

PART II - CODE OF ORDINANCES
CHAPTER 12 - CITY OF ROANOKE, TEXAS, COMPREHENSIVE ZONING ORDINANCE
APPENDIX 3. SECTION 12.661 — USE CHARTS

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Legend

P - The land use is permitted by right in the zoning district indicated.

- The land use is prohibited in the zoning district indicated.

S - The land use may be approved as a conditional use/Specific Use Permit (SUP) in the zoning district indicated.

Types of Land Uses	Residential Zoning Districts												Non-Residential Zoning Districts				
	AG	SF-22	SF-15	SF-11	SF-7			SFA	MF-12	MH			O	R	LC	BP	HI
Agricultural Uses																	
Bulk Grain and/or Feed Storage	P															P	
Farms, General (Crops)	P															P	
Farms, General (Livestock/Ranch)	P	S														P	
Food Processing	P															P	
Greenhouse (Non-Retail/Hobby)	P	P	P	P	P			P	P	P						P	
Hay, Grain, and/or Feed Sales	P													P	P	P	
Livestock Sales	P															P	
Orchard/Crop Propagation	P	P														P	
Plant Nursery (growing for commercial purposes but no retail sales on site)	P															P	
Rock Gardens	P																
Stables (As a business)	P															S	
Stables (Private, Accessory Use)	P	P														S	
Stables (Private, Principal Use)	P	S														S	
Residential Uses																	
Accessory Building/Structure (Residential: no larger than 225 square feet in size and twelve foot (12') in height)	P	P	P	P	P			P	P	P							

PART II - CODE OF ORDINANCES
CHAPTER 12 - CITY OF ROANOKE, TEXAS, COMPREHENSIVE ZONING ORDINANCE
APPENDIX 3. SECTION 12.661 — USE CHARTS

Accessory Building/Structure (Residential: larger than 225 square feet in size OR twelve foot (12') in height)	P		P	P	P	P			P	P	P						
Accessory Building/Structure (Non-Residential)													P	P	P	P	P
Accessory Dwelling	P		P	P					P	P	P						
Caretaker's/Guard's Residence									P	P	P			P		P	
Community Home	P		P	P	P	P			P	P	P						
Duplex/Two- Family									P								
Family Home Adult Care	P		P	P	P	P			P	P	P						
Family Home Child Care	P		P	P	P	P			P	P	P						
Four Family (Quadraplex)										P							
Home Occupation	P		P	P	P	P			P	P	P						
Independent Living													S				
Multi-Family (Apartments)										P							
Private Street Subdivision																	
Rooming/Board House										P							
Single Family Detached	P		P	P	P	P			S	S	S						
HUD-Code Manufactured Home											P						
Single Family Industrialized Home	P		P	P	P	P			P	P	P						
Single Family Townhouse (Attached)									P	P							
Single Family Zero Lot/tract Line/Patio Homes																	
Swimming Pool (Private Use only by resident)	P		P	P	P	P			P	P	P						
Three Family (Triplex)										P							
Office Uses																	
Armed Services Recruiting Center													P		P	P	
Check Cashing Service														P	P	P	
Credit Agency													P		P	P	
Insurance Agency Offices													P	P	P	P	
Offices (Brokerage Services)													P	P	P	P	

PART II - CODE OF ORDINANCES
CHAPTER 12 - CITY OF ROANOKE, TEXAS, COMPREHENSIVE ZONING ORDINANCE
APPENDIX 3. SECTION 12.661 — USE CHARTS

Offices (Health Services)														P		P	P	
Offices (Legal Services)														P		P	P	
Offices (Medical Office)														P	P	P	P	
Offices (Professional)														P	P	P	P	
Offices (Parole - Probation)														P		P	P	
Real Estate Offices														P		P	P	
Telemarketing Agency														S	S	P	P	
Bank														P	P	P	P	
Savings and Loan														P	P	P	P	
Security Monitoring Company (No Outside Storage)														P	P	P	P	
Personal and Business Service Uses																		
Appliance Repair															P	P	P	P
Artist Studio														P	P	P	P	
Ambulance Service (Private)																P	P	
Automobile Driving School (including Defensive Driving)														S	P	P	P	
Automatic Teller machines (ATM's)														P	P	P	P	
Barber/Beauty Shop/College (barber or cosmetology school or college)														P	S	P	P	
Barber/Beauty Shop (non-college)															P	P	P	
Bed & Breakfast	S		S	S	S	S				S					P		P	
Communication Equipment (installation and/or Repair—No outdoor sales or storage)																P	P	P
Computer Sales															P	P	P	
Credit Unions														P	P	P	P	
Dance/Drama/Music Schools (Performing Arts)														P	P	P	P	
Exterminator service (no outdoor sales or storage)															S	P	P	
Financial Services (Advice/Invest)														P	P	P	P	
Full Service Hotel														S	S	S	S	
Funeral Home															P	P	P	

