

2.04. Permitted Uses and Use-Based Standards

A. Permitted Uses Generally

1. Conformance With the Use Charts

a. Generally

The use of land and/or buildings shall be in accordance with those listed in the following use chart. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for those uses specified in the zoning district in which it is located. The legend for interpreting the permitted uses in the use chart are:

P	Designates use permitted in the zoning district indicated
(Blank)	Designates use prohibited (i.e., not allowed) in the zoning district indicated
C	Designates use may be permitted in the zoning district indicated by a CUP (see Sec. 2.02.E)

b. Unlisted Uses

If a use is not listed (or is blank) in the use charts, it is not allowed in any zoning district (see c below).

c. Classification of New/Unlisted Uses

It is recognized that new types of land use will arise in the future, and forms of land use not presently anticipated may seek to locate in the City. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the use charts shall be made as follows:

i. Director Classification as Similar Use

- (a) The new or unlisted use will be referred to the Community Development Director to determine whether the new or unlisted use should be classified as a similar existing use. If the Director is unable to classify the new or unlisted use as similar to an existing use, the use shall be processed as a Zoning Text Amendment request (see **2.02.B. Zoning Text or Map Amendments (Rezoning)**) as outlined below.
- (b) A person requesting the addition of a new or unlisted use shall submit to the Community Development Director all information necessary for the classification of the use, including but not limited to the following:
 - (i) The nature of the use and whether the use involves dwelling activity, sales, services, or processing;
 - (ii) The type of product sold or produced under the use;
 - (iii) Whether the use has enclosed or outdoor storage and the amount and nature of the storage;
 - (iv) Anticipated employment typically anticipated with the use;
 - (v) Transportation requirements;
 - (vi) The nature and time of occupancy and operation of the premises;
 - (vii) The off-street parking and loading requirements;
 - (viii) The amount of noise, odor, fumes, dust, toxic materials, and vibration likely to be generated;
 - (ix) The requirements for public utilities such as sanitary sewer and water and any special public services that may be required; and
 - (x) Impervious surface coverage.

ii. Commission and Council Action

- (a) The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use is most similar and should be permitted (by right or by CUP). The Planning and Zoning Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use.
- (b) The City Council shall approve or disapprove the recommendation of the Planning and Zoning Commission or make such determination concerning the classification of such use as is determined appropriate based upon its findings. If approved, the new or unlisted use shall be amended in the use chart according to **2.02.B. Zoning Text or Map Amendments (Rezoning)**.

B. Permitted Use Chart

Figure 2.04-1. Permitted Use Chart

Land Use	Residential Districts									Nonresidential Districts						Parking	Specific Use Standards
	AG	SF-20	SF-9	SF-7.5	SF-6	D	MF-1	MF-2	MHP	O	NR	GR	C	I	OT		
Agriculture																	
Bulk Grain or Feed Storage	P												C	C		1 space per 1,000 square feet	
Agriculture Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	None	
Feed and Grain Store	C											C	P	P	C	1 space per 500 square feet	
Livestock Sales/Auction	C															None	
Stable, Commercial	C													C		1 space per 1,000 square feet	
Stables, Private	P	C	C	C	C											None	
Residential																	
Accessory Dwelling Unit	P	P	P	P	C	C	C	C							P	None	2.04.C.2.a. Accessory Dwelling Unit
Caretaker's or Guard's Residence	P	C						P		P	P	P	P	P	P	1 space per caretaker/guard	2.04.C.2.b. Caretaker's or Guard's Residence
Triplex or Quadplex							P	P							P	2 spaces per dwelling	
HUD Code-Manufactured Home									P						C	2 spaces per dwelling	2.04.C.2.c. Manufactured Home Parks
Manufactured Home Park or Subdivision									P							2 spaces per lot	2.04.C.2.c. Manufactured Home Parks
Multiple-Family								P							P	2 spaces per dwelling	2.04.C.2.d. Multiple-Family Dwellings
Townhome						P	P	P							P	2 spaces per dwelling	2.04.C.2.f. Townhomes and Single-Family Attached
Single-Family, Detached	P	P	P	P	P	P	P	P							P	2 spaces per dwelling	
Duplex						P	P	P							P	2 spaces per dwelling	

Unified Development Code

Article 2. Zoning Regulations | 2.04. Permitted Uses and Use-Based Standards

Land Use	Residential Districts									Nonresidential Districts						Parking	Specific Use Standards
	AG	SF-20	SF-9	SF-7.5	SF-6	D	MF-1	MF-2	MHP	O	NR	GR	C	I	OT		
Zero-Lot Line/Patio Home						P	P	P							P	2 spaces per dwelling	2.04.C.2.e. Zero-Lot Line and Patio Home
Residential Use	P	P	P	P	P	P	P	P	P	C	C	C	C		P	2 spaces per dwelling	
Cottage Court						P	P									2 spaces per dwelling	2.04.C.2.g. Cottage Courts
Mixed Use						P	P	P					P		P	Based on uses in the development	2.04.C.2.h. Mixed-Use
Office																	
Emergency Room or Urgent Care												P	P	P	C	1 space per 200 square feet	
Medical or Dental Office										P	P	P	P	P	P	1 space per 300 square feet	
Banks and Financial Institutions (With Drive-Through Service)										C	P	P	P	P	P	1 space per 300 square feet	2.04.C.11.a. Drive-Throughs
Banks and Financial Institutions (With No Drive-Through Service)										P	P	P	P	P	P	1 space per 300 square feet	
Professional Office										P	P	P	P	P	P	1 space per 300 square feet	
Office Showroom/Warehouse										C		C	P	P	P	1 space per 300 square feet	
Temporary Real Estate Field Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4 spaces	2.04.C.3.b. Temporary Real Estate Field Office
Model Home	P	P	P	P	P	P	P	P	P	P	P	P	C	C	P	2 spaces per model	2.04.C.3.c. Model Home
Temporary Contractors Field Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	None	2.04.C.3.a. Temporary Contractors Field Office
Personal and Business																	
Ambulance Service												C	P	P	C	1 space per 500 square feet	
Automobile Driving School										C	P	P	P	P	P	1 space per classroom seat	
Bed and Breakfast	P	C	C	C	C	C	C	C		C	C	P	P		P	2 spaces plus one per guest room	
Dance Hall/Night Club												C	C		P	1 space per 100 square feet	
Art or Recreational Studio	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	1 space per 100 square feet	
Fortunetelling and Similar Activities														C		1 space per 300 square feet	
Funeral Home or Mortuary												C	P	P	C	1 space per 100 square feet	2.04.C.4.a. Funeral Home or Mortuary
Health Club										C	P	P	P	P	P	1 space per 300 square feet	

Land Use	Residential Districts									Nonresidential Districts						Parking	Specific Use Standards
	AG	SF-20	SF-9	SF-7.5	SF-6	D	MF-1	MF-2	MHP	O	NR	GR	C	I	OT		
Hotel												P	P		C	One space per guest room for the first 250 rooms and 0.75 space per room for each room over 250, plus one space per five restaurant/lounge area seats (based upon maximum occupancy), plus one space per 125 square feet of meeting/conference areas.	2.04.C.4.b. Hotels
Alternative Financial Institution												C	C			1 space per 200 square feet	
Personal Services										C	P	P	P	P	P	1 space per 200 square feet 2 spaces per station for Barber/Beauty Salons	
Nail Salon										C	P	P	P	P	P	2 spaces per station	
Pet and Animal Grooming Shop (No Outside Kennels)										C	P	P	P	P	P	2 spaces per station	
Commercial Kitchen/Commissary											P	P	P	P	P	1 space per 500 square feet	
Motel													C		C	One space per guest room for the first 250 rooms and 0.75 space per room for each room over 250, plus one space per five restaurant/lounge area seats (based upon maximum occupancy), plus one space per 125 square feet of meeting/conference areas.	
Wedding Chapel or Reception Venue	C	C								C	C	P	P	P	P	1 per 4 seats	
Recreational Vehicle Park										C						1 per RV space unit	2.04.C.4.c. Recreational Vehicles
Halfway House	C	C	C	C	C	C	C	C	C	C	C	P	P	P	C	Greater of 1 per three beds or 1.5 spaces per dwelling	
Chemical Dependency Facility	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	Greater of 1 per three beds or 1.5 spaces per dwelling	
Retail, Incidental										P	P	P	P		P	None	
Sexually Oriented Business															C	1 space per 200 square feet	
Tattoo or Body Piercing Studio												C	C		C	1 space per 200 square feet	
Retail																	
Artist or Photography Studio										C	P	P	P	P	P	1 space per 500 square feet	

