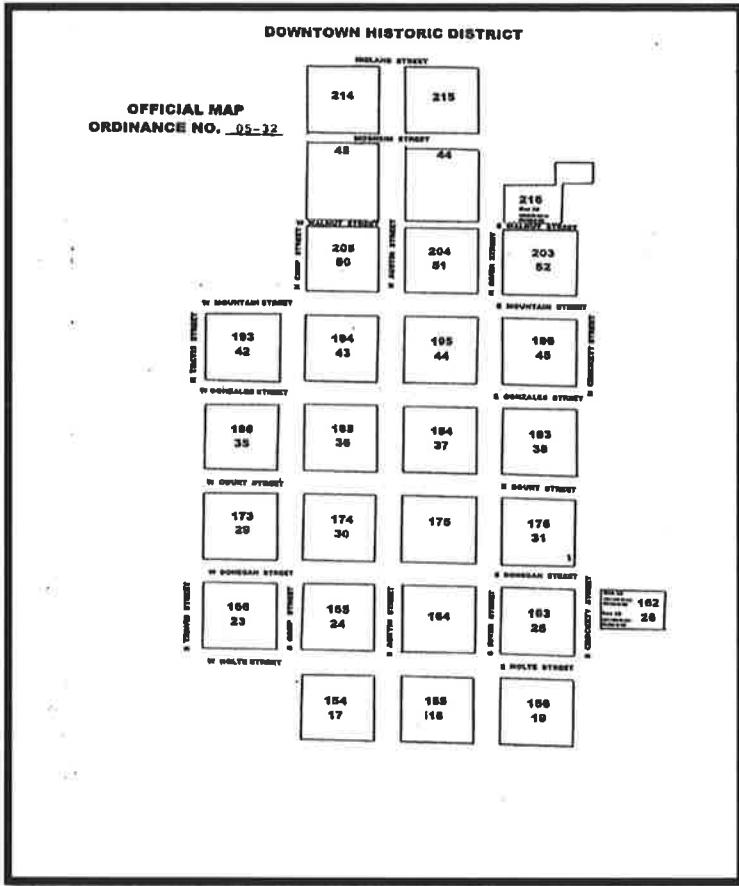


Downtown Historic Overlay District



1. Applicability

The Downtown Historic District includes those blocks located in the Inner Lots and Acre Lots of the City of Seguin, Guadalupe County, Texas. Any person carrying out any work that requires a permit for exterior alteration, restoration, reconstruction, new construction, demolition, or moving of a landmark or property with a Historic Landmark Designation or located in a Historic District must first obtain a Certificate of Appropriate Design from the Historic Preservation Officer.

2. Uses

Please see section 3.4.3-land use matrix to identify uses permitted within the district.

3. Site Development Requirements

The required setbacks and landscape requirements do differ from the base zoning designation for properties within this overlay district. The front setback for all non-residential structures shall be the property line, except as may be allowed by the Downtown Historic District Design Review Committee. Please refer to those sections for specific requirements. Off street parking requirements shall not apply in the Downtown Historic District except for overnight lodging facilities (hotel, motel, or bed and breakfast).

Section 3.4 Use

3.4.1 Permitted, Limited, Specific, Unlisted and Prohibited Uses

The use of land and/or buildings shall be in accordance with those listed in the following Land Use Matrix. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for those uses specified in the zoning district in which it is located or for activities consistent with the nonconforming provisions of this Chapter.

3.4.2 Unlisted Uses

It is recognized that new types of land use will arise in the future, and forms of land use not presently anticipated may seek to locate in the City. A new and unlisted use may be interpreted by the Planning Director as similar to a listed use if the unlisted use possesses the majority of characteristics of the listed use. If the unlisted use is deemed similar to a listed use by the Planning Director, no amendment of the Land Use Matrix is required. If the use is not deemed by the Planning Director to be similar to an existing listed use the unlisted use determination must be submitted to the Planning and Zoning Commission and City Council and shall subsequently is treated as an ordinance amendment.

