

CITY OF MANOR



ZONING GUIDE

June 2016

TABLE OF CONTENTS

LIST OF ZONE TYPES	3
RESIDENTIAL	4
<i>R-1</i>	4
<i>R-2</i>	5
<i>R-3</i>	6
<i>R-4</i>	7
<i>M-1</i>	8
<i>M-2</i>	9
AGRICULTURAL	10
<i>A</i>	10
<i>OS</i>	11
INSTITUTIONAL	12
<i>I</i>	12
COMMERCIAL	14
<i>C-1</i>	14
<i>C-2</i>	16
<i>C-3</i>	18
INDUSTRIAL	20
<i>I-1</i>	20
<i>I-2</i>	22
MIXED USE	26
<i>NB</i>	26
<i>DBD</i>	28
<i>PUD</i>	30
PARKING REQUIREMENTS	31
<i>ADDITIONAL REQUIREMENTS</i>	34
DEFINITIONS	35

LIST OF ZONE TYPES

RESIDENTIAL

R-1	Single Family
R-2	Single Family / Duplex
R-3	Multifamily
R-4	Multifamily Special Needs
M-1	Manufactured Home
M-2	Manufactured Home Park

COMMERCIAL

C-1	Light Commercial
C-2	Medium Commercial
C-3	Heavy Commercial

INDUSTRIAL

I-1	Light Industrial
I-2	Heavy Industrial

AGRICULTURAL

A	Agricultural
OS	Open Space

MIXED USE

NB	Neighborhood Business
DBD	Downtown Business District
PUD	Planned Unit Development

INSTITUTIONAL

I	Institutional
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NOTE

(c) : Conditional Use Permit is required

Refer to Ordinances 185 A-P, 263B, 263C, 365, and 365A for details on permitted uses, additional site requirements, and limitations.

RESIDENTIAL DISTRICTS

R-1 Single Family

Permits detached single-family dwellings with a minimum of 1,500 square feet of living area, and related accessory structures, on a minimum lot size of 7,500 square feet.

Site Development Standards

Lot		Massing	
Minimum Lot Size	7,500 sq ft	Maximum Height	35 ft
Minimum Lot Width	60 ft**	Minimum Setbacks:	
Maximum Building Coverage	40%	Front Yard	25 ft
Maximum Building Coverage		Street Side Yard	15 ft
with Accessory Buildings	50%	Side Yard^^	5 ft
Landscape Requirement	per lot^	Rear Yard	25 ft

** Cul-de-sac lot widths shall be measured at the building setback line and be equal to the minimum required lot width.

^ Two (2) 2-inch trees, six (6) 2-gallon shrubs, grass lawn

^^ 10' side yard to all C, I, and IN

Permitted and Conditional Uses

Residential

Accessory Structures	Single-Family Residential
Real Estate Sales Office (c)	Temporary Construction Buildings

Civic

Community Recreation - Public	Public Buildings
Private primary and secondary educational facilities (c)	Religious Assembly
Public primary and secondary educational facilities (c)	Safety Services
	Water Supply Facilities

Commercial

Home Occupations
Small Child Care Center (c)

R-2

Single Family

Permits detached single-family dwellings and duplexes with a minimum of 1,000 square feet of living area, and permitted accessory structures, on a minimum lot size of 7,200 square feet.

Site Development Standards

Lot		Massing	
Minimum Lot Size	7,200 sq ft	Maximum Height	35 ft
Minimum Lot Width	50 ft*	Minimum Setbacks:	
Maximum Building Coverage	40%	Front Yard	20 ft
Maximum Building Coverage		Street Side Yard	15 ft
with Accessory Buildings	50%	Side Yard	5 ft^
Landscape Requirement	per lot**	Rear Yard	10 ft

* Cul-de-sac lot widths shall be measured at the building setback line and be equal to the minimum required lot width.

** Two (2) 2-inch trees, six (6) 2-gallon shrubs, grass lawn

^ 10 ft side yard to all C, I & IN districts

Permitted and Conditional Uses

Residential

Accessory Structures	Single-Family Residential
Real Estate Sales Office (c)	Temporary Construction Buildings

Civic

Community Recreation - Public	Public Buildings
Private primary and secondary educational facilities (c)	Religious Assembly
Public primary and secondary educational facilities (c)	Safety Services
	Water Supply Facilities

Commercial

Home Occupations
Small Child Care Center (c)

R-3

Multi Family

Attached single-family structures with a minimum of 500 square feet of living area and permitted accessory structures generally known as apartments, with buildings not exceeding three (3) stories, not more than twenty three (23) units per acre.

Site Development Standards

Lot		Massing	
Minimum Lot Size	7,000 sq ft	Maximum Height	35 ft
Minimum Lot Width	50 ft	Minimum Setbacks:	
Maximum Building Coverage	40%	Front Yard	25 ft
Maximum Building Coverage		Street Side Yard	15 ft
with Accessory Buildings	50%	Side Yard	5 ft
Landscape Requirement	20%	Rear Yard	10 ft

Permitted and Conditional Uses

Residential

Single-Family Attached Residential
Religious Assembly

R-4

Multi Family Special Needs

Attached single-family structures with a minimum of 450 square feet of living area and permitted accessory structures generally known as apartments, with buildings not exceeding three (3) stories, not more than fifty (50) units per acre. Structures in this district shall be built, designed or marketed to meet the special needs of its intended occupants such as the elderly, physically or mentally handicapped, targeted social - economic groups and the like.

Site Development Standards

Lot		Massing	
Minimum Lot Size	7,000 sq ft	Maximum Height	35 ft
Minimum Lot Width	50 ft	Minimum Setbacks:	
Maximum Building Coverage	50%	Front Yard	25 ft
Maximum Building Coverage		Street Side Yard	15 ft
with Accessory Buildings	50%	Side Yard	5 ft
Landscape Requirement	20%	Rear Yard	10 ft

Permitted and Conditional Uses

Residential

Single-Family Attached Residential
Religious Assembly

M-1

Manufactured Home

Manufactured homes must have a minimum of 600 square feet and can only be located in M-1 and M-2 Districts.

Site Development Standards

Lot		Massing	
Minimum Lot Size	7,000 sq ft	Maximum Height	35 ft
Minimum Lot Width	50 ft	Minimum Setbacks:	
Maximum Building Coverage	50%	Front Yard	25 ft
Maximum Building Coverage		Street Side Yard	15 ft
with Accessory Buildings	60%	Side Yard	5 ft
Landscape Requirement	per lot*	Rear Yard	10 ft

* Two (2) 2-inch trees, six (6) 2-gallon shrubs, grass lawn

Permitted and Conditional Uses

Residential

Accessory Buildings	Religious Assembly
Manufactured Homes	

M-2

Manufactured Home Park

Manufactured homes must have a minimum of 600 square feet and can only be located in M-1 and M-2 Districts. M-2 property may be planned, used, approved, platted, and occupied as a Manufactured Home Park with lots held under common ownership and rented or leased to individual tenant occupants.

Site Development Standards

Lot		Massing	
Minimum Lot Size	7,000 sq ft	Maximum Height	35 ft
Minimum Lot Width	50 ft	Minimum Setbacks:	
Maximum Building Coverage	50%	Front Yard	25 ft
Maximum Building Coverage		Street Side Yard	15 ft
with Accessory Buildings	60%	Side Yard	5 ft
Landscape Requirement	per lot*	Rear Yard	10 ft

* Two (2) 2-inch trees, six (6) 2-gallon shrubs, grass lawn

Permitted and Conditional Uses

Residential

Accessory Buildings	Recreational, Civic, Commercial Facilities
Manager or Owner Residence	Religious Assembly
Manufactured Homes	

AGRICULTURAL DISTRICTS

A

Agricultural

Intended principally for agriculture and those other uses that are an integral part of the agricultural operation. This District is intended to preserve the larger tracts of land for future economic development in accordance with the Master Plan, while in the interim, permitting agricultural uses on the land to continue.

Site Development Standards

Lot		Massing	
Minimum Lot Size	43,560 sq ft (1 acre)	Maximum Height Residential	35 ft
Minimum Lot Width	150 ft	Maximum Height Agricultural	60 ft*
Maximum Building Coverage	50%	Minimum Setbacks:	
Maximum Building Coverage with Accessory Buildings	60%	Front Yard	25 ft
Landscape Requirement	None	Street Side Yard	15 ft
		Side Yard	25 ft
		Rear Yard	25 ft

* Excluding silos and similar appurtenances

Permitted and Conditional Uses

Residential

Accessory Structures	Single-Family Residential*
M-1 Manufactured Home*	

* Only 1 unit allowed per 25 acres

Civic

Community Recreation - Public	Water Supply Facilities
Religious Assembly	

Agricultural

Accessory Structures	Plant Nurseries
Dairy Farms	Ranches
Farms	Riding Academies
Kennels	Stables

OS

Open Space

An open space district is a tract of land provided as a general benefit for the community. Common open space must be usable for recreational purposes or must provide visual, aesthetic, and environmental amenities. The uses authorized for the common open space should be appropriate to the scale and character of the surrounding development considering its size, density, expected population, topography, and the number and type of dwellings to be provided.