Unified Development Code

Article 2. Zoning Regulations | 2.04. Permitted Uses and Use-Based Standards

Land Use	Residential Districts									Nonresidential Districts						Parking	Specific Use Standards
	AG	SF-20	SF-9	SF-7.5	SF-6	D	MF-1	MF-2	MHP	O	NR	GR	C	I	OT		
Bakery, Retail										C	P	P	P	P	P	1 space per 200 square feet	2.04.C.11.a. Drive-Throughs
Bakery (Wholesale)													P	P	P	1 space per 500 square feet	
Brewpub										C	C	P	P	P	P	1 space per 1,000 square feet for the brewing of beer, ale, etc., plus 1 space per 100 square feet for associated eating or drinking establishments	
Building, Materials, and Landscaping Store												P	P	P	P	1 space per 400 square feet plus one per 1,000 square feet of warehouse area	
Convenience Store										C		P	P	P	C	1 space per 200 square feet	
Bar										C	C	P	P	P	P	1 space per 100 square feet	
Private Club												C	C	C	C	1 space per 100 square feet	
Micro Brewery, Micro Winery, or Micro Distillery													P	P	P	1 space per 100 square feet	
Eating Establishment (With Drive-In Service)											C	C	P	P	P	Greater: 1 per 100 square feet; 1 per 3 seats based on max seating capacity or; 1 per 12 spaces	
Eating Establishment (With No Drive-Through Service)										C	P	P	P	P	P	1 space per 100 square feet	
Eating Establishment (With Drive-Through Service)											C	P	P	P	P	1 space per 100 square feet	2.04.C.11.a. Drive-Throughs
Furniture and Appliance Store											C	P	P	P	P	1 space per 500 square feet	
General Retail Stores										C	P	P	P	P	P	1 space per 200 square feet 1 space per 300 square feet for buildings over 20,000 square feet	
Coffee Roasting													C	P		1 space per 1,000 square feet	
Mobile Food Court												C	C	C	C	Whichever is greater: 1 per 100 square feet of seating area or 2 per mobile food vendor	2.04.C.5.a. Mobile Food Courts
Motion Picture Studios, Commercial Films												C	P	P	P	1 space per 300 square feet	
Theater (Indoor)											C	P	P	P	P	1 space per 3 seats for single-screen theaters 1 space per 5 seats for two or more screen theaters	
Plant Nursery												P	P	P	P	1 space per 1,000 square feet of sales area	

Land Use	Residential Districts									Nonresidential Districts						Parking	Specific Use Standards
	AG	SF-20	SF-9	SF-7.5	SF-6	D	MF-1	MF-2	MHP	O	NR	GR	C	I	OT		
Painting and Refinishing Shop												C	P	P	P	1 space per 500 square feet	
Stone Monuments and Gravestones, Engraving and Retail Sales Only												C	P	P	C	1 space per 500 square feet	
Transportation and Auto Services																	
Airport or Landing Field	C													C		1 space per 500 square feet	
Automobile Accessory Installation												C	P	P		1 space per 200 square feet	
Vehicle Dealership and Rental Services												P	P	P	C	1 per 500 square feet of indoor area (including display, offices, repair) 1 per 1,000 square feet of outside display/storage/sales area	2.04.C.6.a. Auto Sales Vehicle Dealership and Rental Services
Automotive Parts and Accessories Sales												P	P	P	P	1 space per 200 square feet	
Automotive Repair and Service, Major												C	P	P	P	1 space per 200 square feet	
Automotive Repair and Service, Minor												P	P	P	P	1 space per 200 square feet	2.04.C.6.b. Automotive Repair and Service, Minor
Auto Storage or Auto Auction												C	P			1 space per 1,000 square feet	2.04.C.11.c. Outdoor Storage
Wrecking or Salvage Yard													P	P	C	1 per 300 square feet of indoor area (including display, offices, repair) 1 per 1,000 square feet of outside display/storage/sales area	2.04.C.10.a. Wrecking or Salvage Yards
Automobile Wash (Full Service/Detail Shop)												P	P	P	P	3 space per washing capacity of module	2.04.C.6.c. Automobile Wash
Automobile Wash (Self-Service)												C	P	P	P	3 space per washing capacity of module	2.04.C.6.c. Automobile Wash
Fleet Facility													P	P		1 space per 1,000 square feet	
Fueling Station (Gasoline/Charging)												P	P	P		1 space per 200 square feet of floor area, plus 1 parking space for each side of a gasoline pump unit (a unit may have up to six nozzles for gasoline disbursement).	2.04.C.11.b. Fuel Pumps/EV Charging Stations

Unified Development Code

Article 2. Zoning Regulations | 2.04. Permitted Uses and Use-Based Standards

Land Use	Residential Districts									Nonresidential Districts						Parking	Specific Use Standards
	AG	SF-20	SF-9	SF-7.5	SF-6	D	MF-1	MF-2	MHP	O	NR	GR	C	I	OT		
Motor Freight Terminal													P	P	C	For warehouse and staging/loading areas, 1 space per 1,000 square feet of floor area; for bus depot or other human transportation use, 1 space per 100 square feet of passenger waiting area, plus parking spaces for any warehouse and staging/loading areas on the premises (as above).	2.04.C.11.b. Fuel Pumps/EV Charging Stations
Recreational Vehicle/Camper Sales												P	P	P	C	1 per 300 square feet of indoor area (including display, offices, repair) 1 per 1,000 square feet of outside display/storage/sales area	2.04.C.6.a. Auto Sales Vehicle Dealership and Rental Services
Parking Lot or Garage	C		C	C	C	C	C	C		C	C	P	P	P	C	None	
Rail Yard													P	P	C	1 space per 1,000 square feet	
Taxi/Limousine Service												C	P	P	C	1 space per 1.5 automobiles in service	
Tire Sales (With Outdoor Storage)													C	P		1 space per 1,000 square feet	2.04.C.11.c. Outdoor Storage
Waste Management	C												C	C		1 space per 500 square feet of indoor space	
Transit Terminal													P	P	C	For warehouse and staging/loading areas, one space for each 1,000 square feet of floor area; for bus depot or other human transportation use, one space per 100 square feet of passenger waiting area, plus parking spaces for any warehouse and staging/loading areas on the premises (as above).	

Land Use	Residential Districts									Nonresidential Districts						Parking	Specific Use Standards	
	AG	SF-20	SF-9	SF-7.5	SF-6	D	MF-1	MF-2	MHP	O	NR	GR	C	I	OT			
Transportation and Utility Structures or Facilities														P		For warehouse and staging/loading areas, one space for each 1,000 square feet of floor area; for bus depot or other human transportation use, one space per 100 square feet of passenger waiting area, plus parking spaces for any warehouse and staging/loading areas on the premises (as above).		
Truck and Bus Leasing													P	P		1 space per 1,000 square feet		
Truck and Bus Repair														P		1 space per 1,000 square feet		
Truck Sales and Services													P	P		1 space per 1,000 square feet		
Truck Stop													C	P	C	1 space per 1,000 square feet	2.04.C.11.b. Fuel Pumps/EV Charging Stations	
Truck Terminal													P	P		1 space per 1,000 square feet		
Recycling Collection Center														C		1 space per 500 square feet of indoor space		
Amusement and Recreation																		
Amusement, Commercial (Indoor)												C	P	P	P	C	1 space per 200 square feet	
Amusement, Commercial (Outdoor)	C												C	P	P	C	10 spaces plus 1 per 500 square feet over 5,000 square feet of building and recreation area Golf driving range: 1½ spaces per each driving tee.	
Amusement, Commercial (Temporary)									C					C	P	C	Determined by P and Z	
Dinner Theater													P	P	P	P	1 per 4 seats or bench seating space	
Theater or Playhouse (Indoor)													P	P	P	P	1 per 4 seats or bench seating space	
Drive-In Theater	P												C	C	C		1 space per speaker	
Golf Course	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	6 spaces per hole	
Playfield, Stadium, or Sports Arenas	C												C	P	P	P	1 space per three seats	
Recreational Vehicle (RV) Park/Campground	C													C	P	C	1 per RV pad	2.04.C.4.c. Recreational Vehicles
Swimming Pool, Commercial										C	C	P	P	P	P		1 space per 100 square feet of gross water surface and deck area	2.04.C.7.a. Swimming Pools

Unified Development Code

Article 2. Zoning Regulations | 2.04. Permitted Uses and Use-Based Standards

Land Use	Residential Districts									Nonresidential Districts						Parking	Specific Use Standards
	AG	SF-20	SF-9	SF-7.5	SF-6	D	MF-1	MF-2	MHP	O	NR	GR	C	I	OT		
Tennis Court (Not Lighted)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	2 spaces per court	
Tennis Court (Lighted)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	2 spaces per court	
Amphitheater													C	C		1 per 4 seats or bench seating space	
Institutional/Governmental																	
Adult Day Care							P	P		C		P	P		P	1 space per 6 clients	
Assisted Living							P	P		C	C	P	P		P	1 space per 6 beds; plus 1 space for each 300 square feet of floor area devoted to offices, cafeterias, exercise/therapeutic rooms, and other similar ancillary uses.	
Auction House												C	P	P	C	1 space per 100 square feet	
Wireless Communication Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	None	2.04.C.8.a. Communications Antennas and Support Structures/Towers
Cemetery or Mausoleum	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1 space per 5,000 square feet of land	
Child Care Facility, Day Care								C		C	P	P	P		P	1 space per 5 children	
Child Care Facility, Children's Home							P	P				P	P			1 space per 300 square feet	
Religious Assembly or Institution	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1 space per 4 seats in sanctuary	
Civic Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	10 spaces plus 1,300 square feet above 2,000	
Civic Club										P	P	P	P	P	P	10 spaces plus 1,300 square feet above 2,000	
Recreation or Community Center	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	1 space per 300 square feet	
Community Home for Persons with Disabilities	P	P	P	P	P	P	P	P	P						P	1 space per employee plus 1 space per 2 residents	
Electric Power Plant													C	P	C	1 space per 1,000 square feet	
Electric Storage System														C		2 spaces per facility	
Electrical Substation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1 space per 1,000 square feet	
Event Facility	C												C	C	C	1 space per 1,000 square feet of land area	
Child Care Home (≤ 6 Children)	P	P	P	P	P	P	P	P	P	P	P	P	P		P	1 space per 10 children plus 1 space per teacher	
Child Care Home (≥ 7 Children)	P	P	P	P	P	P	P	P	P	P	P	P	P		P	1 space per 10 children plus 1 space per teacher	
Fraternity or Sorority House						C	C	C		C	C	C	C		C	2 spaces per bedroom	