A person requesting the addition of a new or unlisted use shall submit to the Planning Director or his/her designee, all information necessary for the classification of the use, including but not limited to the following:

- A. The nature of the use and whether the use involves residential activity, sales, services, or processing;
- B. The type of product sold or produced;
- C. Whether the use has enclosed or open storage and the amount and nature of the storage;
- D. Anticipated employment typically anticipated with the use;
- E. Transportation requirements- estimate of number of trips per day;
- F. The nature and time of occupancy and operation of use;
- G. The parking and loading requirements;
- H. The amount of noise, odor, fumes, dust, toxic materials and vibration likely to be generated;
- I. General description of development needs for use (impervious cover, utilities, etc.).

3.4.3 Land Use Matrix

P	Designates the use as a permitted in the zoning district indicated.
-	Designates use prohibited in the zoning district indicated.
S	Designates use may be permitted in the zoning district with a Specific Use Permit
L	Designates the use as a limited use . This means the use is permitted in the zoning district if additional site and/or building requirements (in addition to base development requirements) are met.

Chapter 3—Zoning and Land Use

Residential Uses

	A-R	R-R	S-R	R-1 R-2	DP-1	DP-2	ZL	MF 1,2,3	MR	MHP	NC	C	P	LI	I	DH D
Single Family, Detached Dwelling (one per lot)	P	P	P	P	P	P	P	P	P	-	P	-	-	-	-	P
Existing Single Family, Detached Dwelling (one per lot)	P	P	P	P	P	P	P	P	P	-	P	S	-	-	-	P
Apartments/ Condos	-	-	-	-	-	-	-	P	-	-	L	L	-	-	-	P
Two Family Dwelling	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	S
Manufactured Home	L	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-
Modular Homes	L	L	L	L	L	L	L	-	-	-	L	-	-	-	-	-
Accessory Dwelling (no larger than 50% of the square footage of the primary structure)	P	P	P	P	-	-	-	-	-	-	S	S	L	-	-	S
Mixed Use Building- First floor commercial with second story and above residential	-	-	-	-	-	-	-	S	-	-	P	P	-	-	-	P
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	P

Group Living Uses

	A-R	R-R	S-R	R-1 R-2	DP-1	DP-2	ZL	MF 1,2,3	MR	MHP	NC	C	P	LI	I	DH D
Assisted Living Facility/ Nursing Home or Convalescent Home	S	S	S	S	S	S	S	S	-	-	P	P	-	-	-	S
Fraternity or Sorority Home	-	-	-	-	-	-	-	S	-	-	-	-	S	-	-	-

Chapter 3—Zoning and Land Use

Educational and Daycare Facilities

	A-R	R-R	S-R	R-1 R-2	DP-1	DP-2	ZL	MF 1,2,3	MR	MHP	NC	C	P	LI	I	DHD
Daycare- six or more children	S	S	S	S	S	S	S	S	S	S	P	P	P	-	-	P
Day Nursery or Kindergarten (6 or less children, excluding family members) * residential use is the primary use	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	P
School, K-12	S	S	S	S	S	S	S	S	-	-	S	S	P	-	-	S
Vocational School	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P
University/ College	-	-	-	-	-	-	-	-	-	-	-	P	P			P

Government and Community Facilities

	A-R	R-R	S-R	R-1 R-2	DP-1	DP-2	ZL	MF 1,2,3	MR	MHP	NC	C	P	LI	I	DHD
Governmental Buildings/ Uses	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P
Community Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Existing Cemetery	P	-	-	P	-	-	-	-	-	-	-	P	P	-	-	-
Park/Playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Food Bank											S	P	S	P	P	
Social Services											S	P	P	P	P	

Medical Facilities

	A-R	R-R	S-R	R-1 R-2	DP-1	DP-2	ZL	MF 1,2,3	MR	MHP	NC	C	P	LI	I	DHD
Hospital	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Medical Office, Clinic, or Lab											P	P		P		P
Ambulance service (24-hour service included)	-	-	-	-	-	-	-	-	-	-	-	S	P	S	S	-

Places of Worship

	A-R	R-R	S-R	R-1 R-2	DP-1	DP-2	ZL	MF 1,2,3	MR	MHP	NC	C	P	LI	I	DHD
Religious Assembly Facilities	L	L	L	L	L	L	L	L	L	L	P	P	P	-	-	L