Site Development Standards

Lot		Massing	
Minimum Lot Size	7,500 sq ft	Maximum Height	35 ft
Minimum Lot Width	60 ft	Minimum Setbacks:	
Maximum Building Coverage	50%	Front Yard	25 ft
Maximum Building Coverage		Street Side Yard	15 ft
with Accessory Buildings	60%	Side Yard	10 ft
Landscape Requirement	20%	Rear Yard	25 ft

Permitted and Conditional Uses

Residential

Caretaker Residence

Civic

Accessory Maintenance Buildings
 Club Houses and Community Centers
 Religious Assembly

Commercial

Food and Beverage Sales to Members Only
 Restaurants in Conjunction With a Club House to Members Only
 Retail Sales As Part Of Golf Course and Athletic Facility
 Retail Sales Sponsored by Service Clubs and Non-Profits

Open Space

Cemeteries
 Conservation Areas
 Golf Courses
 Outdoor Recreational and Athletic Facilities
 Outdoor Swimming Pools
 POA Neighborhood Park
 Playground, Play Fields
 Wildlife Sanctuaries

INSTITUTIONAL DISTRICTS

I Institutional

This District is intended to provide appropriate areas for use that provide important community services often requiring large amounts of land. Uses permitted generate a large amount of traffic. Only land abutting a major street that can be used for access shall be considered appropriate.

Site Development Standards

Lot		Massing	
Minimum Lot Size	7,500 sq ft	Maximum Height	60 ft
Minimum Lot Width	60 ft	Maximum FAR	1.0
Maximum Building Coverage	60%	Minimum Setbacks:	
Maximum Building Coverage with Accessory Buildings	70%	Front Yard	25 ft
Landscape Requirement*	10%	Street Side Yard	15 ft
		Side Yard	15 ft
		Rear Yard	15 ft

* For every six hundred (600) square feet of landscape area, two (2) trees and four (4) shrubs shall be planted for the first twenty thousand (20,000) square feet of landscape area. For every six hundred (600) square feet of landscaped area in excess of twenty thousand (20,000) square feet shall plant one-eighth (1/8) tree and three (3) shrubs.

Permitted and Conditional Uses

Residential

Congregate Living	Group Residential
Convalescent Services	Retirement Housing
Family Home	Residential Treatment
Group Home	Transitional Housing

Civic

Administrative Offices	Military Installations
Administrative Services	Postal Facilities
Business and Trade Schools	Private Primary and Secondary Education Facilities
College or University	
Communication Service Facilities	Professional Office

I

Institutional

Civic

Community Events	Public Primary and Secondary Education
Community Recreation	Facilities
Counseling Services	Religious Assembly
Detention Facilities	Safety Services
Employee Recreation	Transportation Terminal
Hospital Services	All Other Civic Uses

Open Space

Camp	Park and Recreation Services
Campground (c)	

COMMERCIAL DISTRICTS

C-1 Light Commercial

This District allows a mix of commercial uses including retail, office, light commercial, and similar uses excluding residential and multifamily. Allows the retail of goods and products to which value is added on-site, including sales of goods and services outside of the primary structure.

Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft	Maximum FAR	1.8
Maximum Building Coverage	60%	Minimum Setbacks:	
Maximum Building Coverage with Accessory Buildings	70%	Front Yard	25 ft
Landscape Requirement	15%	Street Side Yard	15 ft
		Side Yard	25 ft*
		Rear Yard	25 ft^

* 0 or 10 ft side yard to all C, I, IN

^ 10 ft rear yard to all C, I, IN

Permitted and Conditional Uses

Residential

Congregate Living	Retirement Housing
Convalescent Services	Transitional Housing
Group Residential	

Civic

College or University	Cultural Services
Communication Service Facilities	Postal Facilities
Community Events	Religious Assembly
Community Recreation	Safety Services
Private Primary and Secondary Education Facilities	Transportation Terminal
Public Primary and Secondary Education Facilities	All Other Civic Uses

C-1

Light Commercial

Commercial

Administrative Offices	Funeral
Administrative Services	Game Rooms (c)
Art Gallery	General Retail Sales
Art Workshop	Hotel and Motel
Bed and Breakfast	Indoor Entertainment
Business and Trade Schools	Indoor Sports and Recreation
Club or Lodge	Laundry Services
Cocktail Lounge	Liquor Sales
Commercial Off-Street Parking	Medical Offices
Communication Services	Monument Retail Sales
Consumer Convenience Stores	Off-Site Accessory Parking
Consumer Repair Services	Personal Improvement Services
Counseling Services	Personal Services
Day Care Services	Pet Services
Financial Services	Printing and Publishing
Florist - no greenhouse	Professional Office
Food Court Establishment (c)	Restaurant
Food Preparation less than 2,500 sq. ft. GFA	Restaurant Drive-Through
Food Sales	Service Station
	Theater

C-2

Medium Commercial

This District allows a mix of commercial uses including retail, office, light commercial, large format commercial, and similar uses excluding residential and multifamily. Allows the retail of goods and products to which value is added on-site, including sales of goods and services outside of the primary structure.

Site Development Standards

Lot		Massing	
Minimum Lot Size	7,500 sq ft	Maximum Height	60 ft
Minimum Lot Width	60 ft	Maximum FAR	1.8
Maximum Building Coverage	60%	Minimum Setbacks:	
Maximum Building Coverage with Accessory Buildings	70%	Front Yard	25 ft
Landscape Requirement	15%	Street Side Yard	15 ft
		Side Yard	25 ft*
		Rear Yard	25 ft^

* 0 or 10 ft side yard to all C, I, IN

^ 10 ft rear yard to all C, I, IN

Permitted and Conditional Uses

Residential

Convalescent Services

Civic

College or University	Cultural Services
Communication Service Facilities	Local Utility Services
Community Events	Postal Facilities
Community Recreation	Religious Assembly
Private Primary and Secondary Education Facilities	Safety Services
Public Primary and Secondary Education Facilities	Transportation Services
	All Other Civic Uses

Commercial

Administrative Offices	Food Sales
Administrative Services	Funeral Services
Art Gallery	Game Rooms
Art Workshop	General Retail Sales
Automotive Rental	Hospital Services

C-2

Medium Commercial

Commercial

Automotive Repair Services	Hotel and Motel
Automotive Sales	Indoor Entertainment
Automotive Washing	Indoor Sports and Recreation
Aviation Services	Kennels
Bail Bond Services	Laundry Services
Building Maintenance Services	Liquor Sales
Business and Trade Schools	Marina
Carriage Stable	Medical Offices
Club or Lodge	Monument Retail Sales
Cocktail Lounge	Off-Site Accessory Parking
Commercial Blood Plasma Center (c)	Outdoor Entertainment
Commercial Off-Street Parking	Outdoor Sports and Entertainment
Communication Services	Pawnshop Services (c)
Construction Sales and Services	Personal Improvement Services
Consumer Convenience Stores	Personal Services
Consumer Repair Services	Pet Services
Convenience Storage	Plant Nursery
Counseling Services	Printing and Publishing
Day Care Services	Professional Office
Employee Recreation	Recreational Equipment Sales
Financial Services	Restaurant
Florist	Restaurant Drive-Through
Food Court Establishment (c)	Service Station
Food Preparation less than 5,000 sq. ft. GFA	Theater
	Veterinary Services

Open Space

Camp	Park and Recreation Services
Cemetery	

C-3

Heavy Commercial

This district is intended to provide for a mix of commercial and light industrial uses and excluding residential and multi-family. This district allows the retail sale of goods and products (in the following listed use areas) to which value has been added on-site, including the sale of goods and services outside the primary structure as customary and which comply with section (c)(i). This district allows limited assembly, packaging, and manufacture of non-hazardous, non-volatile products.

