

Chapter 5

Savings/Repealing, Penalty, Severability, Estoppel, Effective Date/Publication, and Appendices

Chapter	Section	Page	
5	SAVINGS/REPEALING, PENALTY, SEVERABILITY, ESTOPPEL, AND PUBLICATION		
	1	Savings/Repealing, Penalty, Severability, Estoppel/Waiver, Effective Date/Publication	5-1-1
	2	Appendices	5-2-1
		2.1 – Planned Developments	5-2-1
		2.2 – Specific Use Permits	5-2-9
		2.3 – Illustrations	5-2-11

SECTION 1
**SAVINGS/REPEALING, PENALTY, SEVERABILITY, ESTOPPEL/WAIVER, AND EFFECTIVE
DATE/PUBLICATION**

1.1 SAVINGS/REPEALING:

By the passage of this Ordinance, no presently illegal use shall be deemed to have been legalized unless specifically such use falls within a Zoning District where the actual use is a conforming use. Otherwise, such uses shall remain nonconforming uses where recognized, or an illegal use, as the case may be. Should any part of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. All provisions of any ordinance in conflict with this Ordinance are hereby repealed; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance.

1.2 PENALTY:

Any person, firm, corporation, or business entity violating any of the provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined a sum not exceeding two thousand dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Prosper from filing suit to enjoin the violation. Prosper retains all legal rights and remedies available to it pursuant to local, state, and federal law.

1.3 SEVERABILITY:

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Prosper hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and/or phrases be declared unconstitutional or invalid.

1.4 ESTOPPEL/WAIVER:

The failure of the Town of Prosper to enforce any term or condition of this Ordinance shall not constitute a waiver or estoppel or any subsequent violation of this Ordinance.

1.5 EFFECTIVE DATE/PUBLICATION:

This Ordinance shall become effective after its passage and publication as required by law.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS on this 10th day of May, 2005.

APPROVED AS TO FORM:

Charles Niswanger, Mayor

ATTESTED TO AND CORRECTLY RECORDED BY:

Shanae Jennings, Town Secretary

SECTION 2
APPENDICES

2.1 **PLANNED DEVELOPMENTS:**

- A. The Planned Development ordinances listed in this section, numbered 1-15 (“Existing Ordinances”) are ordinances previously adopted by the Town Council. These ordinances are affected by the amendments to Ordinance No. 84-16 set forth herein according to the following guidelines:
1. Any allowable uses and/or development standards set forth in the Existing Ordinances that are established by reference to Ordinance No. 84-16 or any amendment thereto are amended, and those allowable uses and/or development standards shall be governed by the allowable uses and/or development standards established in this Ordinance for the applicable Zoning District shown on the equivalency table set forth in Chapter 2, Section 2.
 2. Any allowable uses and/or development standards set forth in the Existing Ordinances that are not established by reference to Ordinance No. 84-16 or any amendment thereto are not amended and shall be governed by the allowable uses and/or development standards set forth in the Existing Ordinance.
 3. Except as provided above, all other provisions of the Existing Ordinances are amended by this Ordinance, and to the extent amended, development shall be governed by the terms and conditions of this Ordinance.
- B. For information purposes only, Chapter 5, Section 2.2(C) lists the ordinance number, adoption date, location, acreage, the included Districts, and the included exhibits of the Planned Development, if available. If the information is incorrect concerning ordinance number, adoption date, and the boundary and legal description as set forth below, then the Existing Ordinance as adopted by the Town Council shall be the controlling document for purposes of determining the ordinance number, adoption date, and the boundary and legal description of the Planned Development and not the information listed below.
- C. List of Planned Developments:
1. **PD-1 (99-46) – Single Family and Retail (Gentle Creek Estates)**
 - a. Adoption Date – February 15, 2000
 - b. Location – Northeast corner of Coit Road and Prosper Trail
 - c. Acreage – 469.1± acres
 - d. Districts – Single Family Types A, B, C, D, and Retail
 - e. Exhibits – Contains a legal description and graphic of sub-districts
 2. **PD-2 (00-09) – Single Family, Multifamily, & Corridor (Willow Ridge & surrounding non-residential)**
 - a. Adoption Date – May 9, 2000
 - b. Location – South side of East First Street, 500± feet east of Preston Road
 - c. Acreage – 412.8± acres
 - d. Districts – Single Family-2, Corridor, Multifamily
 - e. Exhibits – Contains a legal description and graphic of sub-districts

3. **PD-3 (00-03) – Single Family, Multifamily, Office, Retail, Commercial, & Light Industrial (multiple Blue Star Land properties)**
 - a. Adoption Date – June 13, 2000
 - b. Location – Various locations (see exhibit)
 - c. Acreage – 593.7± acres
 - d. Districts – Single Family Type A & B, Patio Home, Multifamily, Commercial, & Industrial
 - e. Exhibits – Contains legal descriptions and graphic of sub-districts
4. **PD-4 (01-06 & 04-63) – Single Family (Cedar Ridge Estates)**
 - a. Adoption Date – August 28, 2001 & June 8, 2004
 - b. Location – Northeast corner of East First Street and Hays Road
 - c. Acreage – 37.8± acres
 - d. Districts – Single Family-2
 - e. Exhibits – Contains a legal description and a graphic conceptual development plan
5. **PD-5 (01-22 & 04-75) – Single Family & Commercial (Whispering Farms)**
 - a. Adoption Date – October 8, 2001 & August 10, 2004
 - b. Location – Southeast corner of Prosper Trail and Coit Road
 - c. Acreage – 275.8± acres
 - d. Districts – Single Family Type A & B and Commercial
 - e. Exhibits – Contains a legal description and graphic of sub-districts
6. **PD-6 (01-18) – Single Family (Lakes of La Cima)**
 - a. Adoption Date – November 13, 2001
 - b. Location – Southwest corner of Coit Road and East First Street
 - c. Acreage – 457.6± acres
 - d. Districts – Single Family 1-A & 2-A
 - e. Exhibits – Contains a graphic of the sub-districts
7. **PD-7 (02-16) – Commercial (Prosper Town Center)**
 - a. Adoption Date – September 30, 2002
 - b. Location – Northeast corner of Preston Road and East First Street
 - c. Acreage – 44.6± acres
 - d. Districts – Commercial
 - e. Exhibits – Contains a graphic conceptual development plan
8. **PD-8 (02-48) – Single Family (Lakes of Prosper)**
 - a. Adoption Date – January 13, 2003
 - b. Location – North side of Prosper Trail, 2,100± feet west of the BNSF Railroad
 - c. Acreage – 187.0± acres

- d. Districts – Single Family-2
 - e. Exhibits – Contains a legal description, graphic legal description, and a conceptual development plan
- 9. PD-9 (03-25 & 05-11) repealed by (06-127) – Single Family (Whitley Place)**
- a. Adoption Date – December 12, 2006
 - b. Location – Southwest corner of Custer Road and Prosper Trail
 - c. Acreage – 339.77± acres
 - d. Districts – Single Family-Estate, 10, & 12.5, & 15, & 22
 - e. Exhibits – Contains a legal description, graphic legal description, and a conceptual development plan
- 10. PD-10 (03-60 & 04-59) – Retail (Camp property)**
- a. Adoption Date – October 14, 2003 & May 25, 2004
 - b. Location – Southwest corner of Preston Road and Frontier Parkway
 - c. Acreage – 34.2± acres
 - d. Districts – Retail
 - e. Exhibits – Contains a legal description, graphic legal description, and a conceptual development plan
- 11. PD-11 (03-62) – Single Family (Chapel Hill)**
- a. Adoption Date – November 18, 2003
 - b. Location – North side of East First Street, 1,200± feet east of Hays Road
 - c. Acreage – 42.4± acres
 - d. Districts – Single Family-2
 - e. Exhibits – Contains a legal description and a conceptual development plan
- 12. PD-12 (03-69) – Single Family (the Village at Prosper Trail)**
- a. Adoption Date – December 9, 2003
 - b. Location – Northwest corner of Prosper Trail and the BNSF Railroad
 - c. Acreage – 61.7± acres
 - d. Districts – Single Family-2
 - e. Exhibits – Contains a legal description, graphic legal description, and a conceptual development plan
- 13. PD-13 (04-47) – Retail (Angel property)**
- a. Adoption Date – April 28, 2004
 - b. Location – Northwest corner of Coleman Street and University Drive
 - c. Acreage – 158.0± acres
 - d. Districts – Retail
 - e. Exhibits – Contains a legal description and a graphic legal description

14. PD-14 (04-52) – Single Family, Retail, Business Park, & Business Center (Legacy Pointe)

- a. Adoption Date – May 11, 2004
- b. Location – Northeast corner of University Drive and the Denton/Collin County line
- c. Acreage – 702.1± acres
- d. Districts – Single Family-A and B, Retail, Business Park, and Business Center
- e. Exhibits – Contains a legal description and a graphic of sub-districts