PART II - CODE OF ORDINANCES
CHAPTER 12 - CITY OF ROANOKE, TEXAS, COMPREHENSIVE ZONING ORDINANCE
APPENDIX 3. SECTION 12.661 — USE CHARTS

Limited Service Hotel														S	S	S	S	
Martial Arts School															P	P	P	
Kiosk (providing a service)														S	S	P	S	
Laundry/Dry Cleaning (Drop Off/Pick Up)															P	P	P	
Locksmith															P	P	P	
Mini-Warehouse/Self Storage															S	P	P	P
Newspaper or Job Printing															P	P	P	
Photo Studio														P	P	P	P	
Photocopying/Duplicating														P	P	P	P	
Security Quarters as Associated with a Business (Live in)																P	P	
Sexually Oriented Business	See Chapter 4, Article 4.300 of the City of Roanoke Code of Ordinances																	
Shoe Repair														P	P	P	P	
Studio for Radio or Television (without tower)														P	S	P	P	
Tailor Shop														P	P	P	P	
Tool Rental (Indoor Storage only)															P	P	P	
Tool Rental (with Outdoor Storage)															S	P	P	
Travel Agency														P	P	P	P	
Retail Uses																		
Alcoholic Beverage Retail Sales, Beer Barns, Bars, Liquor Stores, etc. (No drive through)															S	S	S	S
All Terrain Vehicle (go-carts) Dealer/Sales															S	P	P	
Antique Shop (household items; no outside storage)															P	P	P	
Any use with on- and off-premise alcohol sales as more than 50% of its gross sales revenue														S	S	S	S	S
Art Dealer/Gallery														P	P	P	P	

PART II - CODE OF ORDINANCES
CHAPTER 12 - CITY OF ROANOKE, TEXAS, COMPREHENSIVE ZONING ORDINANCE
APPENDIX 3. SECTION 12.661 — USE CHARTS

Auto Dealer (Primarily New/Used Auto Sales as accessory use only)																S	P	P	
Auto Dealer, Used Auto Sales																S	P	P	
Auto Supply Store for New & Rebuilt Parts																P	P	P	
Bakery (Retail)																P	P	P	
Bike Sales and/or Repair																P	P	P	
Book Store															S	P	P	P	
Building Material Sales																P	P	P	
Cabinet Shop (manufacturing)																S	P	P	
Cafeteria																P	P	P	
Confectionery Store (Retail)																P	P	P	
Consignment Shop																P	P	P	
Convenience Store without gas sales																P	P	P	
Department Store																P	P	P	
Drapery Shop/Blind Shop																P	P	P	
Florist																P	P	P	
Food or Grocery Store																P	P	P	
Furniture Sales (Indoor)																P	P	P	
Garden Shop (Inside Only; no outside storage)																P	P	P	
Gravestone/Tombstone Sales																S	P	P	
Handicraft Shop																P	P	P	
Hardware Store																P	P	P	
Home Improvement Center																P	P	P	
Lawnmower Sales and/or Repair																P	P	P	
Major Appliance Sales (indoor)																P	P	P	
Market (Public, Flea)																S	S	S	
Mobile home, modular home, and manufactured home sales and display facilities																S	P	P	
Motorcycle Dealer (primarily new/repair)																S	P	P	
Motor home, trailer and recreational vehicles																S	P	P	

PART II - CODE OF ORDINANCES
CHAPTER 12 - CITY OF ROANOKE, TEXAS, COMPREHENSIVE ZONING ORDINANCE
APPENDIX 3. SECTION 12.661 — USE CHARTS

sales, rental, and display facilities																		
Personal Watercraft Sales (primarily new/repair/rental)															P	P	P	
Needlework Shop															P	P	P	
Permanent Cosmetics															S			
Pet Grooming (Indoor Kennels)															P	P	P	
Pet Shop/Supplies															P	P	P	
Pharmacy															P	P	P	
Plant Nursery (Retail Sales/Outdoor Storage)															S	P	P	
Recycling Kiosk															S	P	P	
Restaurant														P	P	P	P	
Restaurant (Drive-In)														P	P	P	P	
Retail Store (Misc.)															P	P	P	
Security Systems Installation Company															P	P	P	
Studio Tattoo or Body Piercing																	S	
Temporary Outdoor Retail Sales/Commercial Promotion (30 day time limit; permit required)															P	P	P	
Upholstery Shop (Non-Auto)															S	P	P	
Used Merchandise/furniture Store)															S	P	P	
Vacuum Cleaner Sales and Repair															P	P	P	
Veterinarian/Small Animal Clinic (Indoor Kennels)															P	P	P	
Woodworking Shop (ornamental)															P	P	P	
Transportation and Auto Service Uses																		
Aircraft, Aircraft Hardware or Parts Manufacture																	P	P
Auto Body Repair																P	P	
Auto Financing & Leasing															S	P	P	
Auto Glass Repair/Tinting															S	P	P	