Land Use	Residential Districts									Nonresidential Districts						Parking	Specific Use Standards
	AG	SF-20	SF-9	SF-7.5	SF-6	D	MF-1	MF-2	MHP	O	NR	GR	C	I	OT		
Air Transportation Related Uses										C	C	C	C	C	C	3 spaces	
Medical Laboratory													P	P		1 space per 500 square feet	
Hospital										C		P	P	P	P	1 space per bed	
Household Care Facility	P	P	P	P	P	P	P	P	P						P	1 space per 6 clients	
Household Care Institution												P	P	P		1 space per 6 clients	
Institution For Alcoholic, Narcotic, Or Psychiatric Patients (Out-Patient)												C	C	P	C	1 space per 200 square feet	
Institution For Alcoholic, Narcotic, or Psychiatric Patients (In-Patient)												P	P	P		1 space per 200 square feet	
Massage Therapy Establishment (Licensed)												P	P	P	P	1 space per 200 square feet	
Municipal or Governmental Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1 space per 300 square feet	
Library, Museum, or Art Gallery	C	C	C	C	C	C	C	C	C	P	C	P	P	P	P	1 space per 300 square feet; 1 per 500 square feet for buildings over 20,000 square feet	
Park or Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Determined by P&Z	
Correctional Facility	C												P	P	C	1 space per 500 square feet	
Retirement Housing for the Elderly						P	P	P								2 spaces per dwelling unit	
Riding Academy	P	C	C	C	C	C	C	C	C	C	C	C	C	P	C	1 space per five stalls	
Solid Waste Facility or Landfill														C		1 space per ten acres	
Sanitary Station or Dump Facility														C		5 spaces	
School, College or University	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	10 per classroom plus 2 per office	
School, Commercial, Trade, Technical										C	C	P	P	P	P	1 space per 2 students	
School, Primary and Secondary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	See Specific Use Standards	2.04.C.8.b. School, Primary and Secondary
Boarding Home Facility								C				C	C	C	C	1 space per 3 beds or 1.5 per dwelling	
Radio or Television Studio										P		P	P	P	P	1 space per 200 square feet	
Telephone and Exchange/Switching Station	C									P		P	P	P	C	1 space per 500 square feet	
Commercial																	
Animal Kennel (Outdoor Pens)	P												C	P		1 space per 500 square feet plus 1 space per 1,000 square feet of outdoor space	
Animal Kennels (Indoor Pens)	P												P	P		1 space per 500 square feet	

Unified Development Code

Article 2. Zoning Regulations | 2.04. Permitted Uses and Use-Based Standards

Land Use	Residential Districts									Nonresidential Districts						Parking	Specific Use Standards
	AG	SF-20	SF-9	SF-7.5	SF-6	D	MF-1	MF-2	MHP	O	NR	GR	C	I	OT		
Appliance Service and Repair										C	C	P	P	P	P	1 space per 500 square feet	
General Commercial Plant												C	P	P	C	1 space per 1,000 square feet	
Cattle, Swine, or Poultry Feedlot (CAFO)	C													C		1 space per 5,000 square feet of land	
Contractor's Shop and Storage Yard	C												P	P		1 space per 300 square feet of indoor space plus 1 space per 5,000 square feet of outdoor storage area	2.04.C.11.c. Outdoor Storage
Contractor's Shop	C											P	P	P	P	1 space per 500 square feet of indoor space plus 1 space per 1,000 square feet of outdoor storage area	
Exterminator Service		C										P	P	P	P	1 space per 300 square feet	
Machine Shop													P	P	C	1 space per 1,000 square feet	
Maintenance and Repair Service for Buildings												C	P	P	C	1 space per 500 square feet	
Manufactured Home Display or Sales													C	P	C	1 space per 1,000 square feet of inside building and outside storage/display area	2.04.C.9.a. Large Equipment and Materials Storage and Sales
Warehousing and Distribution												C	P	P	C	1 space per 1,000 square feet	
Self Storage												C	P	P	C	4 spaces	
Moving and Storage Facilities													P	P	C	1 space per 1,000 square feet	
Outdoor Sales as a Primary Use												C	P	P		1 space per 5,000 square feet of land area	
Pawnshop													P	P	C	1 space per 200 square feet	
Propane Sales Filling												C	P	P	C	1 space per 200 square feet	
Publishing and Printing												C	P	P	P	1 space per 500 square feet	
Scientific and Industrial Research Laboratories (Hazardous)													C	P		1 space per 300 square feet	
Scientific and Industrial Research Laboratories (Nonhazardous)									P			C	P	P	P	1 space per 300 square feet	
Tool and Machinery Rental												C	P	P	C	1 space per 300 square feet	
Small Engine Repair Shop												C	P	P	C	1 space per 300 square feet	
Veterinarian Clinic (Indoor Kennels)	P										C	P	P	P	P	1 space per 500 square feet	

Land Use	Residential Districts									Nonresidential Districts						Parking	Specific Use Standards
	AG	SF-20	SF-9	SF-7.5	SF-6	D	MF-1	MF-2	MHP	O	NR	GR	C	I	OT		
Veterinarian Clinic (Outdoor Kennels or Pens)	C												C	P		1 space per 500 square feet plus 1 space per 1,000 square feet of outdoor space	
Manufacturing/Industrial																	
Concrete or Asphalt Batch Plant														C		1 space per 5,000 square feet of land	
Concrete or Asphalt Batch Plant (Temporary)												C	P	P		1 space per 5,000 square feet of land	
Crematory														C		1 space per 1,000 square feet	
Food Processing													C	P		1 space per 1,000 square feet	
Foundry, All Types																1 space per 1,000 square feet	
Heavy Machinery Sales and Storage													C	P		1 space per 1,000 square feet	2.04.C.9.a. Large Equipment and Materials Storage and Sales
Laboratory Equipment Manufacturing														C		1 space per 1,000 square feet	
Petroleum and Petroleum Products Refining																1 space per 1,000 square feet	
Petroleum Distribution/Storage													C	P		1 space per 1,000 square feet	
Poultry Hatchery																1 space per 1,000 square feet	
Poultry Slaughtering and Processing																1 space per 1,000 square feet	
Rendering Plant																1 space per 1,000 square feet	
Resource Extraction	C													C		1 space per acre	
Sand, Gravel, or Stone Storage and Sales	C												C	P		1 space per 1.5 employees, plus five per acre	2.04.C.9.a. Large Equipment and Materials Storage and Sales
Water Distillation													P	P		1 space per 1,000 square feet	
Cold Storage Plants/Locker													P	P		1 space per 1,000 square feet	
Ice Cream/Ice Manufacture													P	P		1 space per 1,000 square feet	
Awning Manufacture, Cloth, Metal and Wood													P	P		1 space per 1,000 square feet	
Bag Manufacturing													P	P		1 space per 1,000 square feet	
Bottling Works													P	P		1 space per 1,000 square feet	
Broom Manufacture													P	P		1 space per 1,000 square feet	
Canvas and Related Products Manufacture													P	P		1 space per 1,000 square feet	

Unified Development Code

Article 2. Zoning Regulations | 2.04. Permitted Uses and Use-Based Standards

Land Use	Residential Districts									Nonresidential Districts						Parking	Specific Use Standards
	AG	SF-20	SF-9	SF-7.5	SF-6	D	MF-1	MF-2	MHP	O	NR	GR	C	I	OT		
Engraving Plant													P	P		1 space per 1,000 square feet	
Envelope Manufacture													P	P		1 space per 1,000 square feet	
Office Equipment Manufacture													P	P		1 space per 1,000 square feet	
Orthopedic, Prosthetic, Surgical Appliances and Supplies Manufacture													P	P		1 space per 1,000 square feet	
Paper Products and Paper Box Manufacture													P	P		1 space per 1,000 square feet	
Plastic Products, Molding, Casting and Shaping													P	P		1 space per 1,000 square feet	
Clothing Manufacture													P	P		1 space per 1,000 square feet	
Electronic Assembly													P	P	C	1 space per 1,000 square feet	
Electro-Plating/Electro-Typing													P	P	C	1 space per 1,000 square feet	
Mattress, Making and Renovating													P	P	C	1 space per 1,000 square feet	
Artificial Flower Manufacture												C	P	P		1 space per 1,000 square feet	
Candy and Other Confectionary Products Manufacture												C	P	P		1 space per 1,000 square feet	
Ceramic Products Manufacture												C	P	P		1 space per 1,000 square feet	
Automobile Assembly														P	C	1 space per 1,000 square feet	
Automobile Parts Manufacturing													C	P	C	1 space per 1,000 square feet	
Canning and Preserving Factory													C	P		1 space per 1,000 square feet	
Coffin Manufacture													C	P		1 space per 1,000 square feet	
Cutlery, Handtools and General Hardware Manufacture													C	P		1 space per 1,000 square feet	
Dairy Products Manufacture													C	P		1 space per 1,000 square feet	
Electric Lamp Manufacture													C	P		1 space per 1,000 square feet	
Enameling and Painting													C	P		1 space per 1,000 square feet	
Farm/Garden Machinery and Equipment Manufacture													C	P		1 space per 1,000 square feet	
Footwear Manufacture													C	P		1 space per 1,000 square feet	
Fixtures Manufacture													C	P		1 space per 1,000 square feet	
Furniture Manufacture													C	P		1 space per 1,000 square feet	