Overnight Accommodations

	A-R	R-R	S-R	R-1 R-2	DP-1	DP-2	ZL	MF 1,2,3	MR	MHP	NC	C	P	LI	I	DHD
Bed and Breakfast	S	S	S	S	-	-	-	-	-	-	P	P	-	-	-	L
Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	L

Chapter 3—Zoning and Land Use

RV Park	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-
---------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Entertainment/Recreation

	A-R	R-R	S-R	R-1 R-2	DP-1	DP-2	ZL	MF 1,2,3	MR	MHP	NC	C	P	LI	I	DHD
Commercial Amusement Facility (outdoor)	-	-	-	-	-	-	-	-	-	-	S	S	-	P	P	S
Commercial Amusement Facility (indoor)	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P
Athletic/ Personal Fitness Club	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P
Bar/ Nightclub	-	-	-	-	-	-	-	-	-	-	-	L	-	-	-	L
Outdoor Festivals	-	-	-	-	-	-	-	-	-	-	L	L	L	L	L	L
Driving Range	-	-	-	-	-	-	-	-	-	-	-	S	S	P	P	-
Event Facilities/ Meeting Halls	S	-	-	L/S	-	-	-	-	-	-	P	P	P	P	P	P
Fairground	S	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Firing Range, Indoor	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	-
Firing Range, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-

Automobile Sales and Services

	A-R	R-R	S-R	R-1 R-2	DP-1	DP-2	ZL	MF 1,2,3	MR	MHP	NC	C	P	LI	I	DHD
Auto paint and body (in building only)	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	S
Auto Sales, new and used	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-
Auto repair and servicing (all work done indoors) *storage of vehicles subject to location requirements	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	S
Auto repair and servicing (work done either partially or completely outdoors) *storage of vehicles subject to location requirements	-	-	-	-	-	-	-	-	-	-	-	L	-	P	P	S
Car Wash	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-
Towing Services and Impound Lots	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	-

Chapter 3—Zoning and Land Use

Transportation and Utility Uses

	A-R	R-R	S-R	R-1 R-2	DP-1	DP-2	ZL	MF 1,2,3	MR	MHP	NC	C	P	LI	I	DHD
Bus Station and Terminal	-	-	-	-	-	-	-	-	-	-	-	S	-	P	P	-
Commercial Communication Tower	L	-	-	-	-	-	-	-	-	-	-	L	L	L	L	-
Freight terminals (primary use of a site)	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	-
Parking Lot	-	-	-	-	-	-	-	-	-	-	-	S	S	S	P	S

Industrial Uses

	A-R	R-R	S-R	R-1 R-2	DP-1	DP-2	ZL	MF 1,2,3	MR	MHP	NC	C	P	LI	I	DHD
Auto Crushing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-
Concrete Batch Plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-
Contractor's storage/ equipment yard	-	-	-	-	-	-	-	-	-	-	-	S	-	P	P	-
Crematory	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-
Slaughter Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-
Drilling and or Mining for Oil, Gas, and other minerals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-
Heavy Industry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
Light Industry	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Packing, assembly, and/or treatment of finished or semi finished products from previously prepared material	-	-	-	-	-	-	-	-	-	-	-	L	-	P	P	-
Petroleum bulk stations and terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-
Recycling center (outside)	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	-
Recycling center (inside)	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Salvage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
Scrap processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
Self-Storage (no outside storage)	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-
Self-Storage (with outside storage)	-	-	-	-	-	-	-	-	-	-	-	S	-	S	P	-
Truck Stop	-	-	-	-	-	-	-	-	-	-	-	S	-	S	P	-
Warehouse with no outdoor storage	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-

Chapter 3—Zoning and Land Use

Warehouse with outdoor storage	-	-	-	-	-	-	-	-	-	-	-	S	-	S	P	-
Non-medical Lab Research Facility	-	-	-	-	-	-	-	-	-	-	-	S	-	P	P	-