Site Development Standards

Lot		Massing	
Minimum Lot Size	7,500 sq ft	Maximum Height	60 ft
Minimum Lot Width	60 ft	Maximum FAR	1.8
Maximum Building Coverage	60%	Minimum Setbacks:	
Maximum Building Coverage with Accessory Buildings	70%	Front Yard	25 ft
Landscape Requirement	15%	Street Side Yard	15 ft
		Side Yard	25 ft*
		Rear Yard	25 ft^

* 0 or 10 ft side yard to all C, I, IN

^ 10 ft rear yard to all C, I, IN

Permitted and Conditional Uses

Residential

Convalescent Services

Civic

College or University	Major Utility Facilities
Communication Service Facilities	Military Installations
Community Events	Postal Facilities
Community Recreation	Railroad Facilities
Convention Center	Religious Assembly
Cultural Services	Safety Services
Detention Facilities	Transportation Services
Local Utility Services	Transportation Terminal
Major Public Facilities	All Other Civic Uses (c)

Commercial/Industrial

Agricultural Sales and Services	Indoor Entertainment
Art Workshop	Indoor Sports and Recreation

C-3

Heavy Commercial

Commercial/Industrial

Automotive Rental	Kennels
Automotive Repair Services	Laundry Services
Automotive Sales	Light Manufacturing
Automotive Washing	Liquor Sales
Aviation Services	Limited Warehousing and Dist
Building Maintenance Services	Maintenance and Service Facilities
Business and Trade Schools	Marina
Carriage Stable	Monument Retail Sales
Club or Lodge	Off-Site Accessory Parking
Cocktail Lounge	Outdoor Entertainment
Commercial Blood Plasma Center	Outdoor Sports and Entertainment
Commercial Off-Street Parking	Pawnshop Services
Construction Sales and Services	Pet Services
Convenience Storage	Plant Nursery
Counseling Services	Printing and Publishing
Custom Manufacturing	Recreational Equipment Maint. & Storage
Day Care Services (c)	Recreational Equipment Sales
Drop-Off Recycling Collection Facility	Research Assembly Services
Electronic Prototype Assembly	Research Services
Electronic Testing	Research Testing Services
Employee Recreation	Research Warehouse Services
Equipment Repair Services	Restaurant
Exterminating Services	Restaurant with Drive Through
Florist	Scrap and Salvage
Food Court Establishment (c)	Service Station
Food Preparation	Sexually Oriented Business (c)
Food Sales	Software Development
Funeral Services	Stables
Game Rooms	Telecommunication Tower
General Retail Sales	Theater
General Warehouse and Dist	Vehicle Storage
Hospital Services	Veterinary Services

Open Space

Camp	Cemetery
Campground	Park and Recreation Services

INDUSTRIAL DISTRICTS

I-1

Light Industrial

This District is designed to provide locations for outlets offering goods and services to a targeted segment of the general public as well as industrial users. Allows assembly, packaging, and manufacture of non-hazardous, non-volatile products.

Site Development Standards

Lot		Massing	
Minimum Lot Size	43,560 sq ft (1 acre)	Maximum Height	60 ft
		Maximum FAR	1.5
Minimum Lot Width	50 ft	Minimum Setbacks:	
Maximum Building Coverage	50%	Front Yard	25 ft
Maximum Building Coverage with Accessory Buildings	60%	Street Side Yard	25 ft
Landscape	10%	Side Yard	50 ft*
		Rear Yard	50 ft^

* 20 ft side yard to all C, I, IN

^ 20 ft rear yard to all C, I, IN

Permitted and Conditional Uses

Civic

College or University	Military Installations
Communication Service Facilities	Postal Facilities
Convention Center	Railroad Facilities
Cultural Services	Religious Assembly
Detention Facilities	Safety Services
Local Utility Services	Transportation Services
Major Public Facilities	Transportation Terminal
Major Utility Facilities	

Commercial/Industrial

Administrative Services	Laundry Services
Agricultural Sales and Services	Light Manufacturing
Art Workshop	Limited Warehousing and Dist
Automotive Repair Services	Maintenance and Service Facilities
Automotive Sales	Marina

I-1

Light Industrial

Commercial/Industrial

Automotive Washing	Monument Retail Sales
Aviation Services	Off-Site Accessory Parking
Building Maintenance Services	Outdoor Entertainment
Business and Trade Schools	Outdoor Sports and Entertainment
Carriage Stable	Pawnshop Services
Commercial Blood Plasma Center	Pet Services
Commercial Off-Street Parking	Plant Nursery
Communication Services	Printing and Publishing
Construction Sales and Services	Recreational Equipment Maint. & Storage
Convenience Storage	Recreational Equipment Sales
Custom Manufacturing	Recycling Center
Drop-Off Recycling Collection Facility	Research Assembly Services
Electronic Prototype Assembly	Research Services
Electronic Testing	Research Testing Services
Equipment Repair Services	Research Warehouse Services
Equipment Sales	Resource Extraction
Exterminating Services	Scrap and Salvage
Florist	Service Station
Food Court Establishment (c)	Sexually Oriented Business (c)
Food Preparation	Software Development
Funeral Services	Stables
General Warehouse and Dist	Telecommunication Tower
Hospital Services	Urban Farm
Indoor Entertainment	Vehicle Storage
Indoor Sports and Recreation	Veterinary Services
Kennels	

Open Space

Camp	Park and Recreation Services
Campground	

I-2

Heavy Industrial

Allows assembly, packaging, treatment, processing and manufacture of products that do not pose any materially potential hazard to persons or property outside the boundaries of the property.

Site Development Standards

Lot		Massing	
Minimum Lot Size	43,560 sq ft (1 acre)	Maximum Height	60 ft
		Maximum FAR	1.5
Minimum Lot Width	50 ft	Minimum Setbacks:	
Maximum Building Coverage	50%	Front Yard	25 ft
Maximum Building Coverage		Street Side Yard	25 ft
with Accessory Buildings	60%	Side Yard	50 ft*
Landscape Requirement	10%	Rear Yard	50 ft^

* 20 ft side yard to all C, I, IN

^ 20 ft rear yard to all C, I, IN

Permitted and Conditional Uses

Civic

Public Utility Substation and Dist Centers

Commercial/Industrial

Acetylene Gas Manufacture or Storage

Ammonia, Bleaching Powder or Chlorine Manufacture

Apparel Manufacture

Blacksmith

Blast Furnace, Forge Plant, Foundry

Boiler Works

Box, Broom, and Canvas Goods Manufacture

Brick, Tile, Pottery or Terra-cotta Manufacture

Bus Lines, Shops, and Garages

Candle Manufacture

Celluloid Manufacture or Treatment

Cement, Lime, Gypsum or Plaster of Paris Manufacture

Central Mixing Plant for Cement, Mortar, Plaster or Paving

Contractors Yards

Cotton Gins and Cottonseed Oil Manufacture

I-2

Heavy Industrial

Commercial/Industrial

Crating Express Storage
Creosote Manufacture or Treatment
Disinfectants Manufacture
Distillation of Bones, Coal or Wood
Drapery and Bedding Manufacture
Drug and Pharmaceutical Manufacture
Dyestuff Manufacture
Emery Cloth and Sandpaper Manufacture
Explosives or Fireworks Manufacture or Storage
Expressing, Baggage and Transfer Delivery Services
Fabric Cleaning and Dyeing Plants and Laundries
Fat Rendering, Garbage, Offal or Dead Animal Reduction
Fertilizer Manufacture
Fish and Meat Smoking and Curing
Food and Beverage Manufacture and Processing Excluding Meat Packing
Fur Goods Manufacture, Not Tanning or Dyeing
Gas and Petroleum Storage
Glass Products from Previously Manufactured Glass
Glue or Gelatin Manufacture
Greenhouses and Wholesale Growers
Hatchery
Household Appliance and Furniture Manufacture
Incinerator
Industrial and Manufacturing Plants
Insect Poison Manufacture
Junk, Iron, Rag, Garbage or Paper Storage
Lampblack and Carbon Manufacture
Lumber and Building Sales and Storage
Machine Shops, Sheetmetal Fabrication and Metal Products
Manufacture of Personal Cosmetics
Manufacture, Assembly, and Packaging of Products from Previously Prepared Material
Manufacture, Assembly, and Testing of Communication Equipment, Medical Instruments and Apparatus, Optics, Photographic Equipment and Supplies, Timing Equipment, Musical Instruments and Related Equipment, Computer Components, Computers, Electronics, and Precision Instruments

I-2

Heavy Industrial

Commercial/Industrial

Match, Acid, Arsenal, Liquid Asphalt Manufacture or Refining
Motion Picture or Video Production Facilities and Sound Stages
Office Equipment and Supplies Manufacturing
Oilcloth or Linoleum Manufacture
Oiled Rubber Goods Manufacture
Paper and Pulp Manufacture
Petroleum Products, Refining and Storage
Planing Mills
Plastic Products Manufacture, but Not Including Processing of Raw Material
Polish, Paint, Oil Shellac, Turpentine or Varnish Manufacture
Potash Works
Printing, Publishing and Book Binding
Product Assembly Services (Non-hazardous)
Product Development Services (General)
Product Development Services (Hazard)
Pyroxlin Manufacture
Radio/TV/Microwave and Similar Towers
Rail-served Industries Consistent with Uses Provided in this Section
Recycling Operations (Indoor)
Recycling Operations (Outdoor), Automobile Salvage and Wrecking Yards
Research Services (General), Engineering and Development Facilities or Laboratories
Research Services (Hazard)
Resource Extraction
Retail Propane Sales
Rubber or Gutta-percha Manufacture or Treatment, but Not Making of Articles Out of Rubber
Salt Works
Salvage Processing
Shoe Polish Manufacture
Sign Shops
Soap Manufacture
Soda and Compound Manufacture
Sporting and Athletic Equipment Manufacture
Stockyard or Slaughter of Animals or Fowls
Stone, Marble and Granite Grinding and Cutting
Storage of Garbage Trucks and/or Accessory Containers

I-2

Heavy Industrial

Commercial/Industrial

Tallow, Grease or Lard Manufacture or Refining

Tanning, Curing or Storage of Rawhides or Skins

Tar Roofing or Waterproofing Manufacture

Testing and Research Laboratories

Tobacco Manufacture or Treatment

Tool and Die Shops

Vinegar Manufacture

Welding Shops

Wool Pulling or Scouring

Yeast Plants

MIXED USE DISTRICTS

NB

Neighborhood Business

Neighborhood Business allows a mix of commercial uses excluding single-family residential and manufactured home residential. The district allows the sale of goods and products to which value has been added on-site in addition to other neighborhood support services located at or near single-family and multifamily residential development. Multifamily is only allowed in a mixed-use building where retail and/or services are located on the ground floor.

