

Shopping Center Zoning District

The SC, Shopping Center district provides a uniform set of standards for modern shopping center development including requirements for screening, off-street parking and building setbacks. Inasmuch as the SC, Shopping Center district occurs in close proximity to residential development, building setback and screening requirements are included to achieve a compatible relationship between the retail development and the adjacent residential areas which they are intended to serve. It is anticipated that from time to time additional SC, Shopping Center districts will be applied to the district map where such retail service is required to serve developing residential communities.

The following are the land uses allowed in the Shopping Center Zoning District.

S = Allowed by Specific Use Permit; Blank = Allowed by right

	Type of Use	SC
<u>A</u>		
134	Airport or landing field	S
122	Amusement, commercial (outside)	S
123	Amusement, commercial (inside)	S
67	Animal clinic or hospital (without outside runs)	S
100	Antique shop	
200	Appliance sales/service (inside display)	
80	Art needlework	
144	Auto glass muffler and/or seat cover shop	S
145	Auto parts and accessory sales (inside only)	
150	Auto repair garage (inside)	S
221	Automobile rental	S
<u>B</u>		
102	Bakery or confectionery shop (retail)	
57	Bank/savings and loan office	
50	Bar, lounge or tavern	
81	Barber and beauty shop	
109	Beverage store	
189	Bicycle sales and service (inside)	S
191	Boat glass, muffler and/or seat cover shop	S
195	Boat parts and accessory sales (inside only)	
197	Boat repair garage (inside) (excluding body work)	S
82	Book, handcraft, binding	
103	Book and stationery store/kwik copy	
<u>C</u>		
143	Car wash and auto laundry	S
124	Carnival or circus	S
56	Catering services	
104	Camera shop	
30	Cemetery or mausoleum	S
29	Church	

105	Cigar, tobacco and candy store	
84	Cleaning shop, small custom	
58	Clinic, medical, dental or optical	
106	Clothing store	
126	Club, private; lodge or fraternal organization	S
38	College dormitory	S
37	College fraternity or sorority	S
32	College/university/seminary	S
21	Commercial radio/TV transmitting station	
9	Community center (private)	
48	Community welfare/health center	S
31	Convent or monastery	
86	Custom sewing and millinery	
217	Credit access business	S
<u>D</u>		
36	Day camp	S
33	Day nursery/day care center	
107	Drug store or pharmacy	
114	Duplication shop	
<u>E</u>		
57	Eating place w/drive-in service	
52	Eating place w/drive-thru service	
53	Eating place w/beer, wine/liquor	See section 10-2205
54	Eating place w/dancing or entertainment	
17	Electric substation	
<u>F</u>		
70	Farm or ranch	
127	Fairgrounds	S
164	Fix-it shop, radio, TV and appliance repair	
110	Florist shop	
101	Food store, retail sale	
34	Foster home	S
165	Furniture repair store	S
111	Furniture store (new)	
<u>G</u>		
71	Garden shop and plant sales, display or greenhouse	
216	Gun ranges, indoor	S
<u>H</u>		
88	Hand weaving	
87	Handcraft, ceramic sculpture or similar artwork	
112	Hardware and/or sporting goods store	

	Hatchery and breeding operation	S
89	Health studio	
139	Helistop	S
113	Hobby shop, art supply store	
44	Home for the aged, residence	S
175	Home repair and maintenance shop	S
40	Hospital	
<u>I</u>		
39	Institution for care of alcoholic, narcotic psychiatric patients	S
41	Institution of a religious, charitable or philanthropic nature	
<u>K</u>		
79	Kennels, indoor (no outside runs)	S
	Kennels, outdoor (includes outside runs)	S
90	Key shop	
<u>L</u>		
59	Laboratory, medical, dental or optical	
60	Laboratory, scientific testing/precision	S
92	Laundry or dry cleaning, commercial	S
91	Laundry or dry cleaning, self-service	
93	Laundry or dry cleaning, pickup and receiving station	
42	Library, art gallery/museum	
168	Light fabrication and assembly processes	S
<u>M</u>		
61	Medical appliance fitting/sales	
205	Mobile food vendor	
188	Municipal complex	S
<u>O</u>		
63	Office, general	
64	Optical shop	
16	Outside sales	
<u>P</u>		
115	Paint and wallpaper store	
129	Park or playground, public	S
10	Parking, required offstreet	
161	Parking, surface	
94	Photography studio	
174	Plumbing, electrical, A/C, heating shops (inside only)	S
196	Plumbing, electrical, A/C, heating shops (outside storage)	S
28	Post office	
55a	Private club, eating place with beer, wine or liquor	S
55b	Private club with bar service	S

<u>R</u>		
20	Radio, television or communications facilities	
130	Recreation club or area, private	
49	Rectory	S
119	Retail stores and shops other than listed	S
<u>S</u>		
45	School business	
47	School, public denominational	
158	Service station (motor vehicle fuel)	
22	Sewage pumping station	S
95	Shoe repair	
206	Snow cone establishment (seasonal)	
20	Smoking lounge	
222	Smoking room	
180	Stone, sand/gravel extraction	S
12	Swimming pool, private	
18	Swimming pool, sales and supply	
65	Studio: Art, music, ceramics, drama, speech, dance or similar skills	S
66	Studio, broadcasting and/or recording	
<u>T</u>		
96	Tailor	
211	Tattoo parlor	S
24	Telephone exchange/switching/transmitting equipment	
13	Temperature [Temporary] field or construction office	
120	Tool and equipment rental (inside display only)	
133	Theater, not drive-in type	
117	Thrift Store	S
98	Travel bureau	
<u>U</u>		
19	Utilities, local	
25	Utilities, (public/private) government installation	
<u>V</u>		
76	Veterinarian's office (no hospital)	
201	Video arcades	S
<u>W</u>		
26	Water resources, well or pumping station	

The number provided prior to the use is the reference number for the definition of the use within the Zoning Ordinance for the City of The Colony. You may access the Zoning Ordinance land use definitions by visiting [Section 10. – Use of Land and Buildings](#).



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If a use is not outlined in the list above, then the use is not permitted. Uses requiring a SUP do not mean they will be approved by the Planning and Zoning Commission and City Council, but it does allow you the ability to request consideration of the use in this zoning district.

PLANNING AND DEVELOPMENT DEPARTMENT

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