15. PD-15 (04-66) – Single Family & Retail (SEC Preston Rd and Frontier Pkwy)

- a. Adoption Date – July 13, 2004
- b. Location – Southeast corner of Preston Road and Frontier Parkway
- c. Acreage – 150.0± acres
- d. Districts – Single Family-A, B, & C, and Retail
- e. Exhibits – Contains a legal description, a graphic legal description, and a conceptual development plan

16. PD-16 (04-93) – Single Family (Steeplechase Lake of Prosper)

- a. Adoption Date – September 14, 2004
- b. Location – North side of First Street, 1,000± feet west of La Cima Boulevard
- c. Acreage – 27.4± acres
- d. Districts – Single Family-1 & 2
- e. Exhibits – Contains a legal description, a graphic legal description, and a conceptual development plan

17. PD-17 (04-99) – Retail & Office (Prosper State Bank Property)

- a. Adoption Date – September 28, 2004
- b. Location – Northwest corner of First Street and Preston Road
- c. Acreage – 17.5± acres
- d. Districts – Retail & Office
- e. Exhibits – Contains a legal description for each of the two tracts and an overall graphic legal description

18. PD-18 (04-110) – Single Family (Collinsbrook Property)

- a. Adoption Date – November 16, 2004
- b. Location – East side of Coit Road, 1,050± feet north of E. First Street
- c. Acreage – 64.3± acres
- d. Districts – Single Family-1 & 2
- e. Exhibits – Contains a legal description, a graphic legal description, and a conceptual development plan

19. PD-19 (04-111) – Commercial Corridor (Lattimore North Property)

- a. Adoption Date – December 14, 2004
 - b. Location – West side of Dallas Parkway, 850± feet south of W. First Street
 - c. Acreage – 5.0± acres
 - d. Districts – Commercial Corridor
 - e. Exhibits – Contains a legal description and a graphic legal description
- 20. PD-20 (04-112) – Commercial Corridor (Lattimore South Property)**
- a. Adoption Date – December 14, 2004
 - b. Location – West side of Dallas Parkway, 2,500± feet north of University Drive
 - c. Acreage – 10.0± acres
 - d. Districts – Commercial Corridor
 - e. Exhibits – Contains a legal description and a graphic legal description
- 21. PD-21 (04-113) – Retail & Office (Winikates Broadway Property)**
- a. Adoption Date – December 21, 2004
 - b. Location – North side of Broadway Street, 150± feet west of Preston Road
 - c. Acreage – 5.6± acres
 - d. Districts – Retail & Office
 - e. Exhibits – Contains legal descriptions for each tract and a graphic legal description
- 22. PD-22 (05-34) – Single Family (Shaddock/Shanahan Property)**
- a. Adoption Date – June 14, 2005
 - b. Location – Southeast corner of Coleman Street and Frontier Parkway
 - c. Acreage – 248.2± acres
 - d. Districts – Single Family-10 & 15
 - e. Exhibits – Contains a legal description, a graphic legal description, and development standards
- 23. PD-23 (05-35) – Single Family (Legacy Lakes)**
- a. Adoption Date – June 14, 2005
 - b. Location – East side of Legacy Drive, 1,500± feet north of First Street
 - c. Acreage – 271.6± acres
 - d. Districts – Single Family-10 & 12.5
 - e. Exhibits – Contains a legal description, a graphic legal description, development standards, and a conceptual development plan
- 24. PD-24 (05-51) – Single Family (Ariana Estates)**
- a. Adoption Date – June 28, 2005
 - b. Location – Northeast corner of Coleman Street and Prosper Trail
 - c. Acreage – 80.6± acres

- d. Districts – Single Family-10 & 12.5
 - e. Exhibits – Contains a legal description, a graphic legal description, development standards, and a conceptual development plan
- 25. PD-25 (06-73) – Mixed Use (Brookhollow)**
- a. Adoption Date – July 11, 2006
 - b. Location –North of U.S. 380, between Coit Road and Custer Road
 - c. Acreage – 1218.6± acres
 - d. Districts – Single Family-15, Town Home, Multifamily, Commercial, Commercial Corridor, Neighborhood Services, Office
 - e. Exhibits – Contains legal descriptions and graphic of sub districts
- 26. PD-26 (05-78) Office & Industrial (Cook Addition)**
- a. Adoption Date – October 25, 2005
 - b. Location – South side of Prosper Trail, 1700± feet west of Coleman Street
 - c. Acreage – 71.5± acres
 - d. Districts – Office and Industrial
 - e. Exhibits – Contains a legal description, a graphic legal description, development standards, and a conceptual development plan
- 27. PD-27 (05-79) Retail and Commercial Corridor (TSAI Tract)**
- a. Adoption Date – October 25, 2005
 - b. Location – North of US 380, east of County Rd 73
 - c. Acreage – 43.3± acres
 - d. Districts – Retail and Commercial Corridor
 - e. Exhibits – Contain a legal description, a graphic legal description, statement of intent and purpose, development standards and schedule
- 28. PD-28 Not in use at this time**
- 29. PD-29 (06-83) Single Family (Whispering Meadows)**
- a. Adoption Date – June 13, 2006
 - b. Location – Coit Road, between Prosper Trail and FM 1461
 - c. Acreage – 72.3± acres
 - d. Districts – Single Family-15 and Single Family-22
 - e. Exhibits – Contain a legal description, statement of intent and purpose, and development standards
- 30. PD-30 (06-33) Single Family (Prosper Creek Estates)**
- a. Adoption Date – April 11, 2006
 - b. Location – South side of Prosper Trail, east of Coleman Street
 - c. Acreage – 39.1± acres

- d. Districts – Single Family-12.5
 - e. Exhibits – Contain a legal description, letter of intent, and development standards
- 31. PD-31 (06-78) Single Family and Mixed Use (Saddle Creek)**
- a. Adoption Date – June 13, 2006
 - b. Location – Northwest corner of Prosper Trail and Preston Road
 - c. Acreage – 98.0± acres
 - d. Districts – Single Family-15 and Office
 - e. Exhibits – Contains a legal description, statement of intent and purpose, development standards by district and schedule
- 32. PD-32 (06-95) Single Family (Christie Farms)**
- a. Adoption Date – September 12, 2006
 - b. Location – West side of Custer Road, south of Frontier Parkway
 - c. Acreage – 65.0± acres
 - d. Districts – Single Family Estate
 - e. Exhibits – Contains a legal description and development standards
- 33. PD-33 (06-114) Office (Prestonwood)**
- a. Adoption Date – October 24, 2006
 - b. Location – South side of Prosper Trail, 200± feet west of Coleman Street
 - c. Acreage – 127.8± acres
 - d. Districts – Church Related uses
 - e. Exhibits – Contains a legal description, statement of intent and purpose, development standards, and development schedule
- 34. PD-34 (06-116) Multifamily (Tomlin)**
- a. Adoption Date – November 14, 2006
 - b. Location – West side of Dallas Parkway, south of Prosper Trail
 - c. Acreage – 28.2± acres
 - d. Districts – Multifamily
 - e. Exhibits – Contains a legal description
- 35. PD-35 (06-117) Multifamily (Tomlin)**
- a. Adoption Date – November 14, 2006
 - b. Location – East side of Dallas Parkway, north of Prosper Trail
 - c. Acreage – 27.94± acres
 - d. Districts – Multifamily
 - e. Exhibits – Contains a legal description
- 36. PD-36 (07-23) Single Family (Legacy Crossing)**

- a. Adoption Date – March 13, 2007
 - b. Location –South side of Frontier Parkway, 1,100± feet west of Dallas Parkway
 - c. Acreage – 201.6± acres
 - d. Districts – Single Family-10 &15
 - e. Exhibits – Contains legal description, statement of intent and purpose, development standards by district and schedule
- 37. PD-37 (07-41) Downtown Single Family (Eagles Ridge)**
- a. Adoption Date – May 8, 2007
 - b. Location –East side of Coleman Street, 300± feet north of Seventh Street
 - c. Acreage – 8.207± acres
 - d. Districts – Downtown Single Family
 - e. Exhibits – Contains legal description, statement of intent and purpose, development standards, conceptual development plan, conceptual facades, and schedule
- 38. PD-38 (07-88) Retail (Prosper Crossing)**
- a. Adoption Date – October 23, 2007
 - b. Location – Northeast corner of U.S. 380 and Coit Road.
 - c. Acreage – 83.608± acres
 - d. Districts – Retail
 - e. Exhibits – Contains legal description, statement of intent and purpose, development standards, conceptual development plan, schedule, and architectural design guidelines
- 39. PD-39 (08-14) Single Family (Brookhollow)**
- a. Adoption Date – February 12, 2008
 - b. Location –North and south side of First Street, 2,500± feet west of Custer Road
 - c. Acreage – 285.5± acres
 - d. Districts – Single Family
 - e. Exhibits – Contains legal description, statement of intent and purpose, development standards, conceptual development plan, schedule, and architectural design guidelines
- 40. PD-40 (08-30) Single Family & Mixed Use (Mahard Ranch)**
- a. Adoption Date – March 25, 2008
 - b. Location –North side of U.S. 380, between Gee Road and Teel Parkway
 - c. Acreage – 2,120.5± acres
 - d. Districts – Single Family and Mixed Use/Retail
 - e. Exhibits – Contains legal description, statement of intent and purpose, development standards, conceptual development plan, schedule, and architectural design guidelines

