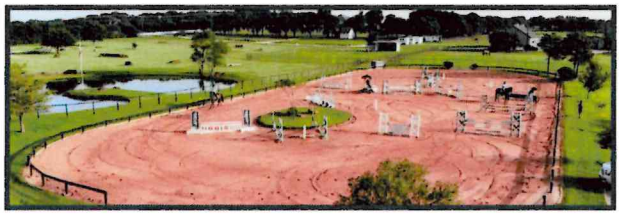
Agriculture (AG)

THE CITY OF JARRELL

Purpose Statement

This zoning district should generally consist of areas with rural character and land uses, or undeveloped acreage that is not anticipated to be put to an urban use in the near future. This district is intended for areas that are farther away from the center of the city and are primarily used for farming, ranching, livestock raising, or wildlife management purposes. Single-family detached residential dwelling units are permitted but should be larger than one acre lots to not require municipal wastewater facilities. Rural or low intensity commercial uses can also be appropriate for this district. The AG district is also the default zoning designation for properties as they are annexed into the city limits.

Representative Imagery (Circle One)



Group Activity

What design aspect did you like about the photo you circled?

Examples:
I like that this building is two stories.
I like how this building is oriented close to the street.
I like the look of the small lots.
The landscaping is nice in this photo.
I like the garage oriented in the front.

Special Purpose Districts

Public Facilities (PF)

THE CITY OF JARRELL

Purpose Statement

This district is intended to provide a location for government and other public or quasi-public facility operations. These may include schools, public parks, hospitals, airports, government offices, churches, and other related uses, but would not include industrial facilities or storage yards. Some uses allowed in this district might generate heavy traffic volumes and high-intensity operations. The PF District shall contain uses that are allowed in both residential and non-residential districts and is subject to non-residential design and landscaping standards for compatibility with nearby or adjacent residential uses.

Representative Imagery (Circle One)

Group Activity

What design aspect did you like about the photo you circled?

Examples:
I like that this building is two stories.
I like how this building is oriented close to the street.
I like the look of the small lots.
The landscaping is nice in this photo.
I like the garage oriented in the front.

Special Purpose Districts

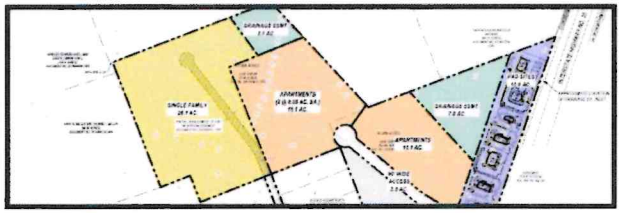
Planned Unit Development (PUD)

THE CITY OF JARRELL

Purpose Statement

The purpose of the Planned Unit Development District (PUD) is to provide land for uses and developments that promote development that is more sensitive to the natural environment, creates a significantly enhanced natural setting and/or sense of place, or otherwise enhances the standard pattern of development in Jarrell. Development is required to provide a higher level of amenities to its users or residents than what is usually required under the normal standards of this code. A PUD may be used to permit new or innovative concepts in land use not permitted by other zoning districts in this Code or to permit development projects that existing districts cannot easily accommodate. This district is appropriate in areas where the Comprehensive Plan reflects the specific uses proposed in the PUD or mixed use as a land category. Rezoning to the PUD district requires a specific PUD ordinance and a General Development Plan from the property owner. Applicants are responsible for developing the PUD Ordinance.

Representative Imagery (Circle One)



Group Activity

What design aspect did you like about the photo you circled?

Examples:
I like that this building is two stories.
I like how this building is oriented close to the street.
I like the look of the small lots.
The landscaping is nice in this photo.
I like the garage oriented in the front.

Special Purpose Districts

Mixed-Use District (MU)

THE CITY OF JARRELL

Purpose Statement

This district is intended to allow a variety of uses to locate on the same building, site, or block, and in structures of varying size and design. Commercial and residential uses, which are usually separated into discrete zoning districts, are encouraged to be combined, along with offices and public open spaces. The close proximity of the different land uses fosters increased pedestrian activity, as residents are able to accomplish a wide variety of tasks in a relatively small area without the continuous need for a vehicle. Additionally, this type of allows for the more efficient provision of infrastructure and natural resources.

Representative Imagery (Circle One)

Group Activity

What design aspect did you like about the photo you circled?

Examples:
I like that this building is two stories.
I like how this building is oriented close to the street.
I like the look of the small lots.
The landscaping is nice in this photo.
I like the garage oriented in the front.