Land Use	Residential Districts									Nonresidential Districts						Parking	Specific Use Standards
	AG	SF-20	SF-9	SF-7.5	SF-6	D	MF-1	MF-2	MHP	O	NR	GR	C	I	OT		
Machinery Manufacture													C	P		1 space per 1,000 square feet	
Marble Working and Finishing													C	P		1 space per 1,000 square feet	
Metal Cans and Shipping Containers Manufacture													C	P		1 space per 1,000 square feet	
Metal Products, Stamping and Manufacture													C	P		1 space per 1,000 square feet	
Mirror Resilvering													C	P		1 space per 1,000 square feet	
Paint Manufacture and/or Mixing													C	P		1 space per 1,000 square feet	
Pecan Processing													C	P		1 space per 1,000 square feet	
Rug and Carpet Manufacture													C	P		1 space per 1,000 square feet	
Sign Manufacturing (No Outdoor Storage)													C	P		1 space per 1,000 square feet	
Sign Manufacturing (With Outdoor Storage)													C	P		1 space per 1,000 square feet	2.04.C.11.c. Outdoor Storage
Textile Products Manufacture													C	P		1 space per 1,000 square feet	
Tire Retreading and Recapping													C	P		1 space per 1,000 square feet	
Wood Container Manufacture													C	P		1 space per 1,000 square feet	
Wood Products Manufacture													C	P		1 space per 1,000 square feet	
Boiler Manufacture and Repair														P		1 space per 1,000 square feet	
Elevator Manufacture														P		1 space per 1,000 square feet	
Printing Ink Manufacture														P		1 space per 1,000 square feet	
Truck Manufacture														P		1 space per 1,000 square feet	
Waste Paper Products Manufacture														P		1 space per 1,000 square feet	
Flour and Other Grain Mills														P		1 space per 1,000 square feet	
Aircraft Parts Manufacture														P		1 space per 1,000 square feet	
Airplane Repair and Manufacturing														P		1 space per 1,000 square feet	
Feed Manufacture													C	C		1 space per 1,000 square feet	
Leather Products Manufacture													C	C		1 space per 1,000 square feet	
Animal Processing and Slaughter													C	C		1 space per 1,000 square feet	
Any Manufacture or Industrial Process Not Listed and Not Prohibited by Law													C	C		1 space per 1,000 square feet	

Unified Development Code

Article 2. Zoning Regulations | 2.04. Permitted Uses and Use-Based Standards

Land Use	Residential Districts									Nonresidential Districts						Parking	Specific Use Standards
	AG	SF-20	SF-9	SF-7.5	SF-6	D	MF-1	MF-2	MHP	O	NR	GR	C	I	OT		
Adhesives and Sealants Manufacture													C	C		1 space per 1,000 square feet	
Acid Manufacture														C		1 space per 1,000 square feet	
Asphalt Paving and Roofing Material Manufacture														C		1 space per 1,000 square feet	
Battery Manufacture														C		1 space per 1,000 square feet	
Bleaching/Chorine Powder Manufacture														C		1 space per 1,000 square feet	
Casein Manufacture														C		1 space per 1,000 square feet	
Celluloid and Similar Cellulose Manufacture														C		1 space per 1,000 square feet	
Cement Manufacture														C		1 space per 1,000 square feet	
Chalk Manufacture														C		1 space per 1,000 square feet	
Chemicals (Agricultural) Manufacture														C		1 space per 1,000 square feet	
Chemicals (Industrial) Manufacture														C		1 space per 1,000 square feet	
Culvert Manufacture														C		1 space per 1,000 square feet	
Distillation of Liquors, Spirits, etc. (Brewery)														C		1 space per 1,000 square feet	
Dye Manufacture														C		1 space per 1,000 square feet	
Felt Manufacture														C		1 space per 1,000 square feet	
Furnace Manufacture														C		1 space per 1,000 square feet	
Gases (Industrial) Manufacture														C		1 space per 1,000 square feet	
Glucose Manufacture														C		1 space per 1,000 square feet	
Hair Products Factory (Other Than Human)														C		1 space per 1,000 square feet	
Kerosene Manufacture or Storage														C		1 space per 1,000 square feet	
Lumber Mill/Yard														C		1 space per 1,000 square feet	
Meat Packing Plant														C		1 space per 1,000 square feet	
Oil Compounding and Barreling														C		1 space per 1,000 square feet	
Oilcloth Manufacture														C		1 space per 1,000 square feet	
Paper and Paper Pulp Manufacture														C		1 space per 1,000 square feet	
Snuff Manufacture														C		1 space per 1,000 square feet	

Land Use	Residential Districts									Nonresidential Districts						Parking	Specific Use Standards
	AG	SF-20	SF-9	SF-7.5	SF-6	D	MF-1	MF-2	MHP	O	NR	GR	C	I	OT		
Shellac and Varnish Manufacture															C	1 space per 1,000 square feet	
Soap, Detergents, Cleaning Preparations Manufacture															C	1 space per 1,000 square feet	
Starch Manufacture															C	1 space per 1,000 square feet	
Steel Works, Blast Furnaces and Rolling Mills															C	1 space per 1,000 square feet	
Stone Cutting or Crushing															C	1 space per 5,000 square feet of land area	
Stone, Clay, Glass and Concrete Products (Other Than Handicrafts) Manufacture															C	1 space per 5,000 square feet of land area	
White Lead Manufacture															C	1 space per 5,000 square feet of land area	
Wood Distillation (Manufacture of Tar, Charcoal, Turpentine and Similar															C	1 space per 5,000 square feet of land area	
Wood Preserving Manufacture and Treatment															C	1 space per 5,000 square feet of land area	
Accessory/Temporary																	
Drive-Through										C	C	P	P		C	None	2.04.C.11.a. Drive-Throughs
Electric Vehicle (EV) Charging Station										C	C	P	P		C	None	2.04.C.11.b. Fuel Pumps/EV Charging Stations
Fuel Pump										C	C	P	P		C	None	2.04.C.11.b. Fuel Pumps/EV Charging Stations
Outdoor Display										C	C	P	P		C	None	2.04.C.11.d. Outdoor Display
Outdoor Storage										C	C	P	P	P	C	None	2.04.C.11.c. Outdoor Storage
Service Building										P	C	P	P	P	C	None	
Garage or Yard Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	None	2.04.C.11.e. Garage or Yard Sales
Temporary Outdoor Sales												P	P		P	See Specific Use Standards	2.04.C.11.f. Temporary Outdoor Sales
Temporary Storage Containers												P	P	P		See Specific Use Standards	2.04.C.11.h. Temporary Storage Containers
Open Air Market (Temporary)													C	C	C	1 space per 200 square feet	2.04.C.11.f. Temporary Outdoor Sales
Seasonal Uses (Temporary)													C	C	C	1 space per 500 square feet	2.04.C.11.f. Temporary Outdoor Sales

Land Use	Residential Districts										Nonresidential Districts						Parking	Specific Use Standards
	AG	SF-20	SF-9	SF-7.5	SF-6	D	MF-1	MF-2	MHP	O	NR	GR	C	I	OT			
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	None	2.04.C.11.i. Home Occupations

C. Use-Based Standards

1. Agriculture

Reserved for future use.

2. Residential

a. Accessory Dwelling Unit

- i. No more than one (1) Accessory Dwelling Unit shall be permitted on a lot.
- ii. Accessory Dwelling Units must meet the height and setback requirements established by the zoning district.
- iii. An Accessory Dwelling Unit shall be limited in size to not more than 50% of the total floor area of the principal dwelling's living space.
- iv. Accessory Dwelling Units may be rented or occupied by a guest but shall not be sold separately from the principal dwelling.
- v. Accessory Dwelling Units may have a separate utility meter from the principal dwelling.

b. Caretaker's or Guard's Residence

- i. No Caretaker's or Guard's Residence shall be used or occupied as a place of residence by anyone other than a caretaker who is actually and regularly employed by the landowner or occupant of the main building, or is a guest(s) or family member(s) of the caretaker.
- ii. No more than one (1) Caretaker's or Guard's Residence shall be permitted on a lot.
- iii. A Caretaker's or Guard's Residence shall not, in any case, be leased or sold.

c. Manufactured Home Parks

See 2.05.G.4. **Manufactured Homes and Manufactured Home Parks.**

d. Multiple-Family Dwellings

i. Green Space; Recreational Areas

- (a) A minimum of 50 percent of the gross platted area shall be open green space and common recreational areas.
 - (i) The minimum percentage of open space and common recreational areas may be reduced at the time of site plan approval to 20 percent of the gross platted area, provided the area is intensively landscaped with underground irrigation systems and continuous maintenance is provided for.
- (b) The open green space and common recreational areas shall be areas not specifically designated or used as building sites for dwelling units, buildings sites for utility or storage buildings, parking lots, garages, streets or driveways within the multifamily development.
- (c) The actual surface area of open green space, such as lawns and landscaping, and common recreational areas, such as swimming pools and surrounding paved deck, tennis courts,

community rooms, saunas, and other recreational areas, shall be considered in calculating the minimum requirement for open green space and common recreational areas.