2.2 SPECIFIC USE PERMIT:

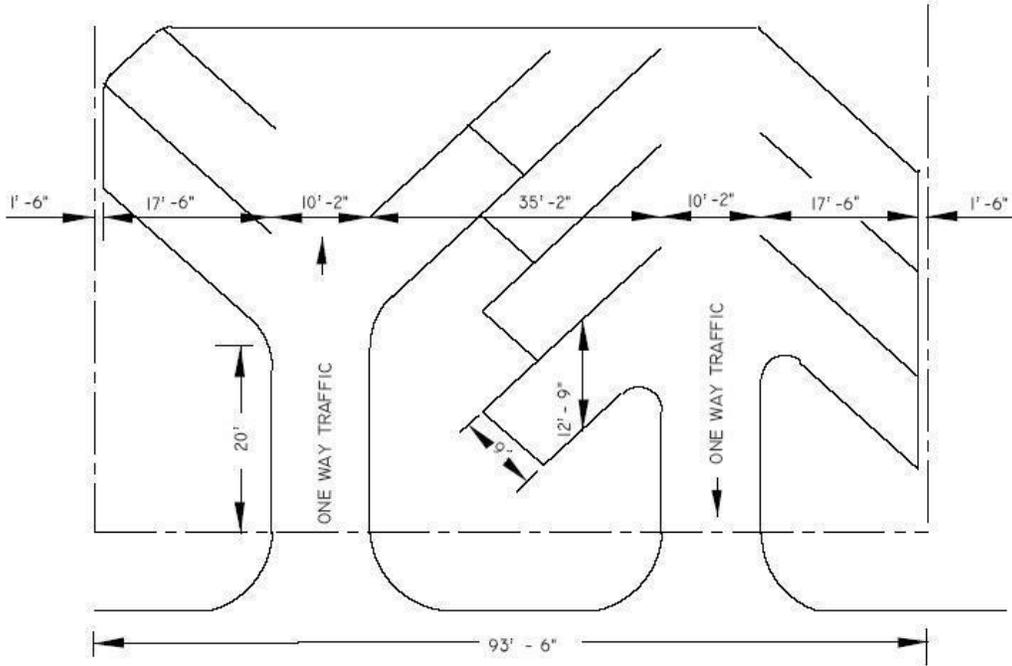
- A. The Specific Use Permit ordinance listed in this section (“Existing Ordinance”) is an ordinance previously adopted by the Town Council. This ordinance is affected by the amendments to Ordinance No. 84-16 set forth herein according to the following guidelines:
1. Any allowable uses and/or development standards set forth in the Existing Ordinance that are established by reference to Ordinance No. 84-16 or any amendment thereto are amended, and those allowable uses and/or development standards shall be governed by the allowable uses and/or development standards established in this Ordinance for the applicable Zoning District shown on the equivalency table set forth in Chapter 2, Section 2.
 2. Any allowable uses and/or development standards set forth in the Existing Ordinance that are not established by reference to Ordinance No. 84-16 or any amendment thereto are not amended and shall be governed by the allowable uses and/or development standards set forth in the Existing Ordinance.
 3. Except as provided above, all other provisions of the Existing Ordinance are amended by this Ordinance, and to the extent amended, development shall be governed by the terms and conditions of this Ordinance.
- B. For information purposes only, Chapter 5, Section 2.3(C) lists the ordinance number, use, adoption date, location, acreage, and base zoning of the Specific Use Permit, if available. If the information is incorrect concerning ordinance number, adoption date, and the boundary and legal description as set forth below, then the Existing Ordinance as adopted by the Town Council shall be the controlling document for purposes of determining the ordinance number, adoption date, and the boundary and legal description of the Specific Use Permit and not the information listed below.
- C. List of Specific Use Permits
1. **S-1 (99-50) – A retail drywall sales business**
 - a. Adoption Date – October 12, 1999
 - b. Location – East side of Preston Road, 2400± feet south of Frontier Parkway
 - c. Acreage – 30.0± acres
 - d. Base Zoning – Single Family-10
 2. **S-2 (06-77) – Mini-warehouse**
 - a. Adoption Date – July 25, 2006
 - b. Location – Prosper Commons, Block A, Lot 2
 - c. Acreage – 4.832± acres
 - d. Base Zoning – Commercial
 3. **S-3 (06-105) – Children’s day care**
 - a. Adoption Date – September 26, 2006
 - b. Location – 205 and 207 South Church Street
 - c. Acreage – 1.343± acres
 - d. Base Zoning – Single Family-15
 4. **S-4 (08-29) – Mini-warehouse**
 - a. Adoption Date – March 25, 2008

- b. Location – Prosper Commons, Block A, Lot 2
- c. Acreage – 5.415± acres
- d. Base Zoning – Commercial

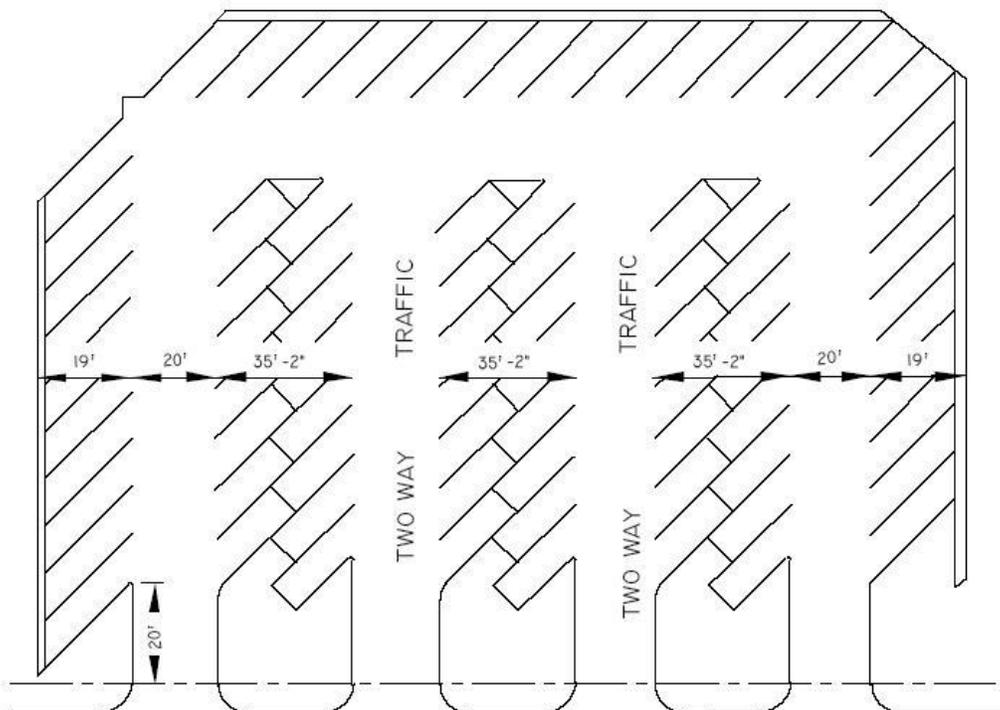
SECTION 2
APPENDICES (CONTINUED)