PART II - CODE OF ORDINANCES
CHAPTER 12 - CITY OF ROANOKE, TEXAS, COMPREHENSIVE ZONING ORDINANCE
APPENDIX 3. SECTION 12.661 — USE CHARTS

Auto Interior Shop/Upholstery																S	P	P	
Auto Muffler Shop																S	P	P	
Auto Paint Shop																	P	P	
Auto Rental																S	P	P	
Auto Repair (General)																S	P	P	
Auto Repair as an Accessory Use to Retail Sales																S	P	P	
Auto Tire Repair/Sales (Indoor)																S	P	P	
Auto Wrecker Service																	P	P	
Automobile, Mobile Home, Heavy Equipment Manufacturing																			P
Automotive Gasoline or Motor Fuel Service																P	P	P	P
Car Wash (Self Service; Automated)																P	P	P	
Full Service Car Wash (Detail Shop)																P	P	P	
Limousine/Taxi Service																	P	P	
Off-Street Parking Lot																		S	
Public Garage/Parking Structure																P	P	P	
Quick Lube/Oil Change/Minor Inspection																S	P	P	
Railroad or Bus Passenger Terminal																S	P	P	
Tire Sales (Outdoors)																S	P	P	
Amusement and Recreational Service Uses																			
Amusement Devices/Arcade (Four or more Devices)																S	P	S	
Amusement Services (Indoors)																P	P	P	
Amusement Services (Outdoors)																S	S	S	
Ballpark, stadium, athletic field (private)																S	P	P	
Billiard/Pool Facility (Three or More Tables)																S	S	S	
Bingo Facility																S	S	S	
Bowling Center																P	P	P	

PART II - CODE OF ORDINANCES
CHAPTER 12 - CITY OF ROANOKE, TEXAS, COMPREHENSIVE ZONING ORDINANCE
APPENDIX 3. SECTION 12.661 — USE CHARTS

Broadcast Station (with Tower)																P	S	
Country Club (Private)	S		S	S	S	S		S	S	S							P	
Dance Hall/Dancing Facility														S		P	P	
Day Camp	P																P	
Dinner Theatre														P		P	P	
Driving Range	S													S		P	P	
Earth Satellite Dish (Private, less than 3' in diameter)	(See Section 12.804)																	
Exhibition Hall														S		P	P	
Fair Ground														S		S	S	
Golf Course (Miniature)	S													P		P	P	
Golf Course (Private)	S		S	S	S	S		S	S	S			S	S		S	S	
Golf Course (Public)	S																	
Health Club (Physical Fitness; Indoors Only)													P	P		P	P	
Motion Picture Theatre (Indoors)														P		P	P	
Motion Picture Studio, Commercial Film														P		P	P	
Museum (Indoors Only)													P	P		P	P	
Park and/or Playground (Private)	S		S	S	S	S		S	S	S			S	S		S	S	
Park and/or Playground (Public)	P		P	P	P	P		P	P	P			P	P		P	P	
Travel Trailers/RV's (Short Term Stays)										S								
Rodeo Grounds	S																S	
Skating Rink (Ice)														P		P	P	
Swimming Pool (Private; Membership)	S		S	S	S	S		S	S	S			S	P		P	P	
Swimming Pool (Public)	P		P	P	P	P		P	P	P			P	P		P	P	
Tennis Court (Lighted)	S		S	S	S	S		S	P	P			S	S		S	S	
Tennis Court (Private/Lighted)														P				
Tennis Court (Private/Not Lighted)	P		P	P	P	P		P	P	P			P	P		P	P	
Theatre (Non-Motion Picture; Live Drama)														P		P	P	
Video Rental/Sales														P		P	P	
Institutional/Governmental Uses																		

PART II - CODE OF ORDINANCES
CHAPTER 12 - CITY OF ROANOKE, TEXAS, COMPREHENSIVE ZONING ORDINANCE
APPENDIX 3. SECTION 12.661 — USE CHARTS