Site Development Standards

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	35 ft
Minimum Lot Width	50 ft	Maximum FAR	0.5
Maximum Building Coverage	45%	Minimum Setbacks:	
Maximum Building Coverage with Accessory Buildings	55%	Front Yard	20 ft
Landscape Requirement	15%	Street Side Yard	10 ft
		Side Yard	20 ft*
		Rear Yard	10 ft

* 0 or 10 ft side yard to all C, I, IN

Permitted and Conditional Uses

Residential

Condominium Residential	Transitional Housing (c)
Multifamily Residential	

Civic

Community Events (c)	Public Primary and Secondary Education
Community Recreation (c)	Facilities (c)
Private Primary and Secondary Education Facilities (c)	Postal Facilities
	Religious Assembly
	All Other Civic Uses

Commercial

Administrative Offices	Food Sales
Administrative Services (c)	General Retail Sales
Art Gallery	Laundry Services
Art Workshop	Liquor Sales

NB

Neighborhood Business

Commercial

Bed and Breakfast (c)	Medical Offices less than 5000 SF
Cocktail Lounge (c)	Personal Improvement Services
Consumer Convenience Stores	Personal Services
Consumer Repair Services	Pet Services
Counseling Services	Professional Office
Day Care Services (c)	Restaurant - No Drive Through
Financial Services	Service Station (c)
Florist - No Greenhouse	Veterinary Services (c)
Food Preparation Less than 5000 SF	

DBD

Downtown Business District

The Downtown Business District allows a mix of residential and commercial uses including multifamily, condominium, and Townhouse residential and retail, office, light commercial and similar uses excluding single-family and manufactured home residential. This District allows the retail sale of goods and products, and services to which value may have been added on-site, including the sale of goods and services outside of the primary structure customary with the uses specifically listed. This District encourages dense development in an area that may be served by public transportation and serve as a destination area.

Site Development Standards

Lot		Massing	
Minimum Lot Size	5,000 sq ft	Maximum Height	60 ft
Minimum Lot Width	50 ft	Maximum FAR	2.0
Maximum Building Coverage	95%	Minimum Setbacks:	
Maximum Building Coverage with Accessory Buildings	95%	Front Yard	0 ft
Landscape Requirement	15%	Street Side Yard	0 ft
		Side Yard	25 ft*
		Rear Yard	25 ft^

* 0 or 10 ft side yard to all C, I, IN

^ 10 ft rear yard to all C, I, IN

Permitted and Conditional Uses

Residential

Condominium Residential	Retirement Housing
Multifamily Residential	Townhouse Residential

Civic

Communication Service Facilities	Public Primary and Secondary
Community Events	Education Facilities (c)
Cultural Services	Postal Facilities
Private Primary and Secondary	Religious Assembly
Education Facilities (c)	Transportation Terminal
	All Other Civic Uses

Commercial

Administrative Offices	Food Sales
------------------------	------------

DBD

Downtown Business District

Commercial

Administrative Services

Art Gallery

Art Workshop

Bed and Breakfast

Business and Trade Schools

Cocktail Lounge

Commercial Off-Street Parking

Communication Services

Consumer Convenience Stores

Consumer Repair Services

Counseling Services

Financial Services

Florist - no greenhouse

Food Prep less than 5,000 sq. ft.

GFA

General Retail Sales

Hotel and Motel

Indoor Entertainment

Laundry Services

Liquor Sales

Medical Offices

Off-Site Accessory Parking

Personal Improvement Services

Personal Services

Pet Services

Printing and Publishing

Professional Office

Restaurant

Theater

PUD

Planned Unit Development

The purpose and intent of the PUD District is to provide a flexible, alternative procedure to encourage imaginative and innovative designs for the unified development of property. The PUD rules are designed: (i) to allow development which is harmonious with nearby areas; (ii) to enhance and preserve areas which are unique or have outstanding scenic, environmental, cultural or historic significance; (iii) to provide an alternative for more efficient use of land, resulting in smaller utility networks, safer streets, more open space, and lower construction and maintenance costs; (iv) to encourage harmonious and coordinated development, considering natural features, community facilities, circulation patterns and surrounding properties and neighborhoods; (v) to facilitate the analysis of the effect of development upon the tax base, the local economy, population, public facilities and the environment; (vi) to provide and result in an enhanced residential and/or work environment for those persons living and/or working within the district; and (vii) to require the application of professional planning and design techniques to achieve overall coordinate mixed-use developments and avoid the negative effects of piecemeal, segregated or unplanned development.

Site Development Standards

Lot		Massing	
Minimum Lot Size	130,680 sq ft (3 acres)	Maximum Height	varies
		Maximum FAR	varies
Minimum Lot Width	varies	Minimum Setbacks:	
Maximum Building Coverage	40%	Front Yard	varies
Maximum Building Coverage		Street Side Yard	15 ft
with Accessory Buildings	50%	Side Yard	varies
Landscape Requirement	varies	Rear Yard	varies

PARKING REQUIREMENTS

Use	Number of Parking Spaces
Amenity Center	One space for each 300s square feet of GFA and one space for each 300 square feet of GFA over 1,800 square feet GFA including pools
Auto Sales Facilities	One space for every automobile for sale, one space for each two employees, and one space for each 250 square feet of GFA
Banks, Offices, Financial Lending Institutions, Gasoline Stations, Personal Service Shops, Retail Establishments, Shopping Centers, and similar uses catering to the general public	One space for each 250 square feet of GFA
Bars, Cafes, Restaurants, Restaurants with drive throughs, Taverns, Nightclubs, and similar uses	One space for each 100 square feet GFA or once space for each three seats provided, which ever is greater
Car Wash (Full Service)	One space for each 200 square feet GFA
Car Wash (Self Service)	One space for each facility bay
Convenience Storage, Self Storage	One space for each 4,000 square feet GFA or one space for each two employees, which ever is greater
Day Care	Three and one-half spaces for each 1,000 square feet of GFA

Use	Number of Parking Spaces
Food Sales, Food and Beverage Sales, Convenience Stores, and similar uses	One space for each 200 square feet GFA
Funeral Home	One space for each 150 square feet GFA
Golf Courses (commercial)	One space for each two employees, six spaces for each hole, and one space for each 200 square feet of GFA
Health Club, Spa, Exercise Club	One space for each 200 square feet GFA
Heavy Equipment Sales	One space for each 500 square feet GFA
Hotels, Motels, and similar transient accommodations	One space for each bedroom and one space for each two employees
Kennel	One space for each 1,000 square feet GFA
Medical Office	One space for each 250 square feet of GFA
Places of Worship	One space for each three seats, if accessory uses provided, then parking for accessory spaces based on use
Residential dwellings, single, multi-family, and manufactured homes	Two spaces minimum for each living unit, and one-half (1/2) space for each additional bedroom above two
Rest Homes, Hospitals, Nursing Homes, Convalescent Homes, Sanitariums, and similar uses	One space for each four patient beds, one space for each two employees

Use	Number of Parking Spaces
School, Elementary	One and one-half space for each employee, or one space for each four persons based upon maximum capacity for the largest place of assembly, whichever is greater
School, High	One and one-half spaces for each employee, plus one space for each three students enrolled in 11th and 12th grades.
School, Middle	One and one-half space for each employee, or one space for each four persons based upon maximum capacity for the largest place of assembly, whichever is greater
Theater (live or motion picture)	One space for each four seats
Truck Stop	One truck space for each 10,000 square feet of site area, one vehicle space for each 200 square feet GFA
Vehicle Repair, Auto Service	One space per 400 square feet GFA and one space for each repair bay area
Veterinarian Clinic	One space for each 300 square feet GFA
Warehouses, manufacturing plants, industrial uses	One space for each 1,000 square feet GFA and 1 space for each two employees

ADDITIONAL PARKING REQUIREMENTS

Minimum Off-Street Stacking Spaces

Activity Type	Minimum Spaces	Measured From
Bank Teller Lane	4	Teller or Window
Automated Teller Machine	3	Teller
Restaurant Drive Through	6	Order box
Restaurant Drive Through	2	Order box to pickup window
Auto service facility stalls, vehicle repair, and body shop stalls	2	Entrance to stall
Car Wash Stall, automatic	4	Entrance to wash bay
Car Wash Stall, self-service	3	Entrance to wash bay
Gasoline Pump Island	2	Pump island

Minimum Off-Street Loading Requirements

Total Square Feet of Gross Floor Area in Structure	Minimum Required Spaces or Berths
0 to 10,000 square feet	None
10,001 to 50,000 square feet	1
50,001 to 100,000 square feet	2
100,001 to 200,000 square feet	3
Each additional 100,000 square feet	1 additional

DEFINITION OF PERMITTED USES

Accessory Structure means, in a residential district, a subordinate building detached and used for a purpose customarily incidental to the main structure such as a private garage for automobile storage, toolhouse, bath or greenhouse as a hobby (no business), home workshop, children's playhouse, storage house or garden shelter, but not involving the conduct of a business or occupancy by any long-term or paying guests

Administrative and Business Offices the use of a site for the provision of executive, management, or administrative services. This use includes, but is not limited to, (a) administrative offices and services, including real estate, insurance, property management, investment, personnel, travel, secretarial, telephone answering, and photocopy and reproduction; and (b) business offices for public utilities, organizations, associations, and other use classifications if the service rendered is customarily associated with administrative office services

Administrative Services the use of a site for provision of offices or administrative, clerical, or public contact services, together with incidental storage and maintenance of necessary vehicles. This use includes federal, state, county, and city offices.