- (d) Required buffer yards, except surfaced parking and driveways located within said buffer yards, if any, may be included in computing the minimum required area of green space and common recreational areas.

- ii. Walkways

A four-foot-wide paved walkway shall connect the front door of each ground floor unit to a parking area. The minimum width of any sidewalk adjacent to head-in parking spaces shall be six feet to accommodate a two-foot bumper overhang for vehicles. Sidewalks of concrete cement or other masonry construction shall be provided between the dwelling units and all community facilities provided for residents in accordance with applicable City standards and specifications. All walks shall be lit at night with a minimum intensity of two foot-candles' illumination.

- iii. Building Length

Buildings shall not exceed 200 feet in length.

- iv. Oversized Parking Areas

Boats, campers, trailers and other recreational vehicles shall be prohibited unless oversize parking areas are provided and approved by the City. This parking area shall not be used to meet the minimum parking requirements and shall not be visible from a public street.

- v. Address Signage

All buildings containing residential units shall provide signage that clearly identifies the numbers (i.e., addresses) of the units within each building. Signage shall be visible from entrances into the complex and/or from vehicular drive aisles within the complex such that each individual unit is easy to locate by visitors, delivery persons, and/or emergency personnel.

- vi. Gated/Secured Entrances

Gated/secured entrances shall be in accordance with the design standards for gated/secured entrances on private streets as adopted.

- vii. Streets or Driveways

Each multifamily dwelling complex shall have driveways constructed of concrete cement or hot mixed asphalt, shall be curbed and guttered in accordance with existing requirements of the City, and shall be at least 28 feet in width throughout. All driveways shall be lit at night with a minimum intensity of two foot-candles' illumination.

- viii. Required Amenities

All new multiple-family development must include a minimum of three amenities from the menu below, with at least one amenity from each category.

- (a) Outdoor Amenities

- (i) Balconies or patios for each unit
- (ii) Community plazas or courtyards
- (iii) Dog park
- (iv) Playground equipment
- (v) Swimming pool

- (b) Indoor Amenities

- (i) Fitness center

- (ii) Business center
 - (iii) Community room
 - (iv) Indoor recreational room
 - (c) Social and Lifestyle Amenities
 - (i) Walking trails
 - (ii) Outdoor grills and picnic areas
 - (iii) Community garden
- e. Zero-Lot Line and Patio Home
 - i. Maximum Density

Maximum density is 10 dwelling units per acre.
 - ii. Minimum Lot Requirements
 - (a) Lot size: 4,000 square feet.
 - (b) Width: 40 feet. (See **Figure 2.04-2. Lot and Yard Regulations for Zero Lot Line Developments.**)
 - (c) Depth: 100 feet. (See **Figure 2.04-2. Lot and Yard Regulations for Zero Lot Line Developments.**)
 - iii. Minimum required yards and building lines:
 - (a) Front is 20 feet, except that where a lot faces on an arterial street, the front building line shall not be less than 35 feet. (See **Figure 2.04-2. Lot and Yard Regulations for Zero Lot Line Developments.**)
 - (b) Side – Interior Lots

The side building line, to include eaves and appurtenances, shall not be less than five feet. On zero lot line homes the side yards shall be a minimum of zero feet and ten feet respectively. (See **Figure 2.04-2. Lot and Yard Regulations for Zero Lot Line Developments.**)
 - (c) Side – Corner lots are 15 feet, except that where a lot sides on an arterial street, the building line shall not be less than 25 feet. (See **Figure 2.04-2. Lot and Yard Regulations for Zero Lot Line Developments.**)
 - (d) Rear – Generally are 15 feet, except where the rear property line abuts an alleyway, there shall be a minimum of 30 feet between the buildings abutting said alleyway, provided that if the alleyway is a 20-foot alleyway, then the minimum rear building line shall be not less than five feet, and if the alleyway is a 15-foot-wide alleyway, then the minimum rear building line shall be not less than 7.5 feet. Zero lot line developments shall be a minimum of ten feet. (See **Figure 2.04-2. Lot and Yard Regulations for Zero Lot Line Developments.**)
 - (e) Rear – Arterial Street

The rear building line where a lot backs on an arterial street shall not be less than 25 feet.
 - iv. Maximum Lot Coverage

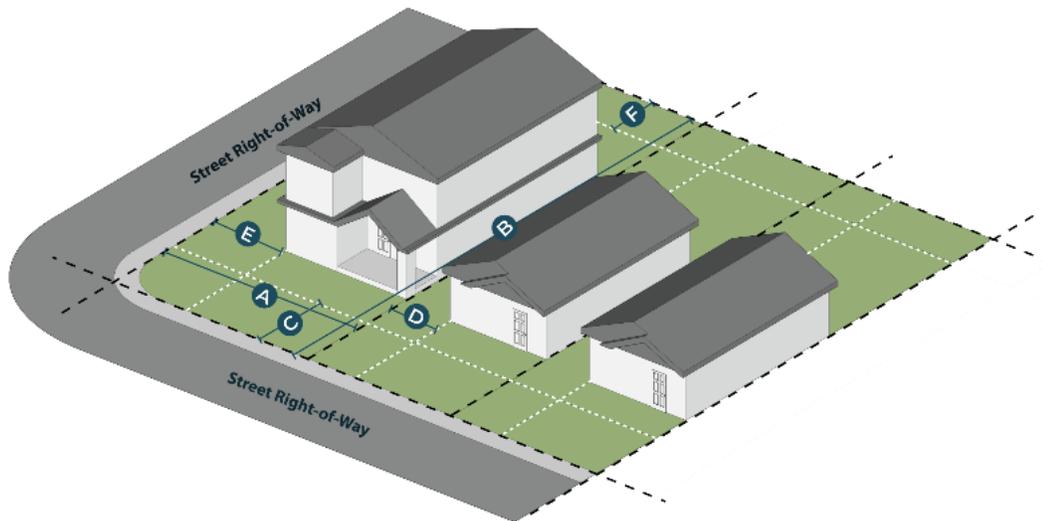
Not more than 60 percent of a lot may be covered with buildings, driveways, sidewalks, or other impermeable material.
 - v. Maximum Height

Maximum height is two stories, or 35 feet in total height, including gables. (See **Figure 2.04-2. Lot and Yard Regulations for Zero Lot Line Developments.**)
 - vi. Green Space/Recreational Areas

- (a) A minimum of 20 percent of the gross platted area shall be open green space.
- (b) The term "open green space" is defined as, and limited to common areas of open space or landscaping and community recreational areas that are irrigated and continuously maintained.
- (c) The term "open green space" does not include areas specifically designated or used as building sites for patio home or zero lot line units, building sites for utility or storage buildings, parking lots, garages, streets, or driveways within a patio home development.
- (d) The actual surface areas of open green space, such as common area lawns and landscaping, community swimming pools and surrounding paved deck area, community tennis courts, community rooms, community saunas, and other common recreational areas, shall be considered in calculating the minimum requirement for open green space.
- (e) Detention ponds and surrounding areas may also be considered "open green space" so long as the detention area is amenitized.
- (f) Required buffer yards, except surfaced parking and driveways located within said buffer yards, if any, may be included in computing the minimum required area of open green space.

Figure 2.04-2. Lot and Yard Regulations for Zero Lot Line Developments

Lot Width	Lot Depth	Front Yard Setback	Interior Side Yard Setback	Corner Lot Side Yard Setback	Rear Yard Setback
A	B	C	D	E	F



f. Townhomes and Single-Family Attached

i. Minimum Acreage

The minimum acreage for a planned development request for a townhome or single-family attached single-family residential dwelling unit complex shall be four acres.

ii. Maximum density is 12 dwelling units per acre.

iii. Minimum lot requirements:

- (a) Lot size: 3,600 square feet.

(b) Width: 25 feet.

(c) Depth: 100 feet.

iv. Minimum Required Yards and Building Lines

(a) Front is 20 feet, except that where a lot faces on an arterial street, the front building line shall not be less than 35 feet.

(b) Side – Interior Lots

There shall be no side yard or building line for a side of an interior lot that is adjacent to another townhome. The two side yard or building lines when two units do not share a common lot line, including eaves and appurtenances, shall be any combination that provides at least ten feet between structures.

(c) Side – Corner lots are 15 feet, except that where a lot sides on an arterial street, the building line shall not be less than 25 feet.

(d) Rear – Generally are ten feet, except where the rear property line abuts an alleyway, there shall be a minimum of 30 feet between the buildings abutting said alleyway, provided that if the alleyway is a 20-foot alleyway, then the minimum rear building line shall be not less than five feet, and if the alleyway is a 15-foot-wide alleyway, then the minimum rear building line shall be not less than 7.5 feet.

(e) Rear – Arterial Streets

The rear building line where a lot back on an arterial street shall not be less than 25 feet.

v. Maximum Lot Coverage

Not more than 60 percent of a lot may be covered with buildings, driveways, sidewalks, or other impermeable material.

vi. Maximum Height

Two stories, or 25 feet in total height, including gables, shall be the maximum height.

vii. Green Space/Recreational Areas

(a) A minimum of 30 percent of the gross platted area shall be open green space.