Antenna (Non-Commercial)	(See Section 12.804)															
Antenna (Commercial)	(See Section 12.804)															
Assisted Living Facility								S	P	S			S			
Broadcast Towers (Commercial)	(See Section 12.804)															
Cellular Communications Tower/PSS	(See Section 12.804)															
Cemetery and/or Mausoleum	S													S	S	S
Child Day Care (Business)													S	P	P	P
Church/Place of Worship	P		P	P	P	P		P	P	P			P	P	P	P
Civic Club													P	P	P	P
Clinic (Medical)													P	P	P	P
Community Center (Municipal)	P		P	P	P	P		P	P	P			P	P	P	P
Electrical Generating Plant														S	S	S
Electrical Substation	S		S	S	S	S		S	S	S			S	P	S	P
Electrical Transmission Line	S		S	S	S	S		S	S	S			S	S	S	P
Emergency Care Clinic														P	P	P
Fire Station	P		P	P	P	P		P	P	P			P	P	P	P
Franchised Private Utility (not listed)	P		P	P	P	P		P	P	P			P	P	P	P
Fraternal Organization													S	P	P	P
Gas Transmission Line (Regulating Station)	S		S	S	S	S		S	S	S			S	S	S	S
Governmental Building (Municipal, State or Federal)	P		P	P	P	P		P	P	P			P	P	P	P
Group Day Care Home								S	P	P			S	S	S	S
Heliport															S	S
Helistop														P	P	P
Hospice									P					S	S	S
Hospital (Acute Care/Chronic Care)														P	P	P
Library (Public)	P		P	P	P	P		P	P	P			P	P	P	P
Mailing Service (Private)													P	P	P	P
Maternity Homes									P					S	S	S
Non-Profit Activities by Church	P		P	P	P	P		P	P	P			P	P	P	P
Nursing/Convalescent Home								S	P	S			S			
Orphanage	S								S							

PART II - CODE OF ORDINANCES
CHAPTER 12 - CITY OF ROANOKE, TEXAS, COMPREHENSIVE ZONING ORDINANCE
APPENDIX 3. SECTION 12.661 — USE CHARTS

Philanthropic Organization														S	S	P	S	
Phone Exchange/Switching Station	S													S	P	S	S	
Police Station	P		P	P	P	P			P	P	P			P	P	P	P	P
Post Office (Governmental)	P		P	P	P	P			P	P	P			P	P	P	P	
Radio/Television Tower (Commercial)	(See Section 12.804)																	
Rectory/Parsonage	P		P	P	P	P			P	P	P			P				
Retirement Home/Home for the Aged									S	P	S			S	P			
School, K through 12 (Private)	S		S	S	S	S			S	S	S			S				
School, K through 12 (Public)	P		P	P	P	P			P	P	P			P			P	
School, Vocational (Business/Commercial Trade)																P	P	
Sewage Pumping Station	P		P	P	P	P			P	P	P			P	P	P	P	P
Small Wind Energy Systems on Lots of Five Acres or More (subject to Section 12.649)	P					P												
Small Wind Energy Systems on Lots Less Than Five Acres (subject to Section 12.649)	S					S												
Solar Farm																		S
Utility Distribution Line	P		P	P	P	P			P	P	P			P	P	P	P	P
Water Supply Facility (Private)																	P	
Water Supply Facility (Elevated Water Storage)	P		P	P	P	P			P	P	P			P	P	P	P	P
Water/Wastewater Treatment Plant (Public)	P		P	P	P	P			P	P	P			P	P	P	P	P
Commercial and Wholesale Trade Uses																		
Book Binding															S	S	P	
Electrical Service Shop															S	P	P	P
Feed & Grain Store	S														P	P	P	
Furniture Manufacture																	P	P
Heating & Air-Conditioning															S	P	P	

PART II - CODE OF ORDINANCES
CHAPTER 12 - CITY OF ROANOKE, TEXAS, COMPREHENSIVE ZONING ORDINANCE
APPENDIX 3. SECTION 12.661 — USE CHARTS

Sales/Services (no outside storage)																	
Livestock—Wholesale	P															S	
Pawn Shop														S	P	P	
Propane Sales (Retail)														S	S	P	
Taxidermist	S													S	S	P	
Transfer Station (Refuse/Pick-up)															S	P	
Veterinarian (Outdoor Kennels or Pets)	S													S	S	S	
Warehouse/Office														P	P	P	
Welding Shop															P	P	
Light Industrial/Manufacturing Uses																	
Temporary Model Home Sales Office, No Outside Storage including Vehicles (Only with Model Home Permit)			P	P	P	P			P	P	P						
Chemical Products Manufacturing & Storage (indoors)																	P
Contractor's Office/Sales, with Outside Storage including Vehicles														S	P	P	
Contractor's Temporary On-Site Construction Office (only with permit)	P		P	P	P	P			P	P	P		P	P	P	P	
Electronic Assembly														S	S	P	
Electronic Data Processing														S	S	P	
Electrical Equipment or Appliance Manufacturing																P	P
Electroplating																	P
Engine Repair/Motor Manufacturing Re-Manufacturing and/or Repair														S	P	P	P
Feed Mill																P	
Flour Mill, Yeast Plant																P	
Foundry, Forge Plant, Rolling Mill																	P
Galvanizing, Hot-Dip Metal Process																	P