2.3 ILLUSTRATIONS:

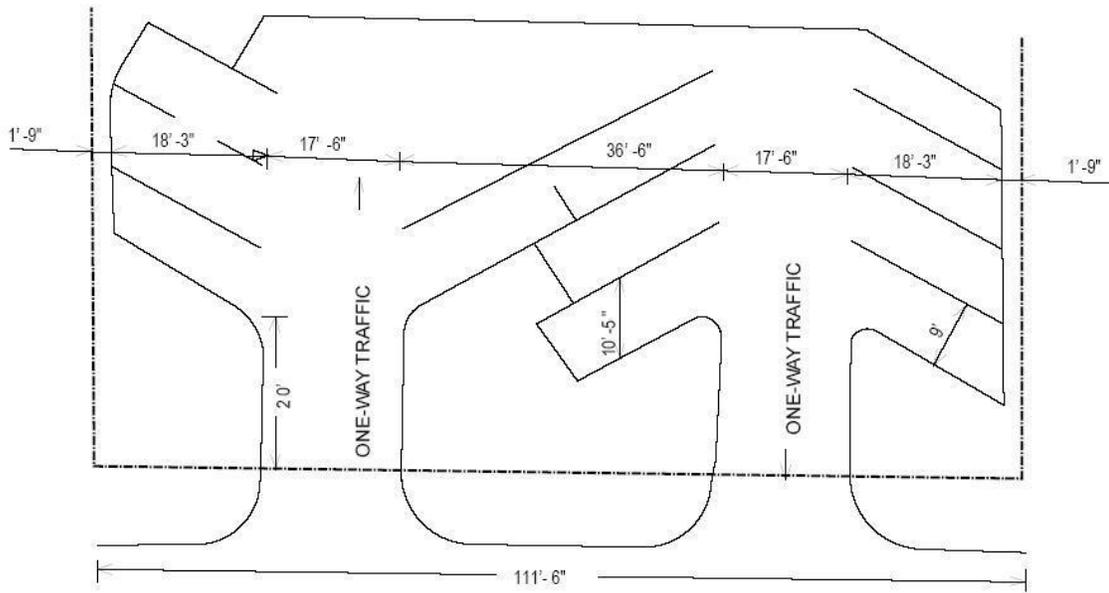
A. Parking Lot Dimensions: 45° one-way



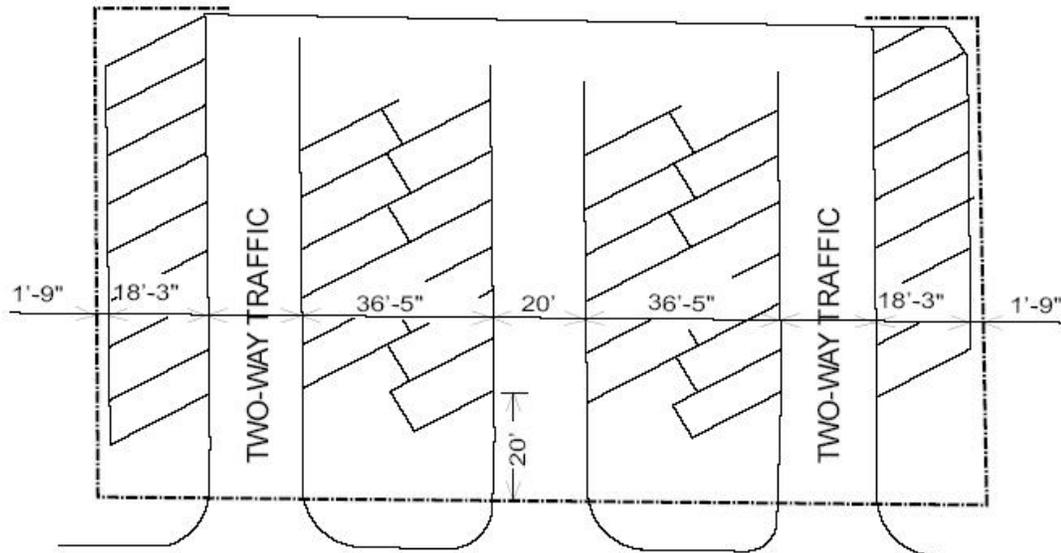
B. Parking Lot Dimensions: 45° two-way



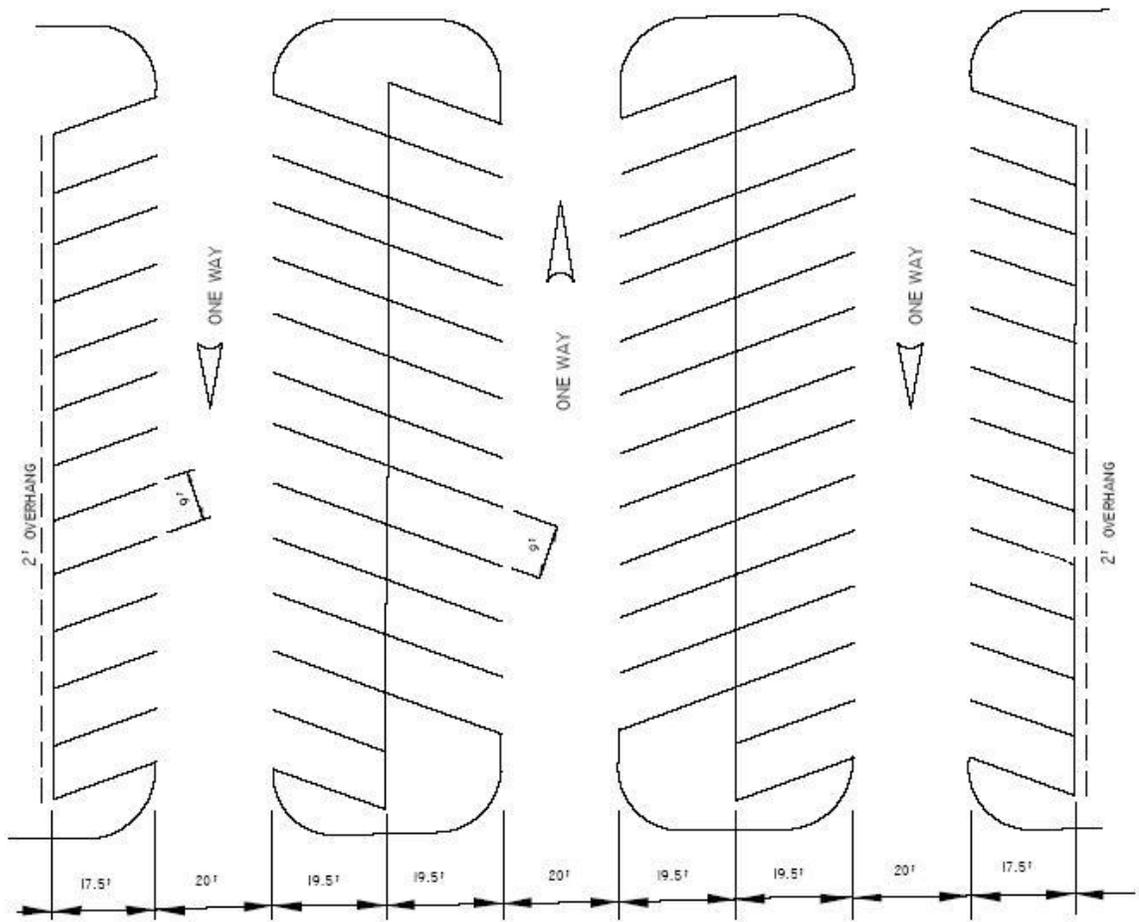
C. Parking Lot Dimensions: 60° one-way



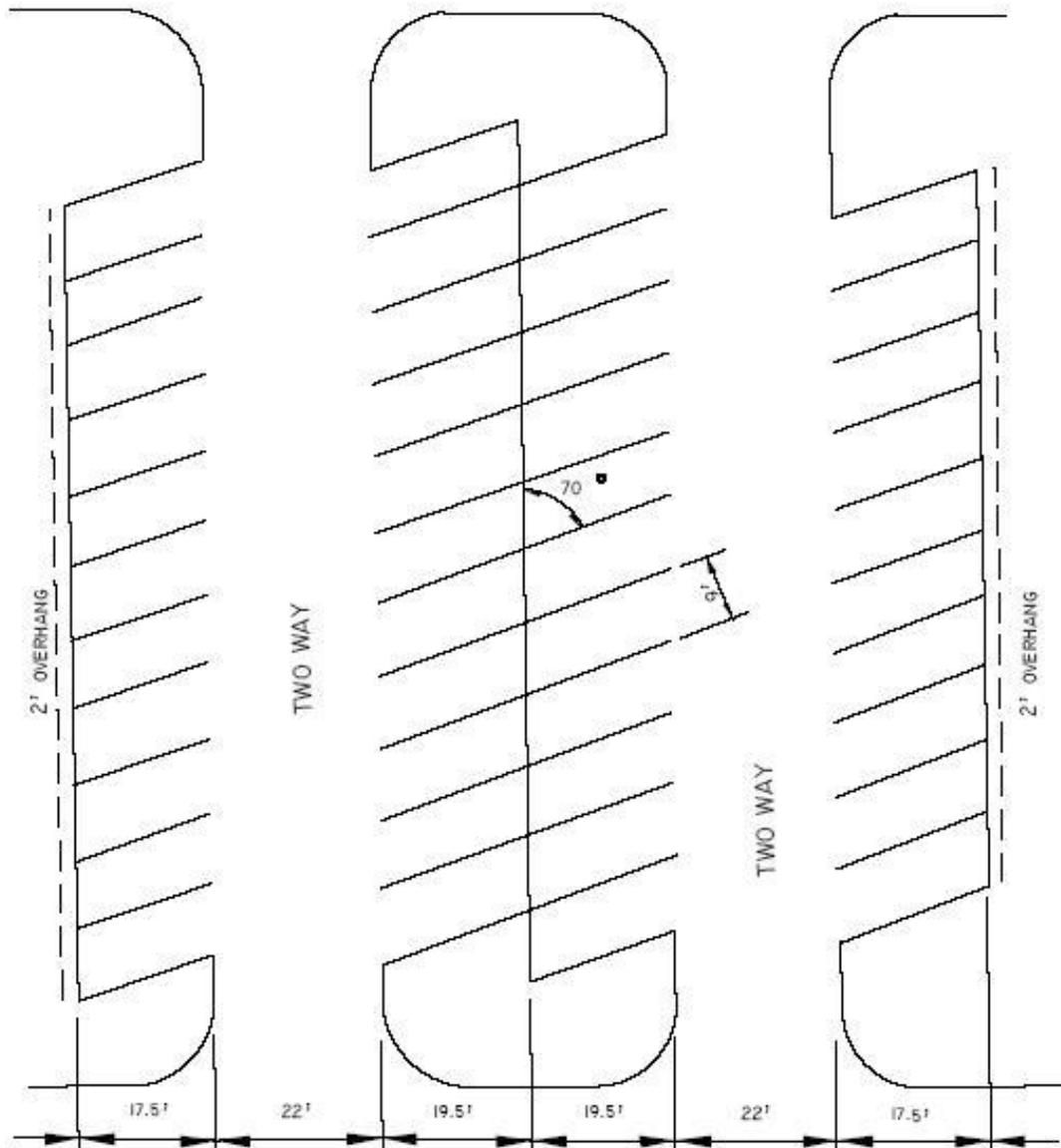