Amusement (Indoor) amusement enterprise wholly enclosed in a building which is treated acoustically so that noise generated by the enterprise is not perceptible at the bounding property line, including a bowling alley, billiard parlor, and similar activities.

Amusement (Outdoor) any amusement enterprise offering entertainment of games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open, including a golf driving range, archery range, miniature golf course and

Antique Shop a business that sells items whose value is greater than the original purchase price because of age or intrinsic value

Apartment Hotel a building used or intended to be used as a home for twelve (12) or more families, who are permanent residents, living independently of each other, in which building may be located on the first floor living units for transient guests, and/or retail sales and service

Apartment House/Building a building or portion thereof used or intended to be used as a home for five (5) or more families or households living independently of each other and equipped for preparation of food

Art Studio or Gallery a building where objects of art are created or displayed for the public enrichment or where said art objects are displayed for sale, including the teaching of painting and/or sculpting.

Assisted-Retirement Living a use providing 24-hour supervision and assisted living for more than fifteen (15) residents not requiring regular medical attention. This classification includes personal care homes for the physically impaired, and persons 60 years of age or older.

Auto Repair (Major) a business specializing in major repair of motor vehicles entirely within an enclosed building, including: auto glass, seat cover and muffler shop; painting and rebuilding shop; tire retreading and capping; body, fender, clutch, transmission, differential, axle, spring and frame repairs; major overhauling of engines; repair of radiator requiring removal from the vehicle; trunk, trailer, farm or industrial equipment, or other machinery/supplies repair; brake work other than minor maintenance such as disc pad replacement and minor adjustment

Auto Repair (Minor) a business specializing in minor, routine, periodic, preventative maintenance of a motor vehicle conducted entirely within an enclosed building, including: servicing of spark plugs, batteries, distributors and distributor parts and including minor engine tune-ups; tire servicing and flat repair but not recapping and regrooving; radiator cleaning and flushing; fuel pump, oil pump and related maintenance; minor servicing of carburetors; emergency wiring repairs; minor motor adjustments not involving removal of head or crankcase; quick oil and filter change; servicing hoses, fan belts, brake fluid, light bulbs, fuses, floor mats, seat belts, windshield wipers, mirrors, and installation of accessories such as radios; lubrication, greasing, and washing; disc pad replacement and minor brake adjustment

Auto Sales (Outdoor) open, dust-free, all-weather area, other than a street, alley or other public place, used for the display and sales of new or used automobiles. Where no repair work, except those actions normally associated with vehicle operator service, is done on the cars to be displayed and sold on the premises. A sales office is normally located on the premises and such shall be limited to an area less than 10% of the total sales lot.

Auto Sales Facility one or more buildings and an open, dust-free, all-weather surface other than a street, alley, or other public place, used for the display, wholesale or retail sale, with repair and renovation authorized entirely within and enclosed building, and temporary storage of vehicles for repairs or renovation not to exceed ninety (90) days.

Bar any commercial establishment required to have a state license for the sale of alcoholic beverages for on-premises consumption and in which fifty percent (50%) or more of the monthly gross revenues are from the sale of alcoholic beverages

Bed and Breakfast an establishment engaged in providing rooms or groups of rooms in a dwelling unit for temporary lodging for overnight guests on a paying basis. Or means a historic or otherwise architecturally unique building where lodging is provided by prearrangement for definite periods, for compensation, for not more than seven rooms to let and where breakfast is included in the rates charged to guests

Boarding House a building other than a hotel, occupied as a single housekeeping unit where lodging or meals are provided for three (3) or more persons for compensation, pursuant to previous arrangements for definite periods, but not to the general public or transients

Business Support Services the use of a site for sale, rental, or repair of equipment or supplies used by office, professional, or service establishments, but excludes automotive, construction, and farm equipment. This use includes office equipment and supply firms, small business machine repair shops, and hotel equipment and supply firms

Café or Cafeteria a commercial establishment where snacks or meals are vended for consumption indoors or on the premises

Cemetery land used or intended to be used for the interment of human remains and dedicated for cemetery purposes, including crematories, mausoleums, columbariums and mortuaries when operated in conjunction with and within the boundary of such cemetery.

Child Care Center (Small) a private residence where the occupant provides custodial care and supervision during daylight hours for a maximum six (6) children at any one time. The maximum six (6) children includes the family's natural or adopted children under the age of fourteen (14). The residence must contain a minimum 150 square feet of floor area for each child. This use shall exclude a family/group home.

Child Care Center (Intermediate) a facility (including nonresidential structures) which provides custodial care and supervision for less than 24 hours a day for between seven (7) and twelve (12) children, excluding foster and group homes. The facility must contain a minimum 150 square feet of floor area for each child.

Child Care Center (Large) a facility where over twelve (12) children receive custodial care and supervision for less than 24 hours a day, excluding foster and group homes.

Child Care or Child Development Facilities a children's home, orphanage, institution, private home, residence or other place, whether public, parochial or private, operated for profit or not, which keeps, cares for, has custody of or is attended by four (4) or more children under sixteen (16) years of age at any one time, who are not members of the immediate family or any natural person operating any such place, during any part or all of the twenty-four hours in a day. Also, any institution, home or other place, whether public or private, parochial or private, conducted for profit or not, which keeps, cares for, has custody of or is attended by any number of children, under the age of sixteen (16), who are not members of the immediate family of any natural person operating such a place, who are mentally or physically handicapped, under medical or social supervision, and not within a hospital, twenty-four hours a day.

Church or Rectory a place of worship and religious training of recognized religions including on-site housing of ministers, rabbis, priests, nuns and similar staff personnel.

Civic Uses means the performance of utility, educational, recreational, cultural, medical, protective, and governmental functions, and other uses that are strongly vested with public or social importance.

Cleaning and Laundry Self-Service Shop an establishment providing customers with self-service laundry and/or dry cleaning facilities, and does not include a commercial laundry or cleaning plant

Clinic a public or private station or establishment for the examination and treatment of outpatients by an individual or group of doctors, dentists, opticians, veterinarians, or other similar medical professionals.

Clothing Manufacture cutting, sewing and forming garments, millinery, and accessories, when no noise, dust, vibration, odor or other undesirable or obnoxious condition is created to affect adjacent property.

Cocktail Lounge use of a site for retail sale of alcoholic beverages for consumption on the premises, including taverns, bars, and similar uses, other than a restaurant use

Cold Storage Plant a commercial establishment where food or other commodities are stored either in lockers, rented or leased, or in vaults in bulk for distribution to the home or to commercial businesses. No slaughtering of animals or fowl is allowed on the premises.

College or University an academic institution of higher learning, accredited or recognized by the state and offering a program or series of programs of academic study.

Commercial Amusement (Indoor) an enterprise conducted solely within one or more buildings or permanently enclosed area whose main purpose is to provide the general public with an amusing or entertaining activity, where tickets are sold or fees collected at the gate for the activity, including the following activities and activities of the same or closely similar nature. Commercial amusement (indoors) include zoos, carnivals, expositions, miniature golf courses, arcades, fairs, exhibitions, athletic contests, rodeos, children's rides, skating rinks, ice rinks, traveling shows, bowling alleys, and pool parlors, and similar enterprises.

Commercial Amusement (Outdoors) any enterprise whose main purpose is to provide the general public with an amusing or entertaining activity, where tickets are sold or fees collected at the gate for the activity, including the following activities and activities of the same or closely similar nature. Commercial amusements (outdoors) include zoos, carnival, expositions, miniature golf courses, driving ranges, arcades, fairs, exhibitions, athletic contests, rodeos, tent shows, Ferris wheels, children's rides, roller coasters, skating rinks, ice rinks, traveling shows and similar enterprises.