PART II - CODE OF ORDINANCES
CHAPTER 12 - CITY OF ROANOKE, TEXAS, COMPREHENSIVE ZONING ORDINANCE
APPENDIX 3. SECTION 12.661 — USE CHARTS

Kitchen Equipment Manufacturing															S	S	P	P
Laboratory Equipment Manufacturing																	P	P
Machine Shop															S	P	P	P
Maintenance & Repair Service for Buildings															S	S	P	
Metal Fabrication Plant																		P
Micro Brewery (on-site mfg. & sales)																		
Oil Well Tools, Oil Well Equipment Manufacturing																		P
Outside Storage															S	S	P	
Petroleum Products Manufacturing & Storage																		P
Planing Mill																	P	P
Plumbing Shop (no outside storage)															P	P	P	
Processing of Chemicals or Mineral Extraction																		P
Research Lab (Non-Hazardous)															S	S	P	P
Sand/Gravel Sales (Storage)															S	S	S	
Sign Manufacturing															S	S	P	P
Stone/Clay/Glass Manufacturing															S	S	P	P
Textile or Garment Manufacturing																	P	P
Wood, Plastic Container Manufacturing															S	S	P	P

(Ord. No. 2010-108, § 3, adopted 7/27/2010; Ord. No. 2011-109, §§ 2, 3, adopted 8/9/2011; Ord. No. 2013-116, § 3, adopted 10/22/2013; Ord. No. 2015-121, § 2, adopted 10/13/2015 ; Ord. No. 2016-111 , § 2, adopted 6/14/2016; Ord. No. 2017-124 , § 2, adopted 6/27/2017; Ord. No. 2020-100 , § 4, 1/14/2020; Ord. No. 2020-105 , § 2, 3/24/2020; Ord. No. 2021-104 , § 2, 2/9/2021)

PART II - CODE OF ORDINANCES
CHAPTER 12 - CITY OF ROANOKE, TEXAS, COMPREHENSIVE ZONING ORDINANCE
APPENDIX 3. SECTION 12.661 — USE CHARTS

