

ORDINANCE NO. 457

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE
AMENDING TITLE 17 OF THE FARMERSVILLE MUNICIPAL CODE TO ADD
"MESSAGE BUSINESSES" AS A PERMITTED USE IN THE "I" (INDUSTRIAL)
ZONE.

The City Council of the City of Farmersville does hereby ordain as follows:

Section 1. Subsection 17.56.020. (Table 2--COMMERCIAL LAND USES)) of the
Farmersville Municipal Code is amended as follows (additions to the text are shown in bold
underlined font):

TABLE 2
COMMERCIAL LAND USES

17.56.020 Table 2--Permitted uses. To determine in which zone a specific use is
allowed:

- A. Find the use in the left hand column.
- B. Read across the table until either a "letter" or an "x" appears in one of the
columns.
- C. If a letter appears this means that the use is allowed in the zone represented by
that column, but only if certain conditions are complied with. The conditions applicable to that
use are those corresponding to the letter listed in Section 17.56.030.
- D. If an "x" appears in a column the use is allowed in the zone represented by that
column without being subject to any of the conditions listed in Section 17.56.030. Site Plan
Review is required for new construction.
- E. A Conditional Use Permit is required for any permitted use involving 10,000
square feet or more of new building or outdoor storage area.
- F. If neither a "letter" nor an "x" appears in a column, the use is not allowed in the
zone represented by that column.
- G. The planning commission shall interpret the appropriate zone for any land use not
specifically listed in the table, based on a finding of consistency with the purpose of the zone and
that use is of the same general character as that of the uses permitted in that zone.

TABLE 2
COMMERCIAL LAND USES

USES	ZONE				
	<u>U-R</u>	<u>O-S</u>	<u>C-G</u>	<u>C-C</u>	<u>C-S</u>
Above ground storage tanks for flammable or combustible fluids	b	b	b		b

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USES	ZONE				
	<u>U-R</u>	<u>O-S</u>	<u>C-G</u>	<u>C-C</u>	<u>C-S</u>
Accessory buildings and uses customarily appurtenant to a permitted use	a-r	a-r	a-r	a-r	a-r
Adult oriented business					b
Agricultural uses, and structures, general, except commercial animal slaughter	x				
Airports	b				
Ambulance service			b		b
Appliance sales, service and supply			x	x	x
Auto leasing, truck and trailer rentals			b		x
Auto parts sales (no servicing)			b	b	b
Auto sales, including autos, trucks, motorcycles, boats and other motorized vehicles, conducted entirely within an enclosed building			b	b	b
Auto sales, service and repair, new and used, includes boat, motorcycle, RV, trailer and trucks, and repair garages (not conducted within an enclosed building)			b		b
Auto and truck service stations			b		b
Bakeries			x	x	x
Barber and beauty shops			x	x	x

USES	ZONE				
	<u>U-R</u>	<u>O-S</u>	<u>C-G</u>	<u>C-C</u>	<u>C-S</u>
Bars, cocktail lounges and taverns			b	h	b
Boarding and rooming houses			a	a	
Bowling alleys			b	b	b
Building materials sales yard					b
Cabinet, carpenter and woodworking shops					b
Cafes, coffee shops and restaurants, except drive-in, fast food, self-service and take out restaurants			x	x	x
Cardrooms			b	b	b
Car washes			b		b
Cemeteries, crematories and columbariums	b	b			
Churches	b		b	b	b
Clothes cleaning and laundry pick up			b	b	b
Commercial recreation facilities, other than those listed in Table 2			b		b
Communication and public utility service facilities			b		b
Dance halls			b	b	b
Drive-in, drive-thru or drive-up businesses, including, but not limited to fast food, beverage, financial institutions, pharmacies and similar businesses.			b		b

<u>USPS</u>	<u>ZONE</u>				
	<u>U-R</u>	<u>O-S</u>	<u>C-G</u>	<u>C-C</u>	<u>C-S</u>
Drive-in theaters	b				
Drug stores and pharmacies			a-r	x	a-r
Electrical sales, service and supply			a-r		a-r
Equipment rental					b
Farm supply and implement sales and service					b
Film processing pick-up stations			x a-r		a-r
Financial institutions			x	x	x
Fire extinguisher sales and service					x
Florists			a-r	a-r	a-r
Food and grocery stores			x	x	x
Funeral homes and mortuaries			x	x	x
Gift shops			a-r	a-r	a-r
Glass sales, service and supply			x		x
Golf courses, golf driving ranges	b	b			
Hardware stores			x		x
Heating and air conditioning sales, service and supply			b		x
Heliports	b	b			
Hospitals			b	b	b

