

**Exhibit 'A': Current Ordinance**  
Article IV, Permissible Uses,  
of the Unified Development Code

Article IV, Permissible Uses, of the Unified Development Code  
Section 1. Land Use Schedule  
Section 1.1. Use of Land and Buildings

Residential										Permitted Uses	Mixed Use			Commercial			Industrial			
AG	SF- E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Auto and Marine	DT	R-O	N-S	GR	C	HC	RT	LI	HI	
										Auto repair garage, major +						P			P	P
										Auto repair garage, minor +	S				S	S	P		P	P
										Automobile rental						S	P		S	P
										Boat and trailer dealership (new and used) +						S	P		S	P
										Car wash/auto detail +				S	S	P	P		P	P
										Car wash, self-service					S	P	P		P	P
										Indoor motor vehicle dealership/showroom, new and/or used +						S	S		S	S
										Motor vehicle dealership, new (cars and light trucks) +						S	P		S	P
										Motor vehicle dealership, used (cars and light trucks) +						A	A		A	A
										Parking, commercial	S					P	P		P	P
										Parking lot, noncommercial	A			S	P	P	P	P	P	P
										Recreational vehicle (RV) sales and service						S	P		S	P
										Service station +				S	P	P	P		P	P
										Towing and impound yard +							S		S	P
										Towing service, no storage +							P		P	P
										Truck rental							P		S	P
										Truck stop with fuel and accessory services +							S		S	P

**Exhibit 'A': Current Ordinance**

*Article IV, Permissible Uses,  
of the Unified Development Code*

*Article IV, Permissible Uses, of the Unified Development Code*

*Section 2. Use Standards*

*Section 2.1.8 Auto and Marine-Related Use Conditions*

*Indoor Motor Vehicle Dealership/Showroom, (New and/or Used).* The indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage.

1. The sales/storage facility must be a completely enclosed building.
2. Outside display or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures.
3. All activities shall remain inside the building (*i.e. no detailing, sales activities, et cetera shall be performed outside the building*).
4. Accessory uses may be allowed in compliance with the "Permissible Use Charts" located within *Section 1.1* of this article.

*Motor Vehicle Dealerships (New and Used).*

1. Used vehicles may only be sold as an ancillary use to new vehicle sales.
2. All outside display of vehicles must be on an approved concrete, or enhanced concrete surface.
3. All vehicle display areas must meet the landscape standards for parking areas.

**Exhibit 'B': Proposed Amendment**  
Article IV, Permissible Uses,  
of the Unified Development Code

Article IV, Permissible Uses, of the Unified Development Code  
Section 1. Land Use Schedule  
Section 1.1. Use of Land and Buildings

Residential										Permitted Uses	Mixed Use			Commercial			Industrial			
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Auto and Marine	DT	R-O	N-S	GR	C	HC	RT	LI	HI	
										Auto repair garage, major +						P			P	P
										Auto repair garage, minor +	S			S	S	P			P	P
										Automobile rental					S	P			S	P
										Boat and trailer dealership (new and used) +					S	P			S	P
										Car wash/auto detail +			S	S	P	P			P	P
										Car wash, self-service				S	P	P			P	P
										Indoor motor vehicle dealership/showroom, new and/or used +					S	S			S	S
										Motor vehicle dealership, new (cars and light trucks) +					S	P			S	P
										Motor vehicle dealership, used (cars and light trucks) +					A	A			<b>AS</b>	<b>AP</b>
										Parking, commercial	S				P	P			P	P
										Parking lot, noncommercial	A		S	P	P	P	P	P	P	P
										Recreational vehicle (RV) sales and service					S	P			S	P
										Service station +			S	P	P	P			P	P
										Towing and impound yard +						S			S	P
										Towing service, no storage +						P			P	P
										Truck rental						P			S	P
										Truck stop with fuel and accessory services +						S			S	P

**Exhibit 'B': Proposed Text Amendment**

*Article IV, Permissible Uses,  
of the Unified Development Code*

*Article IV, Permissible Uses, of the Unified Development Code*

*Section 2. Use Standards*

*Section 2.1.8 Auto and Marine-Related Use Conditions*

*Indoor Motor Vehicle Dealership/Showroom, (New and/or Used).* The indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage.

5. The sales/storage facility must be a completely enclosed building.
6. Outside display or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures.
7. All activities shall remain inside the building (*i.e. no detailing, sales activities, et cetera shall be performed outside the building*).
8. Accessory uses may be allowed in compliance with the "Permissible Use Charts" located within *Section 1.1* of this article.

*Motor Vehicle Dealerships (New and Used).*

1. Used vehicles may only be sold as an ancillary use to new vehicle sales **in the Commercial (C) and Heavy Commercial (HC) Districts.**
- 2. Used vehicle sales may not be located within the Scenic Overlay (SOV), IH-30 Overlay (IH-30 OV), SH-205 By-Pass Overlay (SH205 BY-OV) FM-549 Overlay (FM-549 OV) or the SH-205 Overlay (SH-205 OV) District except as an ancillary use to new vehicle sales.**
- ~~2.~~ **3.** All outside display of vehicles must be on an approved concrete, or enhanced concrete surface.
- ~~3.~~ **4.** All vehicle display areas must meet the landscape standards for parking areas.