ILLUSTRATION 1

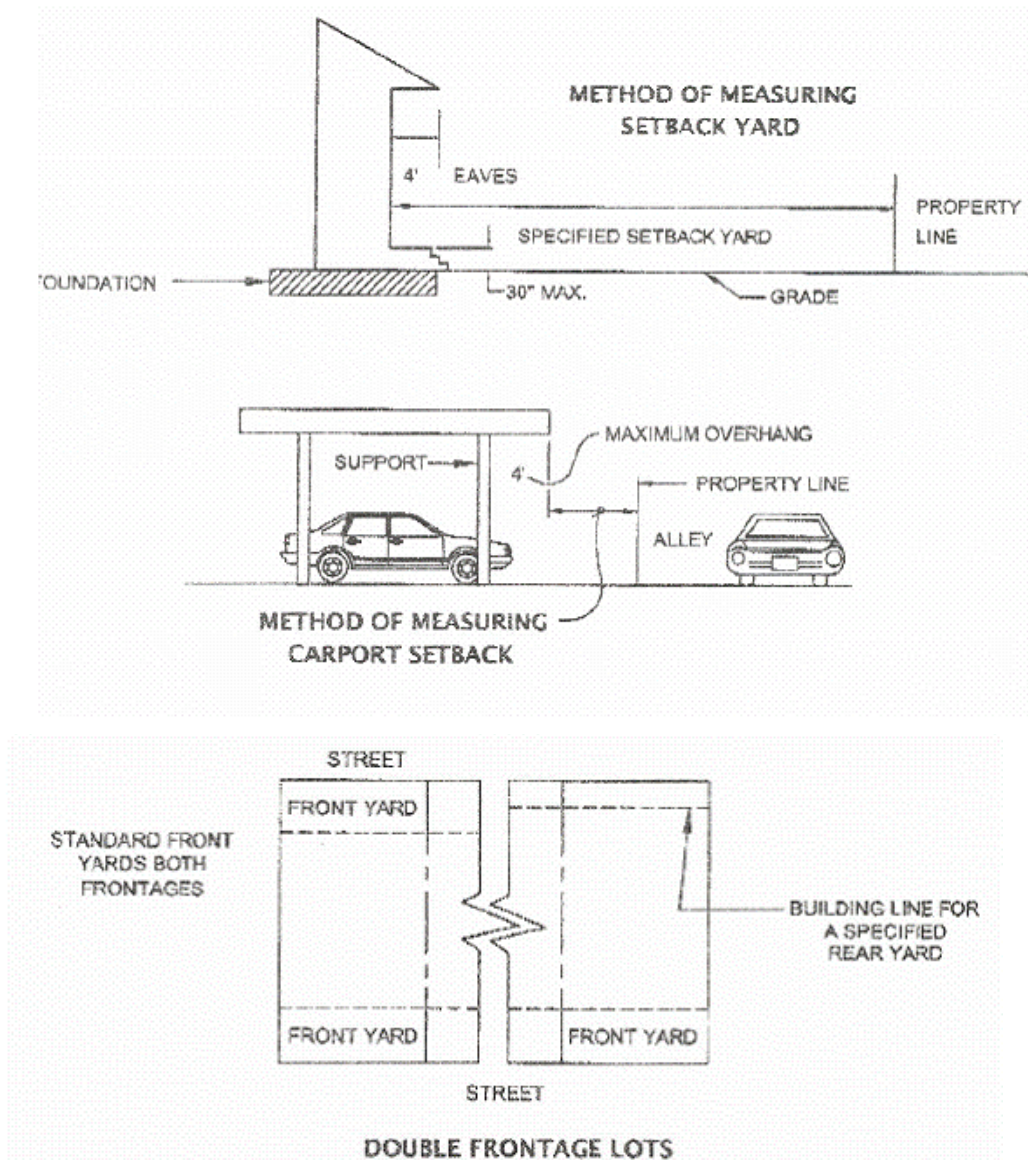


ILLUSTRATION 2

PART II - CODE OF ORDINANCES
CHAPTER 12 - CITY OF ROANOKE, TEXAS, COMPREHENSIVE ZONING ORDINANCE
APPENDIX 3. SECTION 12.661 — USE CHARTS

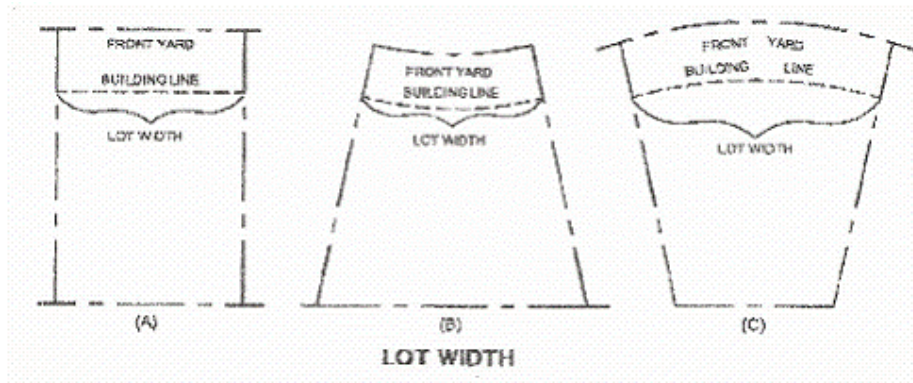


ILLUSTRATION 3

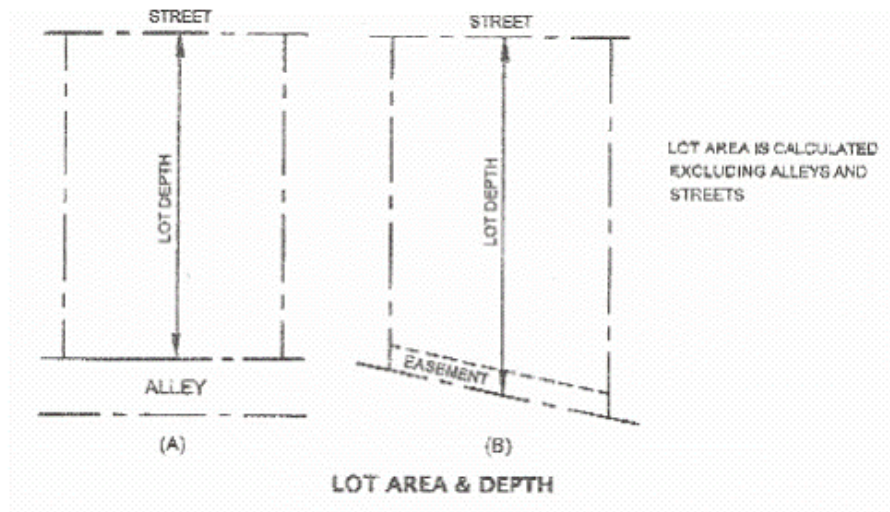
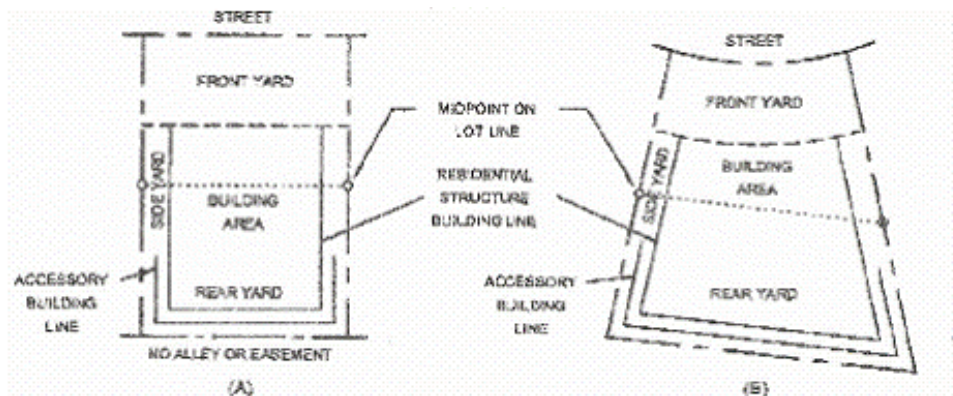