(b) The term "open green space" is defined as, and limited to common areas of open space or landscaping and community recreational areas that is irrigated and continuously maintained.

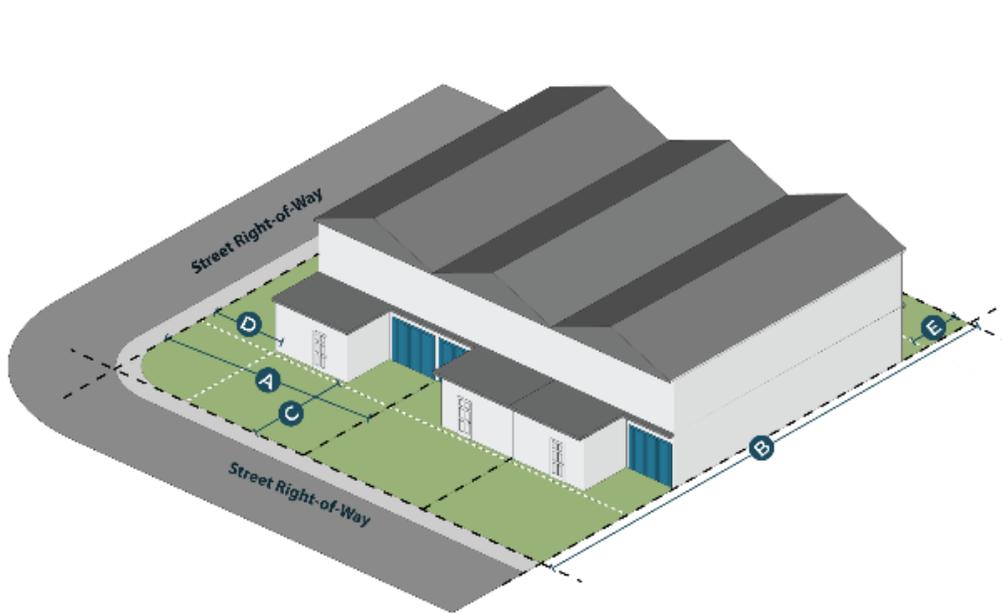
(c) The term "open green space" does not include areas specifically designated or used as building sites for patio home or zero lot line units, building sites for utility or storage buildings, parking lots, garages, streets, or driveways within a patio home development.

(d) The actual surface areas of open green space, such as common area lawns and landscaping, community swimming pools and surrounding paved deck area, community tennis courts, community rooms, community saunas, and other common recreational areas, shall be considered in calculating the minimum requirement for open green space.

(e) Required buffer yards, except surfaced parking and driveways located within said buffer yards, if any, may be included in computing the minimum required area of green space.

Figure: 2.04.4 Lot and Yard Regulations for Townhomes and Attached Single Family

Lot Width	Lot Depth	Front Yard Setback	Corner Lot Side Yard Setback	Rear Yard Setback
A	B	C	D	E



viii. Screening Requirements

A fence, wall, or other similar screening device, of not less than six feet nor more than eight feet in height, shall be constructed and maintained along the two sides and the rear of each patio home development complex; provided, however, no such screening device shall be required adjacent to portions of the development that contain green space, lakes, or natural habitat for a distance of 50 feet or more from such perimeter boundary.

ix. Sidewalks

Concrete sidewalks shall be provided along all streets within a townhome development in accordance with applicable City standards and specifications.

x. Visitor Parking

In addition to the parking required in **2.04.B. Permitted Use Chart**, the on and off street parking shall be analyzed to ensure that a minimum of one additional space per every two dwelling units is available for visitor parking.

g. Cottage Courts

- i. Each dwelling unit must be on a separate platted lot.
- ii. The common area must be a separate platted lot, owned and maintained by a homeowners' association.
- iii. Front façades of other dwellings and entrances must be oriented to the common area with pedestrian infrastructure (e.g., a sidewalk) from each front door to the green space. Frontage on the common area is considered to meet the requirement for frontage on a public or private street.

- iv. The minimum total lot area required for a cottage court is the cumulative area required for each dwelling in the cottage court.
- v. The zoning district standards apply to each individual dwelling within the cottage court with the following exceptions:
 - (a) The maximum building height is limited to 25 feet for all dwellings.
 - (b) The minimum front setback required is 10 feet.
 - (c) The minimum interior side setback required is 5 feet.
- vi. Common areas must meet the following standards:
 - (a) The minimum area of the common area is 2,000 square feet or 500 square feet per dwelling unit, whichever is greater.
 - (b) Of the required amount of common area space, 70 percent of the common area must have a minimum width of 40 feet.
 - (c) Of the required amount of common area space, 75 percent must be centrally located.
 - (d) All common area space must be accessible to all residents.
 - (e) Private yards associated with dwellings are not counted toward the required amount of common area.
- h. Mixed-Use
 - i. Uses
 - (a) This use allows for multifamily housing in conjunction with a nonresidential use, where the residential use is located above a nonresidential use in the same structure. Both the residential and nonresidential use types must be permitted within the same zoning district. This use also allows for a combination of nonresidential uses that are permitted within the same zoning district.
 - (b) At least 75 percent of the first story of the structure shall be used for nonresidential use(s). The remaining portion of the structure above the first story may be used for either residential or nonresidential uses, or a combination of both.
 - (c) If a one-story structure exists on the property, 100 percent of the structure shall be occupied for nonresidential use(s) only.
 - (d) Drive-through features for the transaction of business are prohibited.
 - ii. Required Fenestration
 - (a) The ground floor shall be 50 percent to 75 percent doors and/or windows.
 - (b) Upper floors shall be 25 percent to 50 percent doors and/or windows (measured between 3 to 9 feet above each finished floor).
 - iii. Building Entrance
 - (a) The primary entrance shall front a public street with a walkway connecting to a front sidewalk.
 - (b) Architectural elements shall indicate a clear entry point.
 - iv. Parking
 - (a) Off-street parking shall be calculated based on the uses within the development. Shared parking provisions may be utilized to reduce the number of required spaces.
 - (b) No off-street parking shall be located in front of the building façade.
- 3. Office

a. Temporary Contractors Field Office

- i. Temporary contractors field offices or construction offices, including trailers and modular offices, are permitted on or adjacent to any site during which construction is undertaken pursuant to a valid building permit.
- ii. Temporary construction offices may be occupied for office or security purposes, or may be used for storage of equipment and material used during construction of the site.
- iii. Upon completion or abandonment of construction or expiration of the building permit, the temporary construction office shall be removed at the owner's expense.

b. Temporary Real Estate Field Office

Temporary real estate sales offices, including trailers and modular offices, shall be permitted incidental to a residential development. Temporary sales offices shall be located and developed in compliance with the following standards:

- i. The temporary sales office shall be located within the boundaries of the subdivision or tract of land in which the real property is to be sold or leased; and on a property whereon a recorded plat exists and a valid permit for construction has been issued;
- ii. Parking shall be permitted on the lot in which the office is located or on an adjacent lot;
- iii. Permitted temporary real estate sales offices shall not be used as any type of dwelling;
- iv. Use of the temporary real estate sales office for the sale or lease of residential sites or projects located off-site is prohibited; and
- v. All temporary real estate sales offices shall be removed within 30 days after the sale of the last dwelling unit in the development, or within 30 days after 12 continuous months of no construction or sales activity.

c. Model Home

Model homes with or without a sales office shall be permitted incidental to a residential development. Model homes shall be located and developed in compliance with the following standards:

- i. The model home shall be located within the boundaries of the subdivision or tract of land where the real property to be sold or leased is situated.
- ii. Parking shall be permitted on the lot in which the model home is located or on an adjacent lot.
- iii. The model home shall be designed as a permanent structure and shall comply with the provisions of this chapter, all applicable building codes of the City, and state law.
- iv. All exterior lighting shall be limited to typical household exterior lighting. The use of commercial grade ground mounted floodlights and search lights are prohibited.
- v. The model home shall cease operation within 30 days after the sale of the last dwelling unit in the development, at which time the model home shall be vacated and a building permit issued to return the model home to its intended residential use only.
- vi. There shall be no permanent use of temporary buildings or temporary structures.
- vii. Temporary signage and flagpoles advertising the sale of property within the residential development shall not be prohibited provided they comply with the sign ordinance, are permitted, and are maintained at least ten feet away from all lot lines.