Retail/Services

	A-R	R-R	S-R	R-1 R-2	DP-1	DP-2	ZL	MF 1,2,3	MR	MHP	NC	C	P	LI	I	DHD
Farmer's or Gardener's Market	L	-	-	-	-	-	-	-	-	-	L	L	L	-	-	L
Financial Institution with Drive-Thru	-	-	-	-	-	-	-	-	-	-	S	P	-	-	-	P
Financial Institution without Drive-Thru	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P
Pay-Day Loan Office	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	S
Bail Bonds	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	S
Funeral Home	-	-	-	-	-	-	-	-	-	-	S	P	-	-	-	S
Gasoline service station	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-
Manufactured Home Sales	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-
Microbrewery/Brewpub	-	-	-	-	-	-	-	-	-	-	S	L	-	P	P	L
Office, professional	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P
Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	S
Restaurant with drive thru *	-	-	-	-	-	-	-	-	-	-	S	P	-	P	-	L
Restaurant without drive-thru*	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	P
Retail/Service with drive-thru	-	-	-	-	-	-	-	-	-	-	S	P	-	P	P	L
Retail/Service without Drive-thru	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P
Retail/Service with outside storage and/or display	-	-	-	-	-	-	-	-	-	-	L	L	-	L	P	-
Retail/ Service without outside storage and/or display	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P
Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	L	-	L	L	-
Tattoo Studio	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Vet Clinic/Hospital (enclosed)	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	P
Vet Clinic/Hospital or Kennel (outside pens allowed)	-	-	-	-	-	-	-	-	-	-	-	S	-	P	-	-

Chapter 3—Zoning and Land Use

Working and licensed automotive, recreational vehicle or boat storage facilities	-	-	-	-	-	-	-	-	-	-	-	-	S	-	S	P	-
Food Truck Park	-	-	-	-	-	-	-	-	-	-	-	-	L	-	L	L	L

***if selling alcohol on site the limited use requirement for bar/ nightclub shall apply**

Section 3.5 Limited Uses

3.5.1 Purpose

The purpose of a limited uses permit is to allow certain uses that that have previously required a specific use permit to be permitted administratively with certain conditions of development that will ensure compatibility with adjacent uses.

3.5.2 Timing of Compliance

The standards of this section apply at the time a limited use is requested to be established in an existing or new structure and/or when one of the following thresholds are met:

- A. An existing limited use is proposed to be expanded by more than 50% of the existing square footage currently devoted to the use.
- B. If the extent of the proposed modifications is 50% or more of the site’s assessed value over a 5 year time period. For the purposes of the code the assessed value of a structure shall be the value cited by the Guadalupe County Appraisal District.

3.5.3 Development Standards

- A. Apartments/Condominiums
Apartments/Condominiums are identified as limited uses in the neighborhood commercial and commercial zoning districts. If an apartment is desired in one of these zoning designations the apartment must be on the second or above story of the building. The first floor shall be reserved for commercial development.
- B. Manufactured Home
As an accessory use: The use of manufactured homes in the AR zoning designation is identified as a limited use. The following requirement must be met in order to allow the use. One manufactured home shall be permitted per lot, as an accessory residential use to an existing single family residential home built on site. The manufactured home must meet the requirements of the manufactured home zoning designations and must be located behind the site built single family home.
Primary Use: One manufactured home may be allowed per lot. Unit shall be placed where visibility of unit is limited from right-of-way.
- C. Modular/ Industrialized Homes
The use of a modular/industrialized home shall meet the following requirements:
 - 1. Single-family or duplex industrialized housing must have all local permits and licenses that are applicable to other single-family or duplex dwellings.
 - 2. All housing shall:
 - a) Have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot on which the industrialized