ILLUSTRATION 4



PART II - CODE OF ORDINANCES
CHAPTER 12 - CITY OF ROANOKE, TEXAS, COMPREHENSIVE ZONING ORDINANCE
APPENDIX 3. SECTION 12.661 — USE CHARTS

ILLUSTRATION 5

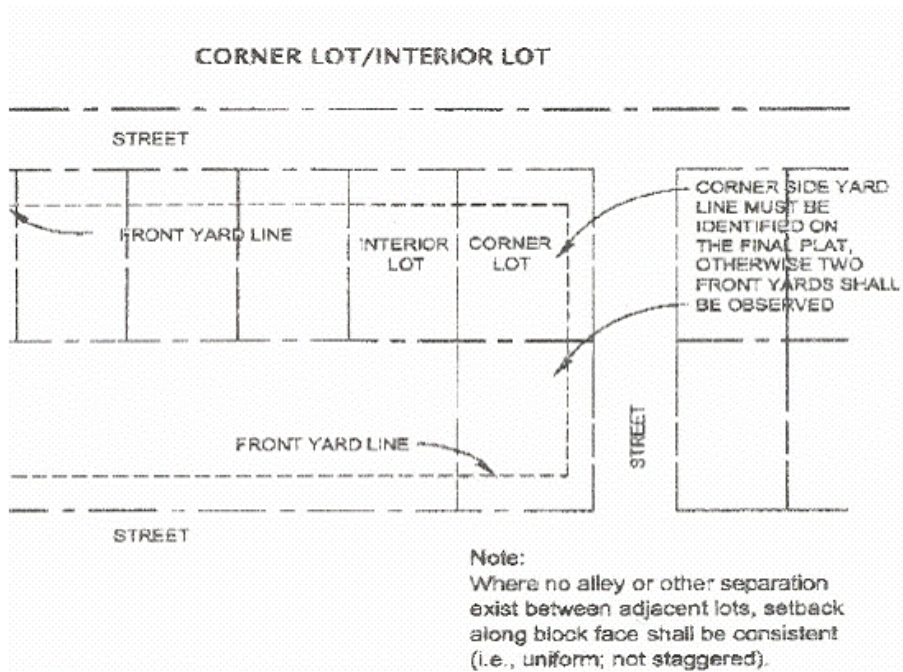


ILLUSTRATION 6

PART II - CODE OF ORDINANCES
CHAPTER 12 - CITY OF ROANOKE, TEXAS, COMPREHENSIVE ZONING ORDINANCE
APPENDIX 3. SECTION 12.661 — USE CHARTS