4. Personal and Business

a. Funeral Home or Mortuary

One parking space for each 200 square feet of floor space in slumber rooms, parlors or individual funeral service rooms, or one space for each three seats in the auditorium/sanctuary (see **2.04.B. Permitted Use**

Chart), whichever is greater. Adequate on-site stacking spaces shall also be provided for the organization and forming of processions such that these activities do not cause excessive or extended traffic congestion/delays on a public roadway.

b. Hotels

i. A hotel must also meet the following requirements:

- (a) Guest rooms must be accessible only through interior corridors;
- (b) Entrance through exterior doors must be secured and accessible only to guests and employees;
- (c) Hotel management must be on-site 24 hours each day;
- (d) Prohibit overnight parking of trucks with more than two axles in the hotel's parking areas;
- (e) Must contain at least three of the following amenities:
 - (i) A minimum of 300 square feet of dedicated meeting and event facilities;
 - (ii) A restaurant, eating or social area accessible through the interior of the hotel that offers food or food options and seating for at least 30 patrons during industry-standard dining hours;
 - (iii) Swimming pool; or
 - (iv) Fitness center.

c. Recreational Vehicles

See **2.05.G.5 Recreational Vehicles, Travel Trailers, Motor Homes, Dependent Trailers, and Other Mobile Structures.**

5. Retail

a. Mobile Food Courts

- i. No mobile food vendor nor any associated seating areas shall be located in the required landscape buffer yard, access easement, surface drainage easement, driveway, and/or fire lane(s).
- ii. All activity must occur on private property, outside of the public right-of-way.
- iii. There shall be at least three feet of unobstructed clearance between all individual mobile food vendors and all permanent or accessory structures and at least ten feet of unobstructed clearance for mobile food vendors parked side-by-side.
- iv. Mobile food vendors shall not park in required parking stalls, rather they shall be located on a designated paved surface. Spaces for mobile food vendors shall meet the minimum parking requirements per **2.04.B. Permitted Use Chart**.
- v. Vehicular drive-through service of food and/or beverages shall not be permitted.
- vi. Accessible restroom facilities shall be provided within a permanent structure. Temporary or portable toilet facilities are not permitted.
- vii. Electrical service may be provided to the mobile food vendors by a permitted electrical connection or on-board generators. When using on-board generators, sound absorbing devices shall be used.
- viii. A designated seating area shall be provided for patrons.
- ix. Mobile food vendors conducting business operations within an approved mobile food court shall not be subject to restrictions on the length of time that a mobile food vendor may be located at the same location.
- x. Mobile food vendors conducting business at a mobile food court shall have current vehicular registration and shall be in a suitable operating condition for transit.

- xi. All mobile food vendors shall meet all other requirements per [Chapter 32, Peddlers and Solicitors](#).

6. Transportation and Auto Services

a. Auto Sales Vehicle Dealership and Rental Services

- i. Inventory parking spaces shall not contribute to the total parking provided by the use.
- ii. One parking space for each 500 square feet of sales floor/office and other indoor uses, plus one parking space for each 1,000 square feet of exterior lot area used for storage, sales and parking areas, plus one parking space per repair bay in service areas (indoors or outdoors).

b. Automotive Repair and Service, Minor

- i. Automotive Repair and Service, Minor operations and activities shall occur within a fully enclosed structure sufficient to prevent noise glare odors, heat, or other adverse effects from extending beyond the property line of the lot or parcel on which the use is permitted.

c. Automobile Wash

See **2.05.B. Off-Street Parking and Loading** for applicable stacking requirements.

7. Amusement and Recreation

a. Swimming Pools

Swimming pools shall conform to City-adopted ordinances.

8. Institutional and Governmental

a. Communications Antennas and Support Structures/Towers

The following requirements shall apply to communications antennas and support structures/towers:

i. Applicability

- (a) These regulations apply to all commercial and amateur antennae and support structures, unless exempted in **(b)** below.
- (b) Direct broadcast satellite reception, multi-channel multi-point distribution (as defined by the FCC), television reception antenna, and amateur radio antennae meeting the following requirements do not require a permit unless mounted on a pole or mast that is 20 feet or more in height:
 - (i) In any zoning district, antennae that are one meter (i.e., 39 inches) or less in diameter;
 - (ii) In a nonresidential zoning district, antennae that are two meters or less in diameter;
 - (iii) In any zoning district, antennae designed to only receive television broadcasts;
 - (iv) In any zoning district, amateur radio antennae concealed behind or located upon or within attics, eaves, gutters or roofing components of the building; and
 - (v) In any zoning district, amateur radio ground-mounted whips and wire antennae.
- (c) Support structures or antennae legally installed before the effective date of the ordinance from which this section is derived are not required to comply with this section, but must meet all applicable state, federal and local requirements, building codes and safety standards.

ii. Special Definitions

For the purpose of this section, the following special definitions shall apply:

- (a) Antenna, microwave reflector, wireless communication, and antenna support structure means an antenna is the arrangement of wires or metal rods used in transmission, retransmission and/or reception of radio, television, electromagnetic or microwave signals (includes microwave reflectors/antennae). The term "microwave reflector" means an apparatus constructed of solid,

open mesh, bar-configured, or perforated materials of any shape/configuration that is used to receive and/or transmit microwave signals from a terrestrial or orbitally located transmitter or transmitter relay. Microwave reflectors are also commonly referred to as satellite receive only earth stations (T.V.R.O.S.), or satellite dishes. The term "antenna support structure" includes any tower, mast, pole, tripod, box frame, or other structure utilized for the purpose of supporting one or more antennae or microwave reflectors. This definition specifically includes towers (radio, television, microwave, wireless, etc.), mobile antennas, and any type of similar structure that may be temporary.

- (b) Antenna (commercial) means an antenna or antenna support structure used for the purpose of transmission, retransmission, and/or reception of radio, television, electromagnetic, or microwave signals primarily for the purpose of operating a business and/or for financial gain (e.g., commercial broadcasting, cellular/wireless telecommunications, etc.). A satellite dish antenna that exceeds six feet in diameter shall also be considered as a commercial antenna.
- (c) Antenna (non-commercial/amateur) means an antenna or antenna support structure used for the purpose of transmission, retransmission, and/or reception of radio, television, electromagnetic, or microwave signals for private or personal use and not for the purpose of operating a business and/or for financial gain. A satellite dish antenna not exceeding six feet in diameter shall also be considered as a non-commercial antenna.
- (d) Collocation means the use of a single support structure and/or site by more than one communications provider.
- (e) Communications operations (commercial) means the transmission, retransmission, and/or reception of radio, television, electromagnetic, or microwave signals primarily for the purpose of operating a business and/or for financial gain.
- (f) Communications operations (non-commercial/amateur) means the transmission, retransmission and/or reception of radio, television, electromagnetic, or microwave signals for private or personal use, and not for the purpose of operating a business and/or for financial gain.
- (g) Height means the distance measured from the finished grade of the lot/parcel to the highest point on the support structure or other structure, including the base pad and any antennae.

iii. General Requirements

- (a) Antennae and support structures may be considered either principal or accessory uses.
- (b) Antenna installations shall comply with all other requirements of this UDC and the City Code of Ordinances with the exception of those specifically cited within these regulations.
- (c) No commercial antenna support structure shall be closer to any residential district boundary line or residential dwelling than a distance equal to twice the height of the support structure. Such setback/distance shall be measured as the shortest possible distance in a straight line from the structure to the closest point of a residential district boundary line or residential dwelling. Setbacks from residentially zoned property do not apply to antennas attached to utility structures that exceed 50 feet in height, or to antennae placed wholly within or mounted upon a building.
- (d) No amateur or commercial antenna, antenna support structure, microwave reflector/antenna, or associated foundations or support wires or appurtenances shall be located within any required setback area for the front, side or rear yards.
- (e) All antenna and support structures must meet or exceed the current standards and regulations of the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), and/or all other applicable federal, state and local authorities. If those standards change, then the owner/user of an antenna or support structure must bring the antenna/structure into compliance within 180 calendar days or as may otherwise be required by the applicable regulating authority.

- (f) A Building Permit is required to erect or install an antenna, antenna support structure and related structures/equipment, unless the particular antenna is exempt from these regulations (see **2.04.C.8.a.i. Applicability** above). All installations shall comply with applicable federal, state and local building codes and the standards published by the electronic industries association. Owners/users shall have 30 calendar days after receiving notice that an installation is in violation of applicable codes in order to bring it into full compliance.
 - (g) Antennae (amateur or commercial) shall not create electromagnetic or other interference with the city's and the county's radio frequencies and public safety operations, as required by the FCC. In accordance with FCC regulations, antennae also shall not interfere with radio or television reception of nearby property owners. In no manner shall the use of such equipment infringe upon adjoining property owners.
 - (h) No antenna or support structure shall be located so as to create a visual obstruction within critical visibility areas (such as at street intersections or where a private driveway enters a roadway) or a traffic safety problem.
 - (i) Safeguards shall be utilized to prevent unauthorized access to an antenna installation (e.g., on a water tower or utility structure, a free-standing installation, etc.). Safeguards include certain devices identified/recommended by the manufacturer of the antenna or support structure, a fence, a climbing guard, or other commercially available safety devices. Climbing spikes or other similar climbing device, if utilized, shall be removed immediately following use.
 - (j) Temporary antenna shall only be allowed in the following instances:
 - (i) In conjunction with a festival, carnival, rodeo or other special event/activity;
 - (ii) In case of an emergency (e.g., severe weather, etc.) or a news coverage event;
 - (iii) When needed to restore service on a temporary basis after failure of an antenna installation. The City must be notified within 72 hours of the placement of a temporary antenna. If the temporary antenna is to be needed for more than seven calendar days, then the owner/user must apply for and acquire a permit for the temporary installation on or before the eighth day following initial placement of the antenna.
- iv. Collocation Is Greatly Encouraged
- (a) Existing towers must be used to support new antennae (i.e., collocation) unless the applicant can demonstrate a unique need for a new tower. All new support structures over 50 feet in height shall be constructed to support antennae for at least two carriers, unless the structure is an alternative or stealth design, or the support structure is replacing an existing utility structure or light standard. Sufficient area for associated structures and equipment shall also be provided.
 - (b) A support structure that is modified or reconstructed in order to accommodate collection shall be of the same type, design and height as the existing structure, and it may be moved on the same property within 50 feet of its original location provided that it is not moved any closer to residentially zoned property (if the structure was allowed by CUP, then its new location shall be within the physical/land boundaries of the CUP). The original (i.e., former) support structure shall be removed from the property within 30 calendar days following completion of the new structure.
 - (c) Where an additional antenna is to be attached to an existing support structure that already has an antenna mounted upon it, the new antenna shall comply with and be compatible with the design of the existing antenna on the collocated structure.
- v. Support buildings and equipment storage areas/buildings shall be screened from public view if mounted on a rooftop. When ground mounted, they shall meet all applicable front, side and rear yard setback requirements of the applicable base zoning district.