D. Parking Lot Dimensions: 60° two-way



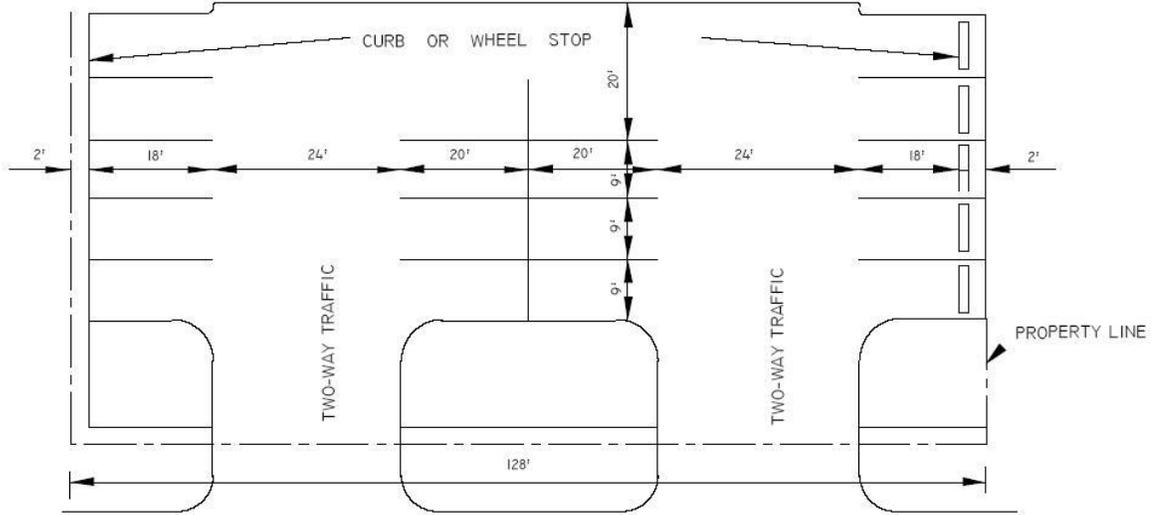
E. Parking Lot Dimensions: 70° one-way



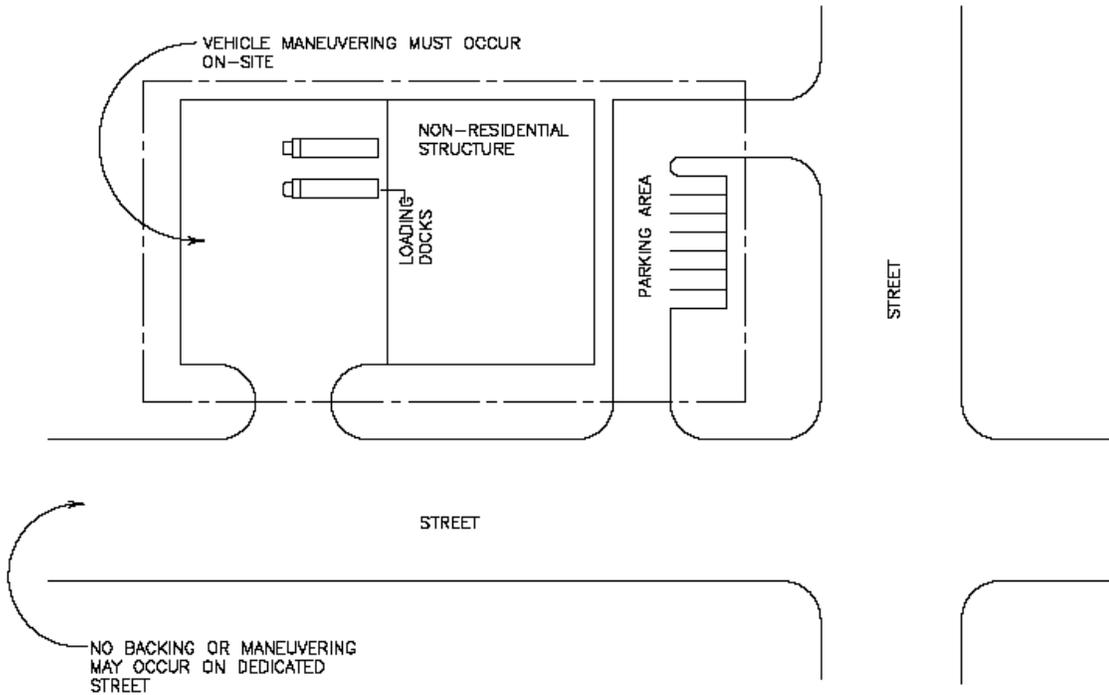
F. Parking Lot Dimensions: 70° two-way



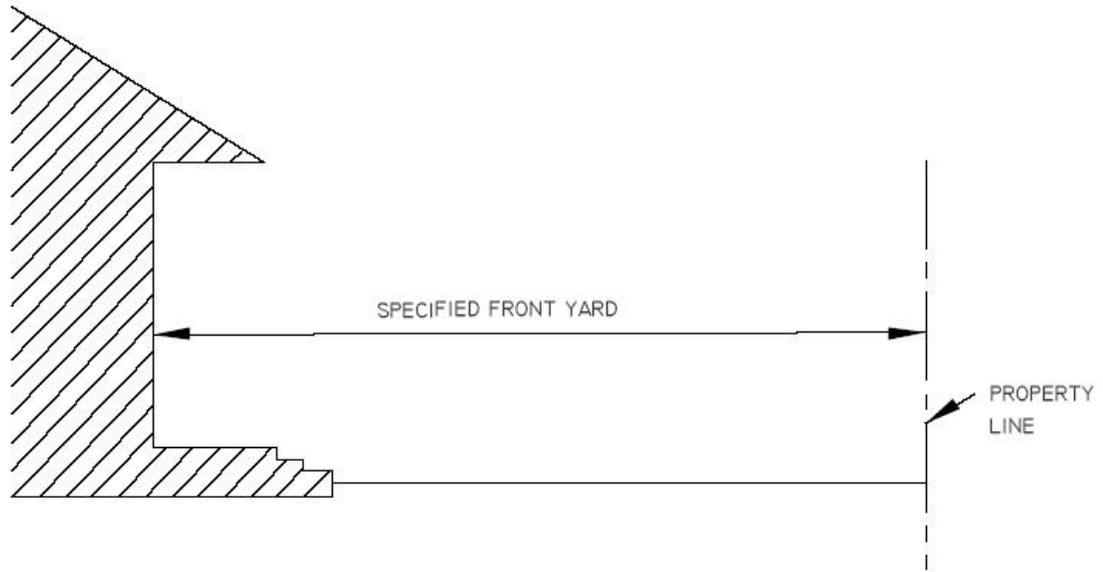
G. Parking Lot Dimensions: 90° two-way



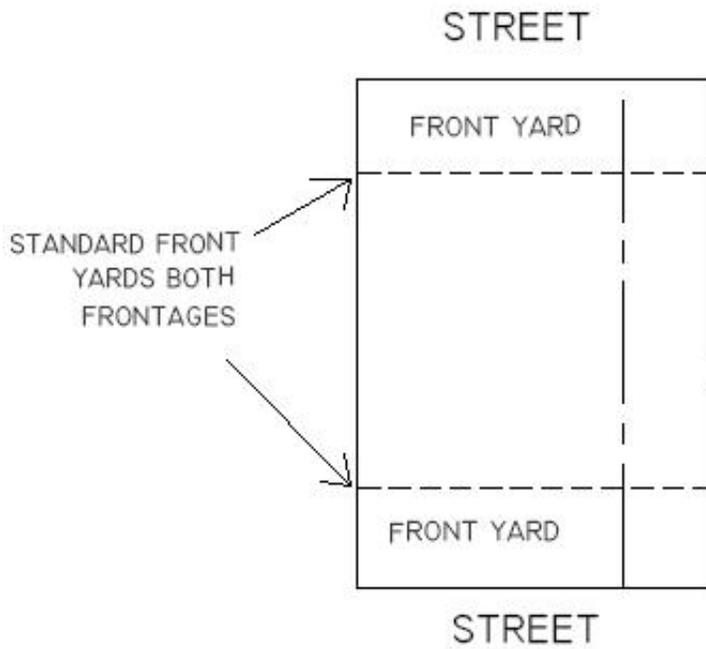