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USES	ZONE				
	<u>U-R</u>	<u>O-S</u>	<u>C-G</u>	<u>C-C</u>	<u>C-S</u>
Hotels and motels			b	b	b
Hydraulic equipment, well drilling sales service and supply					b
Laundry-self serve			b	b	b
Laundry, dry cleaning plants					b
Liquor sales, on and off sale			b	b	b
Locksmiths			a-r	a-r	a-r
Machine shops					b
<u>Massage businesses</u>			<u>X</u>	<u>X</u>	
Medical and dental clinics			x	x	x
Medical laboratories			x	x	x
Mini-storage facilities					b
Miniature golf			b		b
Multi-use developments			g	g	g
Offices (professional or commercial)			x	x	x
Opticians			a-r	a-r	a-r
Parking facilities, including truck parking and park and ride lots			c		c
Parking facilities, off site			a-r	b	a-r
Passenger terminals			b	b	b

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USES	ZONE				
	<u>U-R</u>	<u>O-S</u>	<u>C-G</u>	<u>C-C</u>	<u>C-S</u>
Pipe sales, service and supply					b
Plant nurseries and green houses			x		x
Plumbing sales, service and supply			b		b
Pool halls			b	b	b
Pool service and supply			x		x
Prescription pharmacies			a-r	a-r	a-r
Produce stands	c		b		b
Professional offices			x	x	x
Public and private schools			x	x	x
Public and quasi-public buildings and uses appropriate to the area	x	x	x	x	x
Public scales					b
Pump sales, service and supply					b
Recreational vehicle and boat storage					b
Research and development facilities					b
Retail stores and shops			a-r	a-r	a-r
Sewage ponds, storm drainage basins	b	b			
Shopping centers			b	b	b
Skating rinks			b		b

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USES	ZONE				
	<u>U-R</u>	<u>O-S</u>	<u>C-G</u>	<u>C-C</u>	<u>C-S</u>
Social halls, lodges, fraternal organizations and clubs			x	x	x
Swimming, tennis and racquetball clubs, health clubs			x	x	x
Taxicab service			x		x
Technical, trade and craft schools and studios			x	x	x
Temporary construction storage yards	c	c	c	c	c
Temporary outdoor uses			f	f	f
Theaters			b	b	b
Tire recapping			b		b
Travel trailer parks and overnight Campgrounds	b	h			
Variety stores			a-r	a-r	a-r
Veterinary offices and clinics			b	b	x
Video game centers			b	b	b
Video games when incidental to a permitted use			c	c	c
Welding shops					b
Wholesale and distributing businesses					x
Upholstery			x		x

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USES	ZONE				
	<u>U-R</u>	<u>O-S</u>	<u>C-G</u>	<u>C-C</u>	<u>C-S</u>
Janitorial service					x
Video movie rental shops			x	x	x
Thrift shops, used merchandise stores			a-r	a-r	a-r

Land Use Key

- a. Conditional use permit required if for more than six guests, persons or dwelling units
- a-r. Administrative Site Plan Review required: See Section 17.72.051
- b. Conditional use permit required.
- c. Accessory use, incidental to principal use.
- d. Conditional use permit required if abutting any residential zone.
- e. Conditional use permit is required for any use containing 10,000 square feet or more of building or outdoor storage area, even if such a development is listed as an allowable or permitted use in a particular zoning district.
- f. Temporary Outdoor Uses: See Section 17.56.040 for specific requirements
- g. Conditional use permit required. A list of permitted uses may be approved with the use permit
- x. Site Plan Review is required.

Section 2. This ordinance shall take effect thirty days after its adoption.

Section 3. The City Clerk is authorized and directed to cause this ordinance to be codified after its adoption.


Section 4. The City Clerk is further authorized and directed to cause this ordinance or a summary of this ordinance to be published once in a newspaper of general circulation published and circulated in the City of Farmersville within 15 days after its adoption. If a summary of this ordinance is published, then the City Clerk also shall cause a summary of the proposed ordinance to be published and a certified copy of the full text of the proposed ordinance to be posted in the office of the City Clerk at least five days prior to the Council's meeting at which the ordinance is adopted and again after the meeting at which the ordinance is adopted. The summary shall be approved by the City Attorney.

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The foregoing Ordinance No. 457 was introduced at a regular meeting of the City Council of the City of Farmersville on the 28th day of January, 2013, and was passed and adopted at a regular meeting of the City Council on the 11 day of February, 2013, by the following vote:

AYES: 4 Benavides, Gomez, Miller, Rowlett
NOES: 0
ABSTAIN: 0
ABSENT: 0

APPROVED:


Leonel Benavides, Mayor
City of Farmersville

ATTEST:


Rene Miller, Acting City Clerk
City of Farmersville