- housing is proposed to be located, as determined by the most recent certified appraisal for the County; “Value” means the taxable value of the industrialized housing and the lot after installation of the housing;
- b) Have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located;
 - c) Comply with City aesthetic standards, building setbacks, side and rear yard offsets, subdivision control, architectural landscaping, square footage, and other site requirements applicable to single-family dwellings; and
 - d) Be securely fixed to a permanent foundation as defined by the City of Seguin adopted building codes.
3. In addition to any other information otherwise required for building permits, the building permit application shall provide the following information:
- a) identify each single-family dwelling located within 500 feet of the lot on which the industrialized housing is to be located, and show the taxable value for each dwelling as determined by the most recent certified tax appraisal roll for the county;
 - b) describe the exterior siding, roofing, roof pitch, foundation fascia, and fenestration for each single-family dwelling located within 500 feet of the lot on which the industrialized housing is to be located;
 - c) describe the permanent foundation and method of attachment proposed for the industrialized housing;
 - d) state the taxable value of the industrialized housing and the lot after installation of the industrialized housing;
 - e) provide documentation from the seller of the industrialized home indicating the sales price; and
 - f) Indicate the deed restrictions, if any, otherwise applicable to the real property on which the industrialized housing is to be located.

D. Accessory Dwelling

The use of an accessory dwelling is identified as a limited use within the P zoning district. An accessory dwelling may be permitted within a P zoning district if it is a parsonage sharing the same lot as a place of worship.

E. Religious Assembly Facilities

When religious facilities are identified as a limited use on the land use matrix the facility shall meet the lot development requirements associated with the “P” zoning district.

F. Bar/ Nightclub

It shall be unlawful for any person to sell any beer, wine, intoxicating liquor or other alcoholic beverage, as defined in V.T.C.A., Alcoholic Beverage Code § 1.04, at any place of business located within 300 feet of any church; public, private or parochial school; or public hospital. The measurements shall be along the property lines of the street fronts and from front door to front door and in a direct line across intersections of streets, where such intersections occur, pursuant to V.T.C.A., Alcoholic Beverage Code § 109.33. Please see section 2.16 of this Code

for procedures to request a variance of the distance requirements for establishments dispensing alcoholic beverages for on-premises consumption.

Procedures. Any business selling alcoholic beverages for on-premises consumption that seeks to locate the business at a location that is closer to a school or church than permissible under this code, or State law, must seek a variance.

G. Outdoor festivals

The use of a carnival/circus shall only be done so on a temporary basis within the City limits and with an issuance of an outdoor festival permit. See section 2.15 for requirements.

H. Auto Repair and Servicing (work done either partially or completely outdoors)

When auto repair and servicing work is either partially or completely done outdoors in the “C” zoning district all work must be screened from the view of all public right-of-ways, adjacent uses both commercial and residential and all outdoor work must have limited work hours of 8 am to 5 pm Monday through Saturday.

I. Commercial Communication Tower

Construction of all commercial communication towers are required to submit a building permit and adhere to the following requirements:

1. Distance requirements from all residential lots shall be a minimum of 110% of height of tower to nearest residential lot or lot zoned residential.
2. Commercial Communication Towers shall be setback a minimum of fifty feet (50’) from any property line.
3. All accessory structures shall comply with the setback standards for the zoning district in which it is located.
4. A fence not less than eight feet (8’) in height from finished grade shall be constructed around each tower and accessory structure. Access to the tower shall be through a locked gate. If adjacent to residential lots, all mechanical equipment and accessory structures must be screened by a solid fence and/or appropriate landscaping approved by the Planning Director through a limited use permit. A tower that is located over three (3) times the tower height from the nearest residential lot is excluded from requirement to construct a solid fence or landscape screening.
5. All tower property must be screened from all adjacent rights-of-way by a landscape barrier at the perimeter and adjacent to the right-of-way. Landscaping shall be placed on the outside of fencing and, at a minimum, shall consist of a continuous row of shrubs of at least 4’ in height upon maturity, and a tree planted every fifty (50’) feet.
6. Commercial Communication Towers shall not encroach into or through any established public or private airport approach as established by the Federal Aviation Administration
7. Any high voltage or other risk to public safety must be clearly identified by way of signage approved by the Planning Commission.

J. Gardeners/ Farmers Market

Farmers market shall be allowed with limited use permit, subject to meeting the below requirements, in the following zoning districts: “AR”, “P”, “NC”, “C” and within the Downtown historic District. Requirements are as follows:

1. Designated parking area must be provided and parking plan shall be approved by the Director of Planning.
2. Must be for a specified period of time approved by the Planning Director.
3. Must be an accessory use and not the primary use of a site.