H. On-Site Loading Spaces



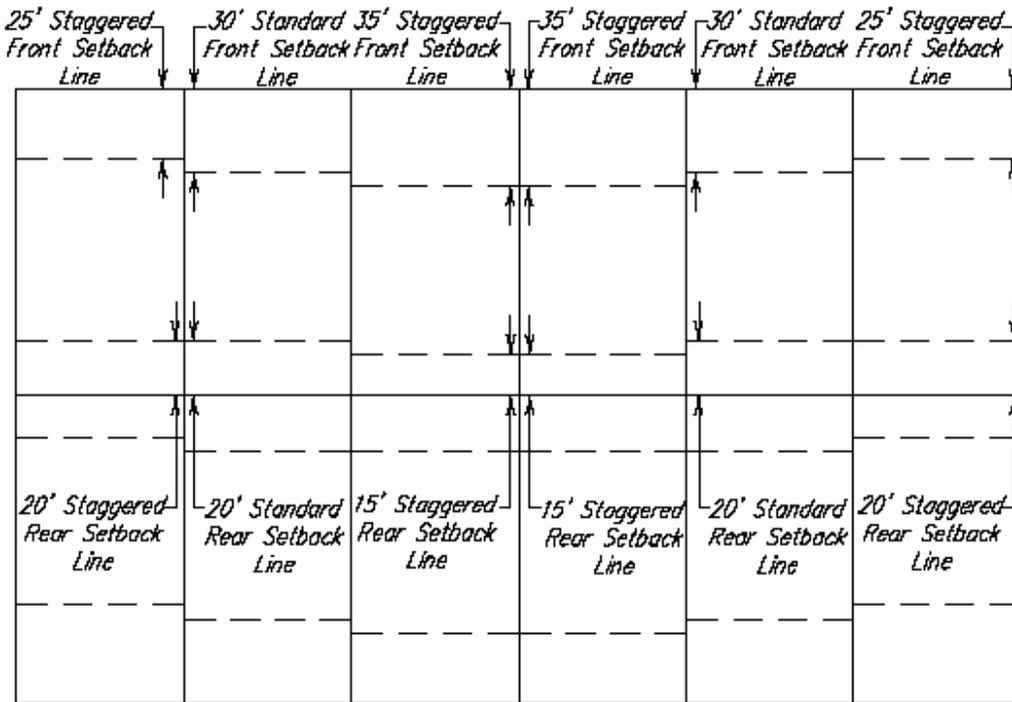
I. Front Yard Measurement



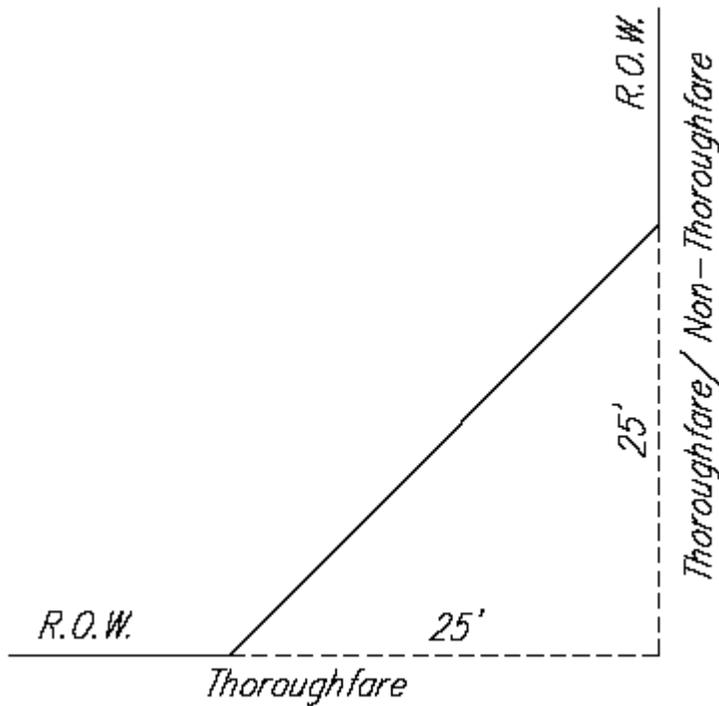
J. Double Front Yards



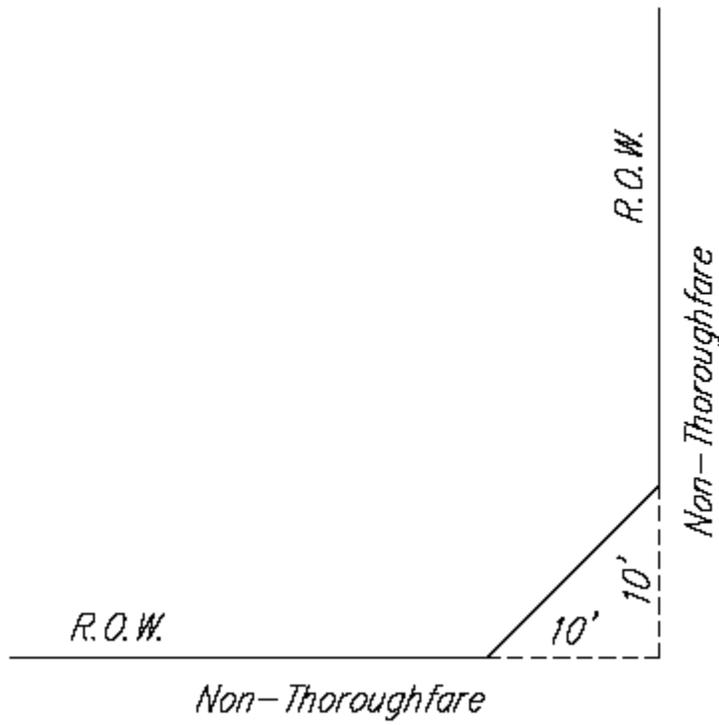
K. Staggered Front Yard Setbacks



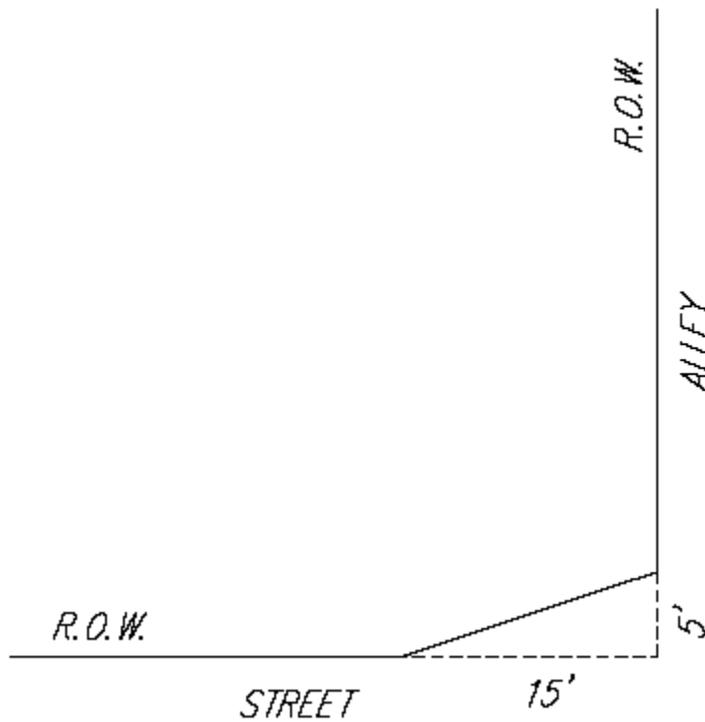
L. Corner Visual Clearance – Major Thoroughfares