Commercial Off-Street Parking the use of a site for the parking of motor vehicles on a temporary basis within a privately owned off-street parking facility. This use includes, but is not limited too, commercial parking lots and garages and excludes parking as an accessory use.

Communication Services the use of a site for the provision of broadcasting or information relay services through electronic and telephonic mechanisms, but excludes major utility facilities. This use includes, but is not limited to, television, film, or sound recording studios, telecommunication service centers, and telegraph service offices.

Community Center (Private) a recreational facility, including both indoor and outdoor facilities, for use by residents and guests of a particular residential community development, subdivision, planned unit development, or membership group.

Community Center (Public) a building and grounds owned or leased and operated by a governmental body for the social, recreational, health or welfare of the community served.

Compounding or Fabrication (Light) the making of jewelry, compounding of perfume, small instruments or pharmaceuticals, and similar work or process

Condominium a building or group of buildings in which dwelling units are owned individually, while the structure and common areas and facilities are owned by all the owners on a proportional, individual basis in compliance with the Texas Uniform Condominium Act, Chapter 82, Tex. Prop. Code, with individual apartments or units having a minimum of 700 square feet living area, inclusive of separate sleeping, living and kitchen facilities.

Consumer Convenience Services the use of a site for the provisions of convenient and limited services to individuals in access-controlled facilities that make twenty-four-hour operation possible. This use includes, but is not limited to, the renting of private postal and safety deposit boxes to individuals and automated banking machines.

Consumer Repair Services the use of a site for the provision of repair services to individuals or households rather than firms. This use includes, but is not limited to, repair service or shops for appliance, lamps or light fixtures, small tool, watch, jewelry repair shops, and musical instrument repair shops, all contained within an enclosed structure, and excludes automotive repair services, equipment repair services, and service stations.

Convalescent Home any structure used or occupied by three (3) or more persons recovering from illness or being provided geriatric care for compensation.

Convenience Store a retail establishment of less than 2,500 square feet of total floor area selling a variety of consumables, notions and or similar items, usually serving as a convenient outlet to a neighborhood. This activity can include the retail sale and self-service dispensing of gasoline or other fuels in appropriate zoning districts. The sale of beer for off-premises consumption is allowed in specific districts, with a conditional use permit.

Counseling Services the use of a site for the provision of daytime counseling to neglected or abused children, 15 years of age or younger, or their managing conservators, who are referred by a governmental entity or other counseling service providers.

Country Club an area of twenty (20) acres or more containing a golf course and a clubhouse and available only to private specific membership, such a club may contain adjunct facilities such as private club, dining room, swimming pool, tennis courts and similar recreational or service facilities.

Cultural Services a library, museum, or similar registered non-profit organizational use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts and sciences.

Day Camp a facility arranged and conducted for the organized recreation and instruction of children including outdoor activities on a daytime basis

Dormitory any structure specifically designed to house student tenants associated with a university, college or school

Drive-In Eating Establishment any structure and premises specifically designed for the preparation and dispensing of food and meals for compensation either indoors or in a vehicle parked on premises, or to be taken away for compensation at other places.

Dwelling any building or portion thereof built on-site which is designed for or used exclusively for residential purposes, including Single-Family, Two (2) Family, Three (3) Family, Four (4) Family, and Multifamily dwellings, but not including hotels, motels, manufactured housing, campers, trailers or other structures with a permanent foundation.

Dwelling (Four Family) or Fourplex a detached building designed and constructed with four (4) separate living units under a single roof for occupancy by four (4) families.

Dwelling (Multi Family) any building or portion thereof, which is designed, built, rented, leased or let, to be occupied as five (5) or more dwelling units or apartments or which is occupied as a home or residence of five (5) or more families.

Dwelling (Single Family) a detached building having accommodations for occupancy by not more than one family

Dwelling (Three Family) or Triplex a detached building designed and constructed with three (3) separate living units under a single roof for occupancy by three (3) families.

Dwelling (Two Family) or Duplex a detached building designed and constructed with two (2) separate living units under a single roof for occupancy by two families.

Dwelling Unit a building or portion of a building arranged, occupied or intended to be occupied as residential unit designed to accommodate one (1) household for living, sleeping, eating, cooking and sanitation.

Farm, Ranch, Garden or Orchard an area of three (3) acres or more which is used for the primary purpose of growing vegetables, fruits, trees, hay, livestock feed and/or grain, and/or for the raising thereon of poultry and farm animals such as horses, cattle and sheep and including the necessary accessory uses for raising, treating and storing products raised on the premises, but not including the commercial feeding of offal and garbage to swine and other animals and not including any type of agriculture or husbandry specifically prohibited by ordinance or law.

Farm Accessory Building a structure, other than a dwelling, on a farm as herein defined, for the housing, protection or storage of the usual farm equipment, animals and crops

Food and Beverage Sales Store a retail establishment of greater than 2,500 square feet of total floor area, selling a variety of consumables, notions and/or similar items, usually serving a significant market area. The sale of beer for off-premises consumption is allowed, if not otherwise prohibited, with a conditional use permit.

Food Court Establishment a premises designed to accommodate three or more mobile food units that qualify as one of the following (a) A restricted unit that offers only prepackaged food in individual servings, beverages that are not potentially hazardous and are dispensed from covered urns or other protected vessels, and packaged frozen foods; preparation, assembly or cooking of foods is not allowed; or (b) an unrestricted unit that may serve food as allowed in, and may cook, prepare and assemble a full menu of food items (i) except as provided in subsection (ii) an unrestricted unit must be secured and completely enclosed; and (ii) foods such as hot dogs, coffee, shaved ice, or food with prior approval from the health authority, may be served from vehicles with three sides and a cover.

Food Preparation the use of a site for the production of prepared food for wholesale distribution. The use includes, but is not limited to, wholesale bakeries, commercial kitchens, and specialty food processing or packaging shops, the products may be sold on-site, but excludes the on-site slaughter of animals and the commercial production of ice.

Game Room means a building, facility, or other place that is open to the public and whose primary purpose is entertainment and contains one or more operational amusement redemption machines

Garage - Commercial any premises and structure used for housing more than five (5) motor vehicles or where any vehicles are repaired for operation or kept for remuneration, hire or sale, and where a retail service station may be maintained as a secondary use.

Gasoline Station (Full Service) a place where gasoline, other fuels, oil and grease and/or accessories are sold and dispensed to the retail motor vehicle trade, and where one or more of the following activities are conducted: motor vehicles are serviced and repaired; stored batteries are recharged and cared for; or vehicle tires are stored, serviced or exchanged.

Gasoline Station (Limited Service) a place where the services provided are limited to the retail sale, either self-service or attendant dispensed, of gasoline, other fuels and petroleum products for the motor vehicle trade.

General Retail Sale (Convenience) the use of a site for the sale or rental of commonly used goods and merchandise for personal or household use, but excludes uses classified more specifically in this section. This use includes, but is not limited to, to provision of household cleaning and maintenance products, drugs, cards, stationery, notions, books, tobacco products, cosmetics, specialty items, apparel, jewelry, fabrics, cameras, photography services, household electronic equipment, records, sporting equipment, kitchen utensils, small home appliances, art supplies and framing, arts and antiques, paint, interior decorating services, office supplies, and bicycles.

General Retail Sales (General) the use of a site for the sale or rental of commonly used goods for personal or household use, but excludes uses classified more specifically in this section. This use includes, but is not limited to, department stores, furniture stores, and establishments providing home furnishings, appliances, wallpaper, floor covering or automotive parts and accessories (excluding service and installation).

Golf Course (Commercial) a golf course or driving range privately owned but open to the public for a fee and operated as a commercial venture

Halfway House a dwelling unit used as a single housekeeping unit for not more than six (6) persons who have demonstrated a tendency towards alcoholism, drug abuse, anti-social or criminal conduct, together with not more than two (2) persons providing supervision and other services to such persons, provided a conditional use permit is first obtained.

Home for Aged a home where elderly people are provided with lodging and meals without nursing care.

Home Occupation a commercial use that is accessory to a residential use carried on in the home. A Home Occupation is subject to the following: (a) it is limited to occupants of the dwelling unit except that one person who is not an occupant may participate in a medical, professional, administrative, or business office if off-street parking is provided for such person; (b) the occupation shall be conducted entirely within a dwelling unit which is the bona fide residence of the practitioner(s) or one approved, accessory structure not exceeding twenty-five percent (25%) of the ground floor area of the residential structure located on the same lot; (c) the residential character of the lot and dwelling must be maintained. An occupation that requires a structural alteration of the dwelling to comply with a nonresidential construction code is prohibited. This prohibition does not apply to modifications to comply with accessibility requirements; (d) the occupation shall not produce external: noise, vibration, smoke, dust, heat, glare, odor, fumes, electrical interference or waste runoff outside the dwelling unit, garage, or on the property surrounding the dwelling unit; (e) parking of commercial vehicles identifying the business on the premises or on a street adjacent to residentially zoned property is prohibited; (f) equipment or materials associated with the occupation must not be visible from locations off the premises; (g) the transfer of merchandise directly to a customer on the premises is permitted, however, no more than four (4) vehicle trips each day of customer-related vehicular traffic is allowed; and (h) advertising a Home Occupation by a sign on the premises is permitted but the sign area shall not exceed established limits for the district in which the property is located. The following uses are prohibited as Home Occupations: animal hospitals, animal breeding; clinics, hospitals; hospital services; contractor yards; dance studios; scrap and salvage services; massage parlors; restaurants; cocktail lounges; rental outlets; equipment sales; adult-oriented businesses; recycling centers and drop-off recycling collection facilities; an activity requiring an H occupancy as defined in the International Building Code; automotive repair services; businesses involving the repair of any type of internal combustion engine, including equipment repair services.