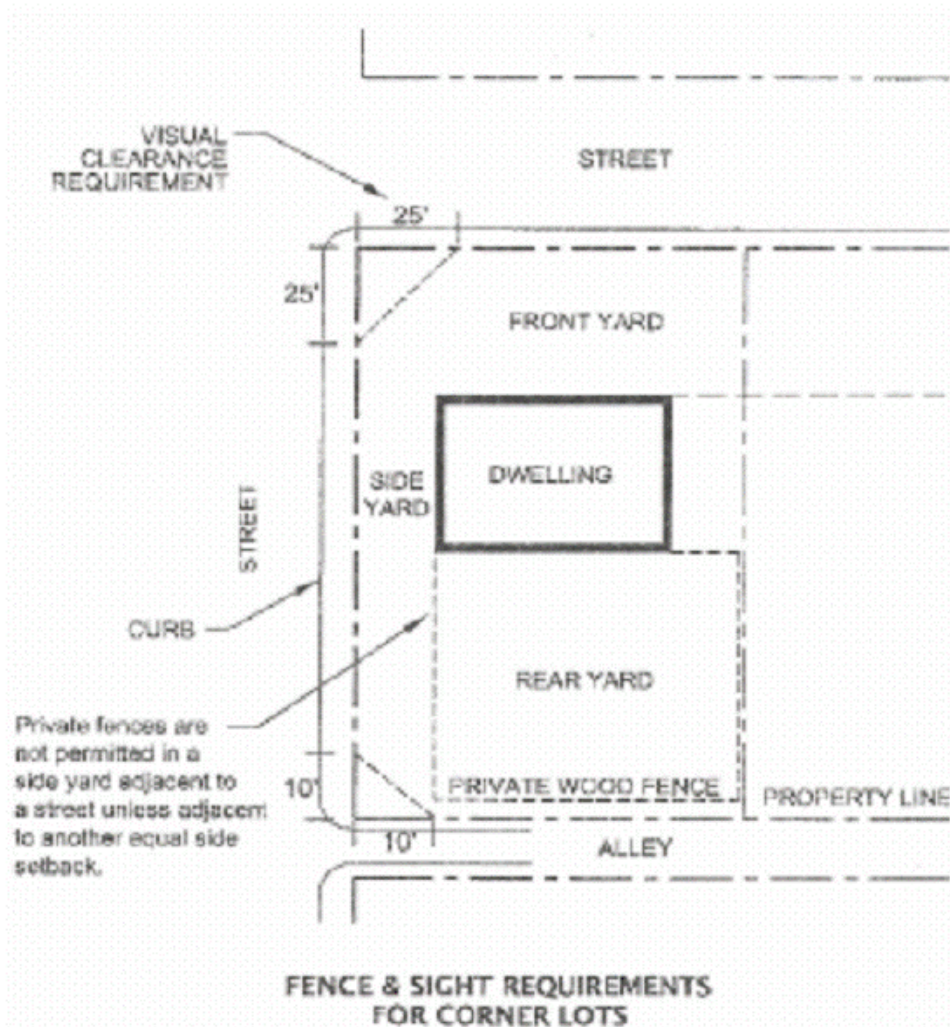


ILLUSTRATION 7

PART II - CODE OF ORDINANCES
CHAPTER 12 - CITY OF ROANOKE, TEXAS, COMPREHENSIVE ZONING ORDINANCE
APPENDIX 3. SECTION 12.661 — USE CHARTS

ILLUSTRATION 8

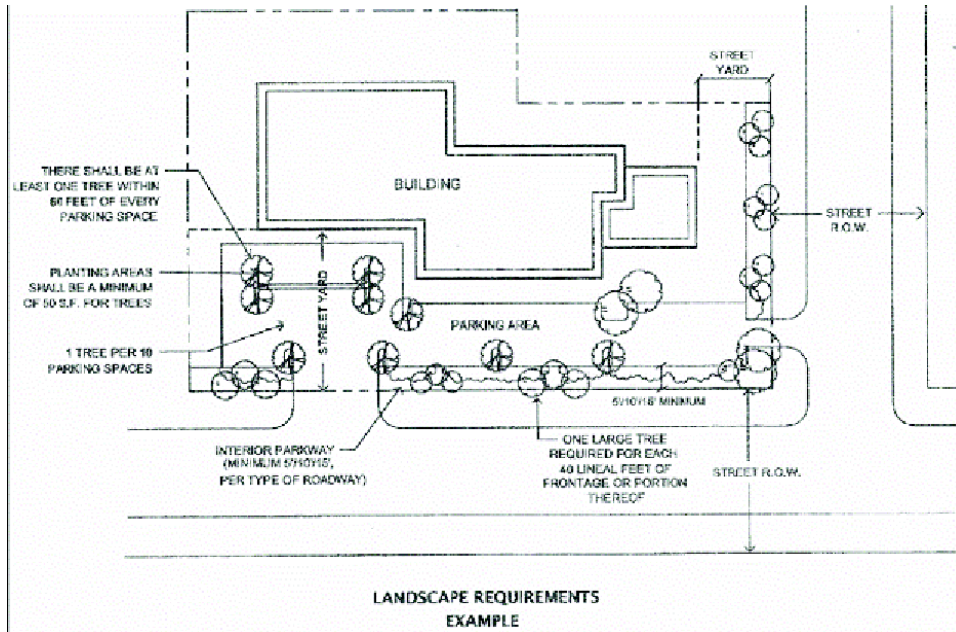
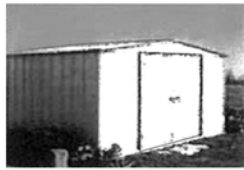


ILLUSTRATION 9

ACCEPTABLE Storage Buildings



Wood or heavy duty plastic.



Metal.



Wood.



Barn style.

UNACCEPTABLE Storage Buildings
(Any size.)



Structures not designed for such use.



Fabric, canvas or tent style.



Substandard material or work.



Substandard material or work.



Portable vehicles that are moved from location to location by vehicles or equipment.

(Ord. No. 2012-113, § 13(Exh. A), 5-8-2012)