- vi. Satellite dishes, television antennas, and other similar antennas shall be permitted on the roof of a building, as long as satellite dishes do not exceed one meter (39 inches) in diameter and antennae do not extend over ten feet above the roof of the building. A letter certifying the roof's/building's structural stability shall be written and sealed by a registered architect or engineer, and shall be submitted to the Building Official prior to any approval of a roof-mounted antenna. Roof-mounted antenna that comply with the provisions of these regulations do not require additional yard setbacks or setbacks from residential areas or dwellings.
 - vii. Only one amateur antenna/support structure shall be permitted per residential lot, except that a maximum of two satellite dishes may be allowed if both units are no larger than one meter (39 inches) in diameter (only one allowed if over one meter in diameter).
 - viii. All commercial signs, flags, lights and attachments other than those required for emergency identification, communications operations, structural stability, or as required for flight visibility by the FAA and/or FCC shall be prohibited on any antenna or antenna support structure. However, lights may remain or be placed upon light standards that are altered or replaced in order for them to serve as antenna support structures provided that said lights are not commercial (i.e., for-profit) in nature, and provided that said lights are placed/replaced as the same size, configuration, number of bulbs, degree of luminance, etc. as they previously existed prior to support structure modification/replacement.
 - ix. Any publicly owned antennae or antenna support structures are exempt from regulation by this chapter (e.g., public safety communications, etc.).
 - x. Location requirements for commercial antennas. A commercial antenna support structure not allowed by right through another provision of this section may be allowed in any zoning district by conditional use permit (CUP) provided that it shall be no closer than a distance equal to twice the height of the support structure to any residentially zoned lot and/or to any residential use. Such setback shall be measured as the shortest distance in a straight line from the structure to the closest point of any residential zoned lot other than the lot upon which the support structure is located.
- b. School, Primary and Secondary

The following parking space requirements shall be provided for each school type and in accordance with Section 2.05.B. **Off-Street Parking and Loading.**

- i. Elementary
Two spaces for every classroom and office.
- ii. Junior High
Three spaces for every classroom and two spaces for each office.
- iii. High School
Eight spaces for every classroom and two spaces for each office.

9. Commercial

- a. Large Equipment and Materials Storage and Sales
 - i. Except in the Industrial (I) District, where the use is engaged in the storage, display, and sale of agricultural and construction materials such as feed, grain, paint, lumber, or others, these materials shall be stored within a screened, partially enclosed, or fully enclosed structure such as a barn, silo, shed, or incidental warehousing structure.

10. Manufacturing and Industrial

- a. Wrecking or Salvage Yards
Any Wrecking or Salvage Yard, whether a primary use or an accessory use, shall provide a screening wall with a wood, brick masonry, stone masonry, concrete block, or other architectural masonry finish. Said

screening device shall be of uniform height in relation to the ground that screens the view from adjoining lots and/or public places from junk. Stacking of junk above the height of the screening device that allows visibility from an adjoining lot or public place shall be prohibited.

11. Accessory/Temporary Uses

a. Drive-Throughs

- i. Noise abatement strategies (e.g., directional speakers, ambient noise sensors, screening walls, or landscaping) are required for speakers within 150 feet of a residential district.
- ii. An escape lane shall be provided parallel to the drive-through lane from the beginning of the drive-through lane to the pick-up window.
- iii. An escape lane shall be an area measuring a minimum of 11 feet wide that provides access around the drive-through facility.

b. Fuel Pumps/EV Charging Stations

- i. Fuel pumps and related canopy posts that parallel a public street shall be located a minimum of 25 feet to the property line adjacent to a public street.
- ii. Fuel pumps that are perpendicular or diagonal to a public street, the setback shall be 30 feet in order to prevent vehicles stacking out into the street while waiting for a pump position.
- iii. The actual canopy itself may encroach up to four feet into the required setback, provided no posts or vertical structures encroach.
- iv. EV charging stations may be located at parking spaces that are incidental to another use intended to serve vehicles of residents, employees, customers, or visitors during their stay.

c. Outdoor Storage

Outdoor storage shall be limited to the following:

- i. Is prohibited in O and NR District.
- ii. Is permitted in the GR, OT, and C Districts with certain standards outlined in the zoning district.
- iii. Is permitted in the II District.
- iv. Shall be located behind the front building line and observe all setback requirements for the main structure or building.
- v. Shall be visually screened from any public street or adjacent property with a minimum six-foot solid wall or fence.
- vi. Note: Outdoor storage is not outdoor sales; see the use "Outdoor Sales as a Primary Use".

d. Outdoor Display

- i. Outdoor Display shall be limited to 5 percent of the total lot area or 20 percent of the primary building's gross floor area, whichever is more restrictive.
- ii. Temporary storage of merchandise for display and sale placed on a sidewalk or other pedestrian area must maintain a 6-foot-wide pedestrian path through and adjacent to an Outdoor Display area. The pedestrian path must be improved to standard pedestrian accessibility requirements and may not be located within off-street parking areas, fire lanes, easements, maneuvering aisles, or loading zones.

e. Garage or Yard Sales

In connection with the residential or institutional occupancy of a structure, the tenants may offer their personal belongings and household effects for sale to the general public provided that such sales are not conducted on the same lot for more than three days (whether consecutive or not) during any 90-day period.

f. Temporary Outdoor Sales

Temporary outdoor retail sales, excluding those uses specifically noted in the use chart with normal outdoor sales such as automobile lots, which involve the outdoor display of merchandise and seasonal items, shall be limited to the following:

- i. Shall not be placed/located more than 30 feet from the main building in GR and C Districts, and not more than 12 feet from the main building in the Old Town area.
- ii. Shall not occupy any of the parking spaces that are required by this chapter for the primary uses of the property (except on a temporary basis only, which is a maximum of 30 days per display and a maximum of two displays per calendar year).
- iii. Shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
- iv. Shall not extend into public right-of-way or onto adjacent property.
- v. All outdoor display items shall be removed at the end of business each day (except for large seasonal items such as Christmas trees).
- vi. All merchandise shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.

g. Temporary Seasonal Sales

Temporary seasonal sales shall be limited to the following:

- i. Are allowed in the GR, C, and OT Districts.
- ii. May occupy required parking spaces for the primary uses of the property for seasonal sales on a temporary basis only, which is a maximum of 30 days per display of seasonal materials and a maximum of two displays per calendar year, provided parking is adequate and not overloading the streets or adjacent properties.
- iii. Shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
- iv. Shall not extend into public right-of-way or onto adjacent property.
- v. All merchandise shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.

h. Temporary Storage Containers

Temporary storage containers shall be limited to the following:

- i. Are prohibited in O, NR and OT Districts, except in accordance with **iii** below.
- ii. Are allowed in GR, C and I Districts provided they do not occupy required parking or loading areas and are behind required setbacks and not contained in a front or side setback adjacent to a street.
- iii. May be used in all nonresidential districts on a temporary basis during construction while a valid permit exists. If the business is closed or limited during construction, the containers may occupy required parking.

i. Home Occupations

i. All Home Occupations must be a no-impact home-based business.

- (a) In accordance with [Sec. 229.902 of the Texas Local Government Code](#), a "no-impact home-based business" means a home-based business that:

- (i) Has at any time on the property where the business is operated a total number of employees and clients or patrons of the business that does not exceed the municipal occupancy limit for the property;
 - (ii) Does not generate on-street parking or a substantial increase in traffic through the area;
 - (iii) Operates in a manner in which none of its activities are visible from a street; and
 - (iv) Does not substantially increase noise in the area or violate a municipal noise ordinance, regulation, or rule.
- ii. All Home Occupations must comply with federal, state, and local law, including:
 - (a) A municipal fire and building code; and
 - (b) A municipal regulation related to:
 - (i) Health and sanitation;
 - (ii) Transportation or traffic control;
 - (iii) Solid or hazardous waste; or
 - (iv) Pollution and noise control;
- iii. All Home Occupations must be compatible with the residential use of the property where the business is located.
 - (a) The Director will determine whether the Home Occupation is compatible with the residential use of the property. The Director's decision may be appealed to the Planning and Zoning Commission. The Commission's decision may be appealed to the City Council.
- iv. All Home Occupations must be secondary to the use of the property as a residential dwelling.
- v. The City reserves the right to limit or prohibit the operation of a home-based business that:
 - (a) Sells alcohol or illegal drugs;
 - (b) Is a structured sober living home; or
 - (c) Is a sexually oriented business as defined by [Sec. 243.002 of the Texas Local Government Code](#).