Hospital, Sanitarium, Nursing Home, Hospice a building or portion thereof used or designated for the housing or treatment of the sick, aged, mentally injured, convalescent or infirm persons; provided that this definition shall not include rooms in any residential dwelling, hotel or apartment hotel not ordinarily intended to be occupied by said persons.

Hospital (Acute Care) an institution with facilities and equipment for conducting major medical examinations and tests, and providing full hospital services, with rooms for occupancy by ill or injured persons where sick or injured patients are given medical or surgical treatment intended to restore them to health and an active life.

Hospital (Chronic Care) an institution where persons suffering from illness, injury, deformity or deficiency of age are given care and treatment on a prolonged or permanent basis.

Hospital Services a facility providing medical, psychiatric, or surgical services for sick or injured persons on an inpatient basis and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, administration, research, and services to patients, employees or visitors.

Hotel a building in which lodging is provided and offered to individual transient guests, but not excluding permanent guests, and may include a café, drugstore, clothes, pressing shop, barbershop or other service facilities for guests for compensation, and in which ingress and egress to and from all rooms is made through and inside a lobby or office supervised by a person in charge at all hours. As such, it is open to the public in contradiction to a boarding house, a lodging house, or an apartment. To be classified as a hotel an establishment shall contain a minimum of six (6) individual guest rooms or units and shall furnish customary hotel services such as linen, maid service, telephone, and the use and upkeep of furniture. The term includes a hotel, motel, tourist home, tourist house, tourist court, lodging house, inn, rooming house, or bed and breakfast. The term does not include a hospital, sanitarium, nursing home, or a dormitory.

kennel a place in which five (5) or more dogs or cats at least six (6) months of age are kept, boarded, or trained, by the owners of the dogs or cats or by persons providing facilities and care with or without compensation.

Kindergarten or Pre-School any private school, operated for profit or not, attended by four (4) or more children at any one time during part of a twenty-four-hour day, which provides a program of instruction for children below the first grade level in which constructive endeavors, object lessons and helpful games are prominent features of the curriculum.

Laundry Services an establishment engaged in providing laundering, dry cleaning, or dyeing services. Typical uses shall include bulk laundry and cleaning plants, and linen supply services.

Light Manufacturing an establishment engaged in the manufacture of finished products or parts, including packaging of such products, and incidental storage, sales and distribution of such products, but excluding uses that are not traditionally classified as light industrial or manufacturing.

Liquor Sales the use of a site for the retail sale of alcoholic beverages for off-premises consumption. This use includes liquor stores and bottle shops.

Manufactured Home a complete living unit, manufactured at a location away from the lot on which it will be located

Manufactured Home Subdivision a unified development for manufactured housing spaces arranged on a tract of land in compliance with the Subdivision Ordinance and this Ordinance, with the individual lots or parcels being developed and sold to occupant owners.

Medical Offices the use of a site for the consultation, diagnosis, therapeutic, preventative, or corrective personal treatment by doctors, dentists, medical or dental laboratories, or similar practitioners of medical and healing arts for humans, licensed for practice by the state.

Mini-Storage Warehouse a building or group of buildings consisting of individualized shelters of various sizes for rent or lease for the purpose of providing protection of commodities stored therein. The size of each individual storage unit of a mini-storage warehouse shall be limited to 2,000 cubic feet.

Mobile Food Unit a food establishment operating from a vehicle or any portable structure on a trailer or wheels, that meets all the requirements of this ordinance and applicable local and state regulations.

Mobile Home a movable or portable structure constructed prior to June 15, 1976 that is eight (8) feet, or more, in width and forty (40) feet, or more, in length constructed to be towed on its own integral chassis, as defined in Article 5221f of the Texas Revised Civil Statutes. Any mobile home not constituting an existing conforming or nonconforming use is prohibited within the City limits.

Modular Component a structure or building module as defined in Article 5221f-1 of the Texas Revised Civil Statutes that is inspected and permitted by and under the jurisdiction and control of the Texas Department of Licensing and Regulations, that is transportable in one or more sections and designed to be used on a permanent foundation system. The term includes the plumbing, heating, air conditioning and electrical systems contained in the component. The term does not include a mobile home or a manufactured home.

Motel a building or group of detached, semi-detached or attached buildings containing guest rooms or apartments with automobile storage provided in connection therewith, which building or group is designed, intended or used primarily for the accommodation of automobile travelers, including groups designated as auto cabins, motor courts, motels and similar designations.

Multifamily Dwelling a single structure designed to accommodate five (5) or more households.

Multiple Building Complex more than one principal building on a building plot or lot.

Neighborhood Automobile Service Station an establishment primarily engaged in automotive-related service. The following are permitted automotive-related services within such definition: automobile washing, or automotive repair services, service stations, the sale of fuel, lubricants (including oil change facilities), parts and accessories, or any incidental minor repair services to motor vehicles.

Neighborhood Park a publicly owned parcel of land, within a subdivision, dedicated solely for recreational uses and maintained by the City or under the authority granted by the City.

Nightclub a commercial establishment required to have a state license for the sale of alcoholic beverages and in which fifty percent (50%) or more of the monthly gross revenues are from the sale of alcoholic beverages for on-premises consumption and live entertainment is provided.

Off-Site Accessory Parking the use of a site for the provision of parking spaces, together with driveways, aisles, turning and maneuvering areas, clearances, and similar features, located on a different site from the principle use. The principle use shall be located no further than an adjacent property or across one public or private right-of-way.

Off-Street Parking as Expansion of Retail or Commercial an off-street parking lot located adjacent or contiguous to a retail, commercial, or office district.

Off-Street Parking Space an area of privately owned land not less than nine (9) feet by eighteen and one-half (18-1/2) feet not on a public street or alley, with an all weather surface. A public street shall not be classified as such, nor shall head-in parking adjacent to a public street and dependent upon such street for maneuvering space.

Open Space an area included in any side, rear or front yard or any unoccupied space on the lot that is open and unobstructed to the sky except for the ordinary projections of cornices, eaves, porches, and plant material.

Park or Playground an open recreation facility or park owned and operated by a public agency such as the City or the school district and available to the general public for neighborhood use, but not involving lighted athletic fields for nighttime play.

Parking Lot a paved area to accommodate the vehicles which utilize any multiple-family, retail, commercial, office, business or industrial property.

Parking Structure or Garage a structure devoted to the parking or storage of automobiles for a fee and may include a facility for servicing of automobiles provided such facility is primarily an internal function for use only by automobiles occupying the structure and creates no special problems of ingress or egress.

Personal Care Facility a facility that provides supervised living arrangements for persons with physical or mental disability, which by reason of federal or state law, is not subject to limitations set forth in deed restrictions or single-family zoning districts. This definition includes community-based residential home operated by (i) the Texas Department of Mental Health and Mental Retardation; (ii) a community center operated under Section 3.01, Texas Mental Health and Mental Retardation Act (Article 5547-203 VATCS), which provides services to disabled persons; (iii) a nonprofit corporation; or (iv) any entity certified by the Texas Department of Human Resources as a provider under the intermediate care facilities for the mentally retarded program. This definition includes homes for the handicapped as defined in 42 U.S.C. Sec. 3602(h).

Personal Improvement Services the use of a site for the provision of informational, instructional, personal improvement, and similar services of a nonprofessional nature. This use includes, but is not limited to, photography studios, driving schools, health or physical fitness studios, reducing salons, dance studios, and handicraft or hobby instruction.

Personal Service Shop an establishment for the purpose of supplying limited personal services such as, but not limited to, barber, shoe, boot or beauty shops.

Personal Services an establishment engaged in providing services of a personal nature. Typical use shall include beauty and barber shops, tailor, and shoe repair services.

Pet Services (Limited) the use of a site for the retail sale of small animals customarily used as household pets, grooming and sale of pet products.

Planned Unit Development a zoning district which permits development of three (3) acres or more under single or multiple ownership pursuant to a master plan and which requires specific approval by City Council. It is a development of land under unified control, planned and developed as a whole in a single development operation or a programmed phasing of developments, including streets, utilities, lots or building sites, structures, open spaces and other improvements. This district may permit mixed uses of land (e.g. industrial, commercial, residential) within a single or multiple subdivisions as part of or pursuant to a Master Plan which seeks to minimize adverse impacts when development occurs to protect the environment and nearby neighborhoods.

