

Unstudied Usage Table Change

The usage table is used to find acceptable usages for specific zoning districts. Column E was added by Ordinance 1247. Prior to this change, each column represented one district so you would simply scan the column to see what was allowed. A dot indicates allowed. An S indicates Special Use permit required. A blank indicates not allowed.

Continuing with this interpretation of the usage table, column 3 shows that 11 uses are allowed in the South Ford St Zone while there were 43 prior to the ordinance. In the snippet below, It shows that 7 usages allowed in SF1 are no longer allowed in the Overlay district. One important usage, home occupation, now requires a Special use permit

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	USE CHART														
2	CITY OF LLANO, TEXAS														
3	ZONING ORDINANCE														
4	DISTRICT														
5		Agricultural	SF-1 Single-family-1	SF-1 Single-Family Overlay District	SF-2 Single-family-2	SF-3 Single-family-3	SF-4 Single-family-4	GR General Residential	OM Office Medical	R Retail	NBD North Business District	CBD Central Business	C Commercial	I Industrial	
6	1. Primary Residential Uses														
7	Accessory dwelling unit	*	S		S	S	S	S				S			
8	Caretaker/guard residence	*													
9	Community home	*	*			*	*	*	*	*				*	*
10	Detached private garage	*	*			*	*	*	*	*				*	*
11	Detached single-family dwelling	*	*			*	*	*	:bullet;	:bullet;	*	S			
12	Garage apartment	*	*			*	*	*	:bullet;	:bullet;	*	*		*	*
13	Home occupations	*	*		S	*	*	*	:bullet;	*		S			
14	Industrialized housing		*			*	*	*	:bullet;	*		S			
15	Manufactured housing, less than than five years old					S	*		:bullet;	*		*			

Another possible (new) interpretation of the table is that since column 3 represents an overlay district, columns 2 and 3 should be added together to find acceptable usages. This doesn't seem correct since column 3 and column 2 are the same in many instances as shown below. This is also inconsistent with the text of the requested change which said that there were only three allowed uses in the overlay district and the specific addition of usages which were already in column 2.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
55			Agricultural	SF-1 Single-family-1	SF-1 Single-Family Overlay District	SF-2 Single-family-2	SF-3 Single-family-3	SF-4 Single-family-4	GR General Residential	OM Office Medical	R Retail	NBD North Business District	CBD Central Business	C Commercial	I Industrial
56	Architect's office	*		S	S	S	S	S		*	*	*	*	*	*
57	Attorney Office				S										
58	Bank, savings and loan mortgage and and credit unions	*								*	*	*	*	*	*
59	Chamber of commerce									*	*	*	*	*	*
60	Check cashing service and loan agency									*	*	*	*	*	*
61	Dental Office				S										
62	Engineering office	*		S	S	S	S	S		*	*	*	*	*	*
63	Insurance office			S	S	S	S	S		*	*	*	*	*	*
64	Long distance communication service									*	*	*	*	*	*
65	Medical clinic or office	*			S					*	*	*	*	*	*
66	Medical laboratory	*								*	*	*	*	*	*
67	Minor medical emergency clinic									*	*	*	*	*	*
68	Office, general, professional	*		S	S	S	S	S	S	*	*	*	*	*	*
69	Radio broadcasting, without tower	*								*	*	*	*	*	*

So with either interpretation, the changes were unstudied and represent a reduction in property rights and eminent domain through a zoning change.