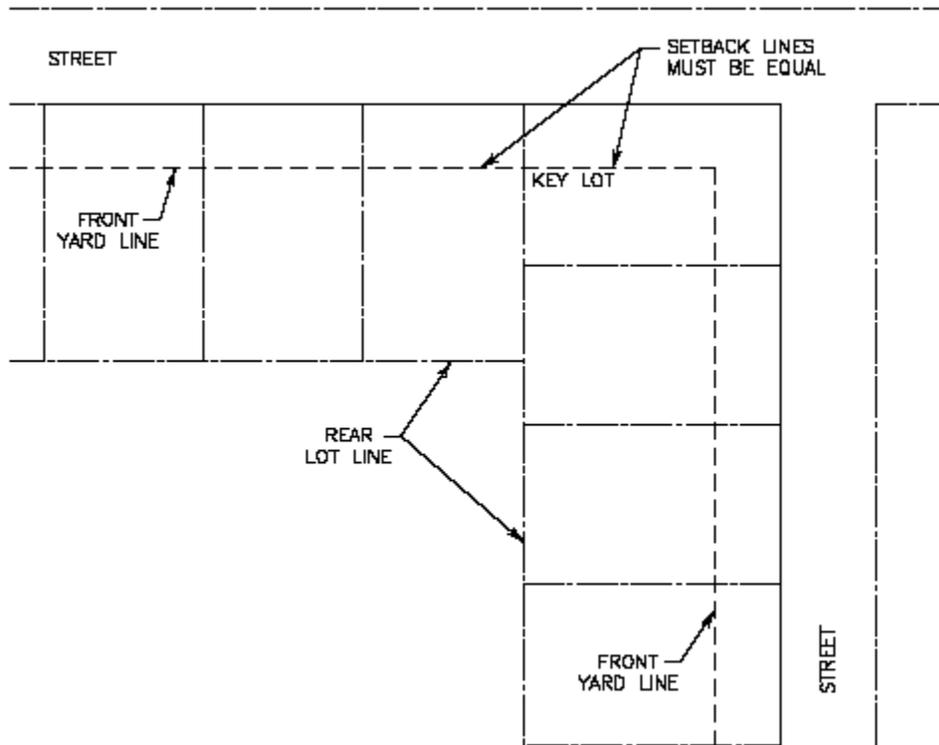
M. Corner Visual Clearance – Non-Major Thoroughfares



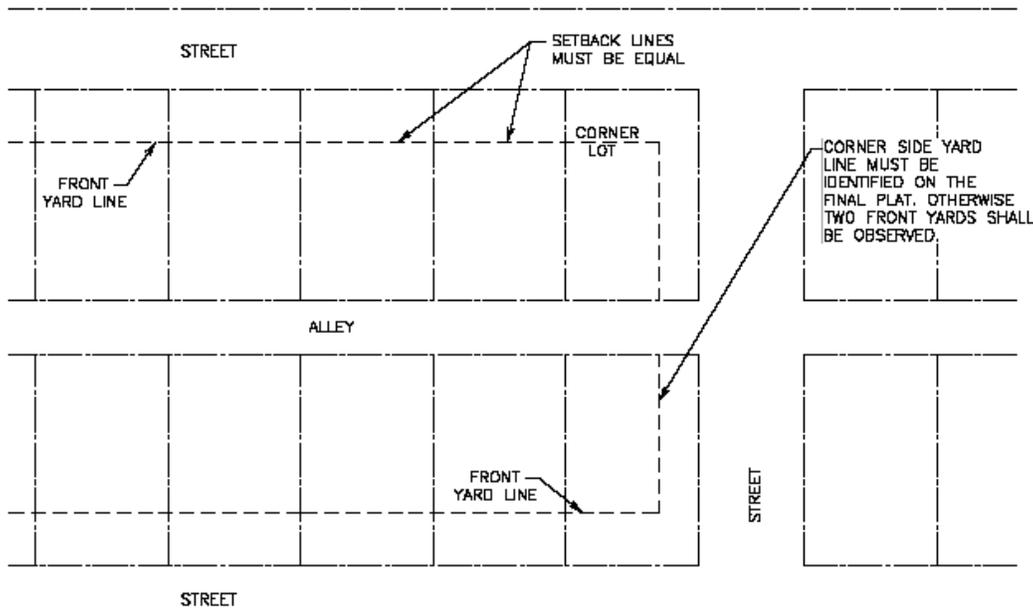
N. Corner Visual Clearance – Street and an Alley



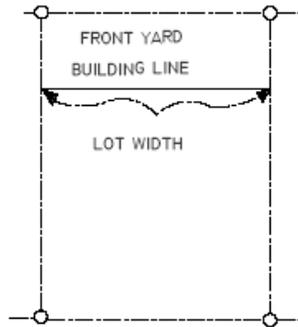
O. Key Lot Setbacks



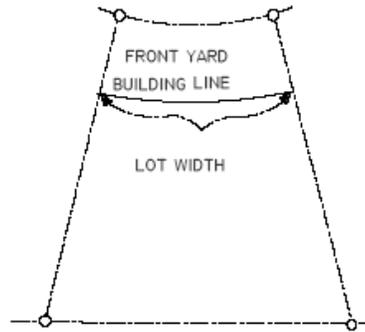
P. Corner Lot Setbacks



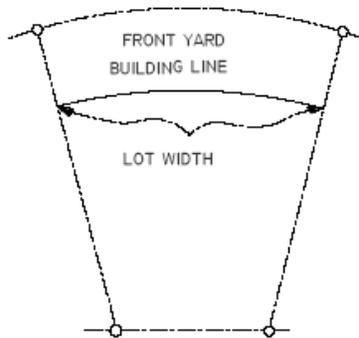
Q. Measurements – Lot Width



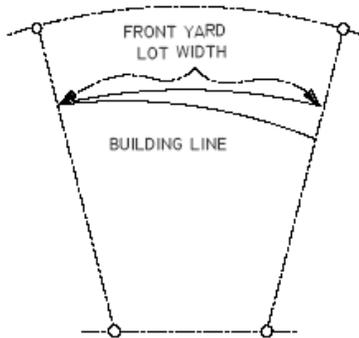
(A)



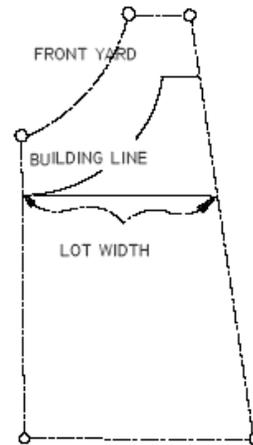
(B)



(C)

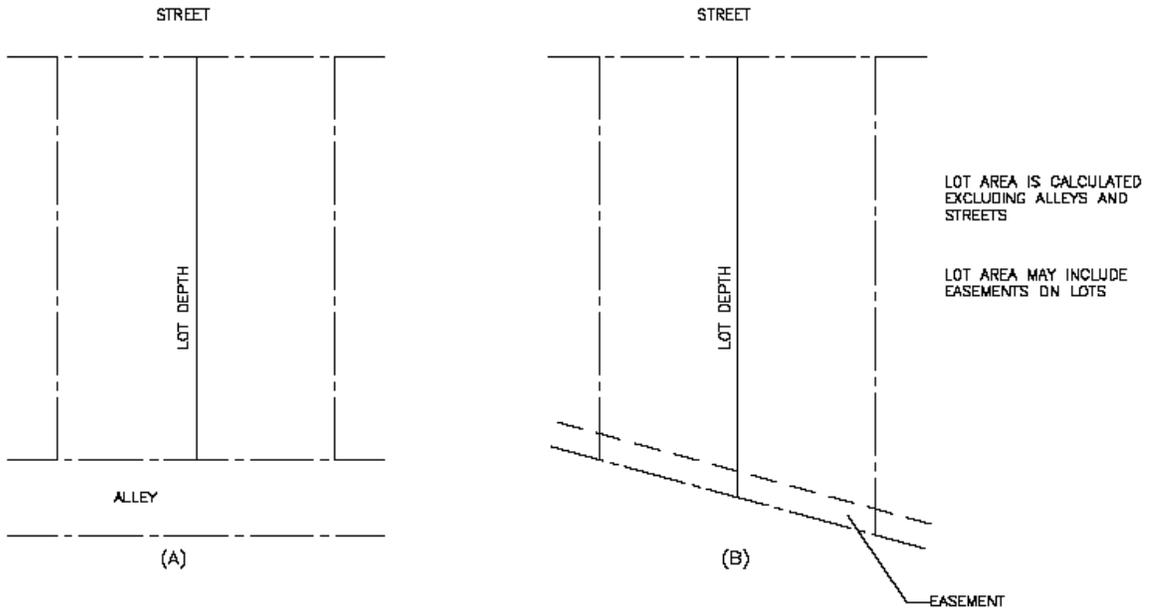


(D)