POA Neighborhood Park a privately owned parcel of land, within a subdivision, dedicated solely for recreational use by persons in such subdivision and their guests, and maintained by the residents of said subdivision.

Postal Facilities means postal services, including post office, bulk mail processing, or sorting centers operated by the United States Postal Service or a private postal service.

Printing and Publishing the use of a site for the reproduction, printing, cutting, or binding of written or graphic material. The use may not (i) exceed 2,500 square feet of gross floor area; or (ii) produce external noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference, or waste runoff. The outdoor storage of materials and the wholesale distribution of goods are prohibited. The use is limited to printing equipment typically used in a business office.

Private Club an establishment required to have a state license for the sale of alcoholic beverages on-premises to its members.

Private Garage an accessory building housing vehicles owned and used by occupants of the main building.

Private Primary Educational Facilities the use of a site for a private or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of the state.

Private Secondary Educational Facilities the use of a site for a private or parochial school offering instruction at the junior and senior high school levels in the branches of learning and study required to be taught in the public schools of the state.

Product Development Services (General) development and testing of non-hazardous products related to research services

Product Development Services (Hazard) development and testing of products related to research services, which products could pose a health or safety risk outside of the structure in which the services are provided.

Professional Office a use providing professional or consulting services in the fields of law, architecture, design, engineering, accounting, and similar professions licensed by the state.

Radio, Television, Microwave and Similar Towers structures supporting antennae for transmitting or receiving any portion of the radio spectrum, but excluding noncommercial antennae installation for home use of radio or television.

Recycling Operation the collection, buying, storage, or processing of recyclable materials such as glass, paper, plastics, liquids, wood or metals, which are then sorted or processed for use or shipment for the purpose of reuse and manufacture, excluding smelters and refining operations.

Recycling Operation (Indoor) a recycling operation which is fully enclosed within permanent walls and roof of a building or, if windows and doors are present, which is capable of enclosure to insure compliance with the required performance standards in the LI or HI districts as appropriate. The outside storage of recyclable materials in conjunction with the recycling operation inside a building is prohibited in an LI district. A dust collection system may be located outside the main building.

Recycling Operation (Outdoor) a recycling operation that occurs in the open, or partially within a building and partially in the open.

Religious Assembly regular organized religious worship or religious education in a permanent or temporary building. The use excludes private primary or secondary educational facilities, community recreational facilities, day care facilities, and parking facilities. A property tax exemption is prima facie evidence of religious assembly use. Private educational facilities may be allowed when the use is accessory to the religious assembly use.

Research Services (General) establishments engaged in research of an industrial or scientific nature not involving or requiring the use of any biological, chemical, or other agent that could cause a hazard to adjacent property. Typical uses include electronics research laboratories and development and testing of computer software packages.

Research Services (Hazard) establishments engaged in research of an industrial or scientific nature involving or requiring the use of biological, chemical or other agents capable of causing a hazard to property or persons outside the structure in which conducted.

Restaurant (General) the use of a site for the preparation and retail sale of food and beverages and includes the sale and on-premises consumption of alcoholic beverages as an accessory use.

Restaurant (Limited) the use of a site for the preparation and retail sale of food and beverages and includes the sale and on-premises consumption of alcoholic beverages as an accessory use. This use does not include a drive-through service.

Retail Food Store a retail establishment selling meats, fruits, vegetables, bakery products, dairy products, light hardware and other similar items, which are purchased for use and/or consumption off the premises (may be a drive-in or supermarket).

Retail Sales the sale or rental of commonly used goods and merchandise for personal or household use. Typical uses may include department stores, furniture stores, or establishments providing the following products or services: home furnishings or appliances, household cleaning and maintenance products, drugs, cards, stationery, notions, books, tobacco products, cosmetics or specialty items, apparel, jewelry, fabrics and like items, cameras or photography services, household electronic equipment, records, sporting equipment, kitchen utensils, small home appliances, art supplies and framing, arts and antiques, paint, interior decorating services or office supplies, bicycles, wallpaper, carpeting and floor covering, or automotive parts and accessories (excluding service and installation).

Retirement Housing the use of a site for more than 12 dwelling units designed and marketed specifically for the elderly, the physically handicapped, or both.

Safety Services a facility to conduct public safety and emergency services, including police and fire protection services and emergency medical and ambulance services.

Salvage Processing the method or action to enhance recyclable materials for reuse, including, but not limited to, separating, baling, flattening, shredding, crushing, cleaning or cutting for the purpose of preparing recyclable materials for reuse, excluding a smelter operation.

School (Business) a business organized to operate for a profit and offering instruction and training in a service or art such as secretarial school, barber college, beauty school or commercial art school, but not including a commercial trade school.

School (Commercial Trade) a business organized to operate for a profit and offering instruction and training in a trade such as welding, brick laying, machinery operation, mechanics and similar trades.

School (Public or Denominational) a school under the sponsorship of a public or religious agency having a curriculum generally equivalent to public elementary or secondary schools, but not including trade or commercial schools.

Sexually Oriented Business an adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio, or sexual encounter center or other commercial enterprise the primary business of which is the offering of service or the selling, renting, or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customer. See Section 65 for related definitions and development standards pertaining to sexually oriented businesses.

Shopping Center a composite arrangement of shops and stores which provides a variety of goods and services to the general public, when developed as an integral unit.

Single Family Attached the use of a series of sites for two or more dwelling units, constructed with common or abutting walls and each located on a separate lot within the total development site.

Single Family Detached the use of a lot for only one (1) dwelling unit

Single Family Dwelling a building designed for or occupied exclusively by one (1) household.

Social Club a building or portion thereof or premises used or operated for a social, educational or recreational purpose, but not primarily for profit or to render a service which is customarily carried on as a business.

Stable an accessory building for quartering horses for private use of the resident when the stable building is set back from all adjacent property lines at least fifty (50) feet, is at least one hundred (100) feet from any adjacent residence and when the site contains minimum area of one (1) acre.

Stable, Riding an accessory building for quartering horses for commercial or private riding lessons, boarding, training, or renting of horses when the stable building is set back from all adjacent property lines at least one hundred fifty (150) feet, contains a minimum of three (3) acres of land and holds a conditional use permit.

Storage and Distribution an establishment offering wholesaling, storage and warehousing services of non-hazardous materials in enclosed structures.

Storage Garage any premises and structure used exclusively for the storage of more than five (5) automobiles.

Tavern an establishment required to have a state license for the sale and on-premises consumption of beer that is not licensed or permitted to sell any other alcoholic beverage.

Temporary Field or Construction Office a structure or shelter used in connection with a development or building project, for housing on-site the temporary administrative and supervisory functions, and for sheltering employees and equipment, related to the development.

Theater the use of a site for presentation of plays, motion pictures, or other dramatic performances within a building.

Tourist Home a building other than a hotel where lodging is provided and offered to the public for compensation for not more than twenty (20) individuals an open to transient guests.

Townhouse a structure on an individual lot, which is one of a series of three (3) or more dwelling units designed for single-family occupancy, which dwelling units are structurally connected, immediately adjacent to and abutting each other between individual dwelling units. A condominium apartment in a condominium structure may be considered a townhouse if no other dwelling unit or use of any kind exists immediately above or below it. Any project including three (3) or more such condominiums or townhouses shall be considered a "Townhouse project."

Trailer Camp or Park an area designed, arranged or used for the parking or storing of one or more auto trailers which are occupied or intended for occupancy as temporary living quarters by individuals or families.

Transportation Services a facility for loading, unloading, and interchange or passengers and baggage, between modes of transportation, including bus terminals, railroad stations, and public transit facilities utilizing park and ride stations.

Transportation Terminal the use of a site for the provision of a facility for the loading, unloading, or interchange of passengers, baggage, or incidental freight or package express between modes of transportation, and includes bus terminals, railroad stations, airport terminals, and public transit facilities.

Veterinary Hospital an establishment offering veterinary services and clinics for pets, small and/or large animals. Typical uses include pet clinics, care, treatment and temporary housing of livestock and large animals, with temporary housing of large animals permitted in an attached or adjacent roofed building, with three (3) or more sides having walls of a solid fence extending from the foundation to a least 3/4 of the distance to the roof line.

Veterinary Services an establishment offering veterinary services and clinics for pets and small domestic animals, with all activities and work indoors.

Warehouse an establishment engaged in the storage of merchandise or commodities in an enclosed structure.

Wrecking Yard any lot, tract, building or structure upon which used automobiles or parts or used automobiles or other motor vehicles are stored for the primary purpose of obtaining parts for resale as an automotive or motor vehicle part

Zoo (Private) a facility housing and displaying live animals, reptiles or birds, privately owned and operated for a fee or for the promotion of some other enterprise.

Zoo (Public) a publicly owned zoo or similar facility owned and operated by a governmental entity or nonprofit zoological society where live animals, birds and reptiles are domiciled and displayed.