K. Drive-through facilities (retail establishments, and restaurants)

Drive-through facilities in the Downtown Historic District shall be subject to a limited use permit and the following requirements:

1. No service speaker shall be located within seventy-five (75) feet of a residential district unless such district is utilized for a non-residential use.
2. Service speakers include speakers used to conduct business with people outdoors or in partially enclosed structures including, but not limited to, drive-through payment windows, drive through restaurant ordering boards, service station pump islands and car washes.

L. RESERVED

M. Retail Services with outdoor storage/display

Outdoor display and storage of merchandise is identified as a limited use in some zoning districts and shall be subject to the following requirements:

1. Only 10% of the front designated parking area shall be used for outdoor display.
2. Outdoor storage behind the main structure on a site may be permitted if storage is completely screened from public view through the use of buildings, landscaping or fencing.

N. Sexually Oriented Businesses

Shall be subject to the requirements of the City Code found in Chapter 22 Division 9.

O. Overnight Lodging Facilities

Overnight Lodging facilities in the Historic Downtown Overlay District are identified as a limited use on the land use matrix and are not exempt from the off-street parking requirements. Facilities shall meet the parking requirements applicable to the use as outlined in the off-street parking requirements.

P. Event Facilities/ Meeting Halls

Event facilities/ Meeting Halls are identified as a limited use/ specific use permit on the land use matrix for properties zoned R-1. Facilities shall be required to meet the following criteria before being able to apply for a specific use permit for the Planning and Zoning Commission's review:

- A.** Must be located on a major arterial roadway as defined on the City's thoroughfare plan;
- B.** Must be located on a corner;
- C.** Must have a parking plan that allows for off-street parking for patrons of the proposed facility. The parking plan may consist of off-site parking and must be approved by the Director of Planning.

Q. Packing/Assembly Facilities

Packaging, assembly, and/or treatment of finished or semi-finished products may be conducted indoors as long as no adverse external effects such as noise or odor extend beyond the property lines of the site. Outdoor storage shall be screened as required in Section 5 of the UDC.

R. Microbrewery/Brewpub

1. A microbrewery/brewpub that sells alcohol for on-premise consumption shall meet the distance requirements in Section 2.16 in the City's Code of Ordinances or obtain a variance as allowed under this Unified Development Code
2. All production shall be within enclosed structures.
3. The facility shall not produce obnoxious odors
4. No unscreened outdoor storage shall be allowed
5. With the application for a Limited Use Permit, the applicant shall submit a loading/unloading plan that demonstrates:
 - a. Pedestrian/vehicular traffic is not unreasonably obstructed
 - b. Neighbors are not negatively impacted
 - c. Loading and unloading facilities are located on-site where possible

S. Food Truck Park

1. All food trucks parked or operating within the Food Truck Park shall meet all of the requirements established in Section 22, Article X of The Seguin Code of Ordinances.
2. The applicant shall provide the proposed operations of the Food Truck Park. This shall include hours and days of operation, maximum number of food trucks allowed, and any accessory uses proposed in conjunction with the Food Truck Park. The Planning Director shall review the operations for compatibility with the surrounding land uses and may place conditions and/or restrictions in order to prevent possible nuisances to surrounding properties.
3. The application for the Limited Use Permit shall include a site plan that identifies the areas designated for food truck parking and operation, customer dining, customer parking, trash receptacles, site lighting, restroom facilities, and any accessory uses proposed in conjunction with the Food Truck Park. The site plan shall also include how the site will be accessed by the public, including driveways and traffic flow through the site. Off-site parking and/or restrooms may be considered if the parking/restroom facilities are within 300' of the site and there is adequate pedestrian access to the site. Written permission from the property owner of the parking/restroom facilities is required and shall be submitted with the Limited Use Permit application.
4. The site plan shall also identify the existing and proposed site surface improvements. The Planning Director shall review the site plan and determine if the surface improvements are adequate based on the proposed frequency of operations and the compatibility with the surrounding land uses.
5. Restroom facility will be required and shall be identified on the site plan. The requirement for temporary or permanent restroom facilities shall be determined by the Planning Director and shall be based on the proposed frequency of operations and the compatibility with the surrounding land uses.