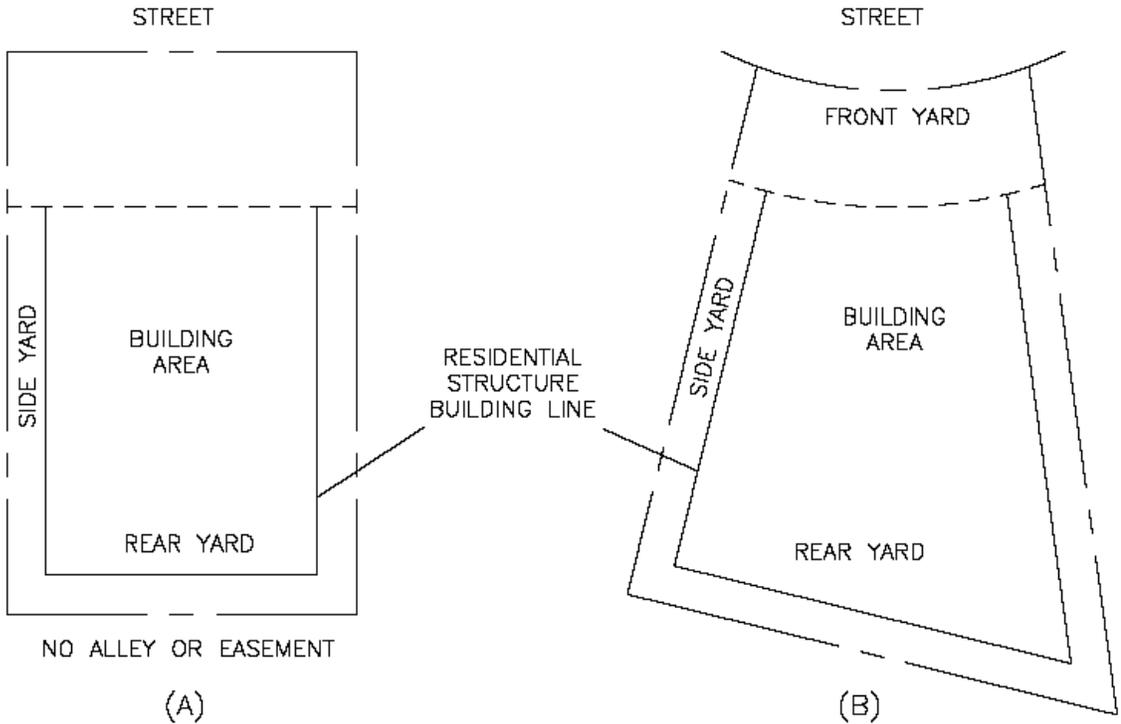


(E)

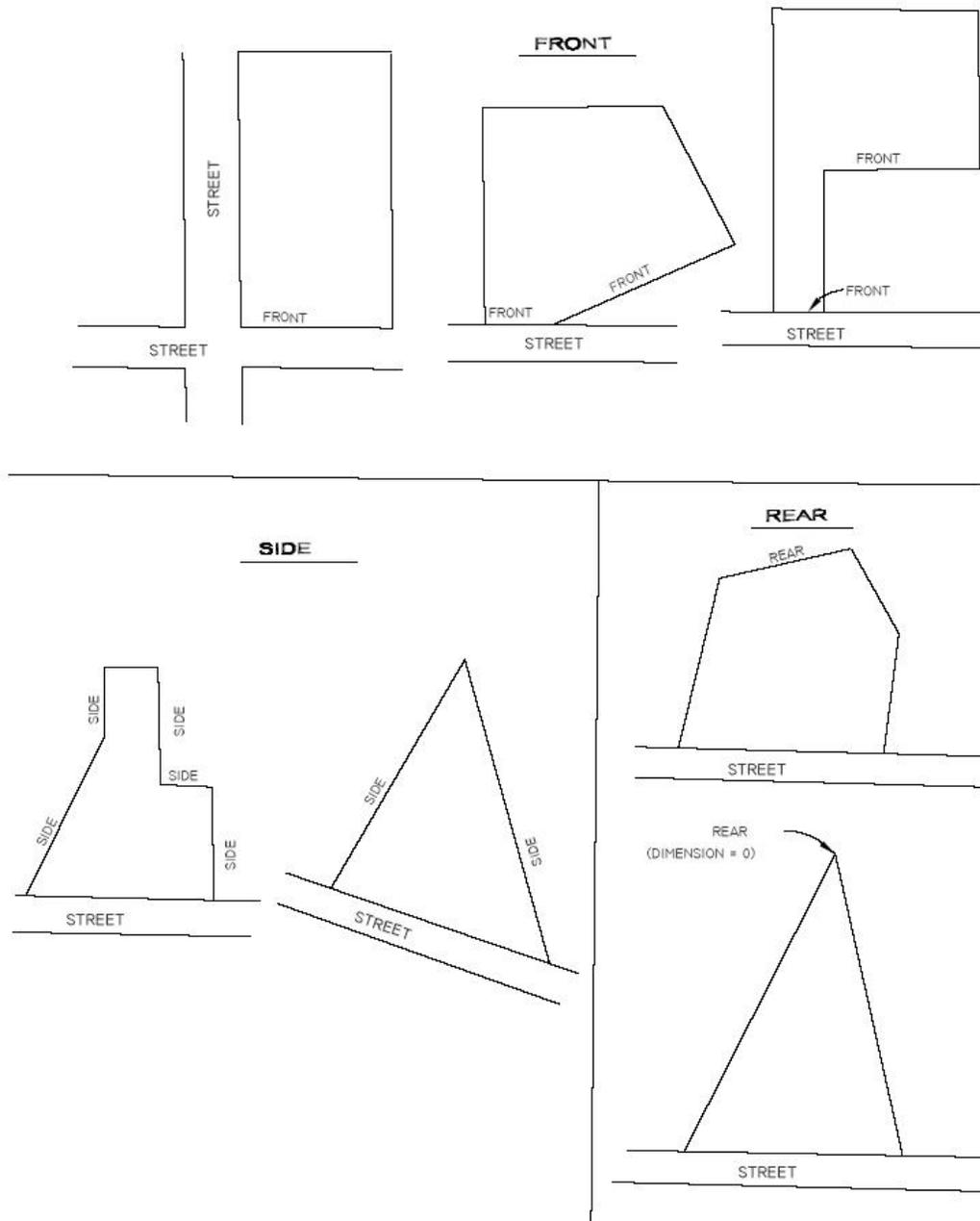
R. Measurements – Lot Depth and Area



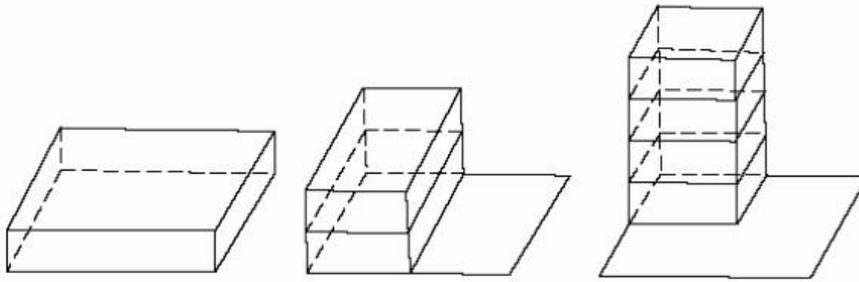
S. Measurements – Side and Rear Setbacks



T. Measurements – Yards



U. Measurements – Floor Area Ratio



EACH DRAWING ILLUSTRATES FLOOR AREA RATIO OF 1 : 1

V. Traffic Impact Analysis Trip Generation

Category	Land Use	Development <i>Units</i>	Trip Rate		
			Daily	AM Pk Hr	PM Pk Hr
<i>Residential</i>	Single-Family Detached	Dwelling Unit	9.57	0.75	1.01
	Multi-Family	Dwelling Unit	6.63	0.51	0.62
	Retirement Community	Dwelling Unit	--	0.17	0.27
Office	General Office Building	1000 GFA	11.01	1.56	1.49
	Corporate Headquarters	1000 GFA	7.72	1.47	1.39
	Business Park	1000 GFA	12.76	1.43	1.29
	Medical Office Building	1000 GFA	36.13	2.43	3.66
Commercial	Shopping Center	1000 GFA	42.92	1.03	3.74
	Quality Restaurant	1000 GFA	89.95	0.81	7.49
	Fast Food Restaurant	1000 GFA	496.12	49.86	33.48
	High Turnover Restaurant	1000 GFA	130.34	9.27	10.86
	Home Improvement Superstore	1000 GFA	35.05	1.48	2.87
	Building Materials/Lumber Store	1000 GFA	39.71	2.64	4.04
	Convenience Store w/Gas Pumps	1000 GFA	542.60	17.17	19.22
	Drive-In Bank	1000 GFA	265.21	12.63	54.77
	Hotel	Rooms	8.23	0.56	0.61
	Supermarket	1000 GFA	111.51	3.25	11.51
	Movie Theater	Seats	--	--	0.14
	Golf Course	Holes	35.74	2.22	2.74
	Industrial	General Light Industrial	1000 GFA	6.97	0.92
Manufacturing		1000 GFA	3.82	0.73	0.74
Industrial Park		1000 GFA	6.96	0.89	0.92
Mini-Warehouse		1000 GFA	2.50	0.15	0.26
Institutional	Elementary School	Students	1.02	0.29	--
	Middle School	Students	1.45	0.46	0.16
	High School	Students	1.79	0.46	0.15
	Day Care Center	Students	4.52	0.81	0.86
	Hospital	Beds	11.77	1.07	1.22
	Nursing Home	Occ. Beds	--	0.19	0.17
Church	1000 GFA	9.11	0.72	0.66	

1. General trip activity; not to be applied as part of actual assessment. For a more inclusive list, consult ITE or other recognized sources as approved by the Director of Planning.
2. GFA - gross floor area
3. Fuel Station - vehicle fueling position
4. Occ. Beds - occupied beds