

## 2.12. LR, Local Retail District

### A. Purpose Statement

This district is intended to provide for locations for various types of local retail trade and businesses primarily serving the surrounding neighborhoods.

### B. Permitted Uses and Use Regulations

See the [Use Chart](#) and all applicable regulations.

### C. Dimensional Regulations

See Section [2.18.B. Dimensional Standards for Nonresidential District](#) and all applicable regulations in [Section 4](#).

### D. Development Standards

1. See the following sections for development regulations.
  - a. See [4.01 Landscape Requirements](#)
  - b. See [4.02 Screening Standards](#)
  - c. See [4.03 Parking Standards](#)
  - d. See [4.04 Lighting Standards](#)
  - e. See [4.05 Supplementary Regulations](#)
  - f. See [4.06 Design Standards](#)

LR uses

Legend for Use Chart		SF-6, Single-Family Dwelling District	SF-8, Single-Family Dwelling District	SF-10, Single-Family Dwelling District	SF-40, Single-Family Dwelling District	ZF, Two-Family Dwelling (Duplex) District	TH, Townhouse (Attached) Dwelling District	MF-16, Multiple-Family Dwelling District	MF-24, Multiple-Family Dwelling District	O, Office District	LR, Local Retail District	C, Commercial District	I, Industrial District	M, Mixed Use District	H, Highway Development	PD, Planned Development District
P	Permitted in district indicated	P	P	P	P			P	P	P						
	Prohibited in district indicated															
S	Permitted in district upon approval of a Specific Use Permit (SUP)															
P-#	Permitted if compliant with the corresponding numeric end note in Conditional Development Standards.															
S-#	Permitted by Specific Use Permit (SUP) if compliant with the corresponding numeric end note in Conditional Development Standards.															
<b>Residential Uses</b>																
	<u>Assisted Living/Nursing Home</u>															
	<u>Dwelling, Single-Family (Detached)</u>															
	<u>Dwelling, Single-Family (Attached – Duplex)</u>															
	<u>Dwelling, Single-Family (Attached – Townhouse)</u>															
	<u>Dwelling, Multi-Family</u>															
	<u>Guest House/Servants' Quarters</u>															
	<u>Industrialized Housing</u>															
	<u>Mobile Home Parks, Trailer Parks, Trailer Courts, Trailer Subdivisions</u>															
	<u>Retirement Housing</u>															
	<u>Studio Residence</u>															
<b>Nonresidential Uses</b>																
	<u>Adult Day-Care Services</u>															
	<u>Agricultural Use</u>															
	<u>Airport or Airport Facility</u>															
	<u>Alternative Financial Establishment</u>															
	<u>Ambulance Service</u>															
	<u>Amusement Center</u>															
	<u>Amusement, Commercial (Indoors)</u>															
	<u>Amusement, Commercial (Outdoors)</u>															
	<u>Antique Shop</u>															

Section 3. Zoning Land Use Regulations

Legend for Use Chart		SF-6, Single-Family Dwelling District	SF-8, Single-Family Dwelling District	SF-10, Single-Family Dwelling District	SF-40, Single-Family Dwelling District	2F, Two-Family Dwelling (Duplex) District	TH, Townhouse (Attached) Dwelling District	MF-16, Multiple-Family Dwelling District	MF-24, Multiple-Family Dwelling District	O, Office District	LR, Local Retail District	C, Commercial District	I, Industrial District	M, Mixed Use District	H, Highway Development	PD, Planned Development District
P	Permitted in district indicated										P	P		P	P	22
	Prohibited in district indicated											S	S	S	S	22
S	Permitted in district upon approval of a Specific Use Permit (SUP)											S-4	S-4		S-4	22
P-#	Permitted if compliant with the corresponding numeric end note in Conditional Development Standards.										P	P	P	P	P	22
S-#	Permitted by Specific Use Permit (SUP) if compliant with the corresponding numeric end note in Conditional Development Standards.										S	S	S	S	S	22
	<u>Art Gallery or Museum</u>									P	P	P		P	P	22
	<u>Automobile Body Shop</u>															22
	<u>Automobile or Other Motorized Vehicle Sales and Service</u>															22
	<u>Automobile Parts Store (New Only)</u>															22
	<u>Automobile Service Garage (Major)</u>															22
	<u>Automobile Service Garage (Minor)</u>															22
	<u>Bakery (Retail Sales Only)</u>															22
	<u>Bank or Financial Institution</u>															22
	<u>Banquet Hall</u>															22
	<u>Bar</u>										S-5	S-5		S-5	S-5	22
	<u>Bed and Breakfast Inn</u>										S-6	S-6				22
	<u>Beverage (Package) Store</u>										S	S		S	S	22
	<u>Book Store</u>										S-7	S-7	S-7	S-7	S-7	22
	<u>Bowling Alley</u>										P	P		P	P	22
	<u>Car Wash, Full Service</u>										S	P		S	S	22
	<u>Car Wash, Self Service</u>											S		S	S	22
	<u>Carpentry Shop</u>											S		S	S	22
	<u>Catering Service</u>											P	P			22
	<u>Cement Storage</u>										S	S		S	S	22
	<u>Ceramic and Pottery Manufacturer</u>										S	S	S	S	S	22
	<u>Child Care Home (≤6 Children)</u>	P	P	P	P	P	P	P	P							22
	<u>Child-Care Home (≥7 Children)</u>	S	S	S	S	S	S	S	S							22

City of Balch Springs: Zoning Ordinance

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P	Permitted in district indicated	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	Prohibited in district indicated															
S	Permitted in district upon approval of a Specific Use Permit (SUP)															
P-#	Permitted if compliant with the corresponding numeric end note in Conditional Development Standards.															
S-#	Permitted by Specific Use Permit (SUP) if compliant with the corresponding numeric end note in Conditional Development Standards.															
	<u>Child-Care Facility (Children's Home)</u>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	<u>Child Care Facility (Daycare)</u>															
	<u>Commercial Motor Vehicle Parking</u>															
	<u>Commercial Parking Lot or Garage</u>											S-8	S-8			
	<u>Contractor's Shop or Storage Yard</u>											S-8	S-8			
	<u>Convenience Store</u>											P	P			
	<u>Convenience Store with Drive-Through</u>										S	S	S			
	<u>Country Club</u>	S	S	S	S	S	S	S	S		S	S	S	S	S	S
	<u>Dance, Music, or Drama Studio</u>															
	<u>Donation or Recycling Collection Point</u>										P	P	P	P	P	P
	<u>Educational Services Office</u>										P	P	P	P	P	P
	<u>Electrical Power Substations</u>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	<u>Electronic Cigarette Establishment</u>										S	S	S			
	<u>Flea Market</u>										S	S	S			
	<u>Florist</u>										P	P	P	P	P	P
	<u>Exterminating Company</u>															
	<u>Farmer's Market</u>										S	P	P			
	<u>Feed Store</u>															
	<u>Funeral Home or Mortuary</u>										P	P	P	P	P	P
	<u>Equipment Repair Shop</u>									S	S	S	S	S	S	S
	<u>Furniture Repair and Upholstering Shop</u>										S	P	P	S	S	S
	<u>Gasoline or Diesel Passenger Vehicle Filling or Service Station</u>															
										S-9	P-9	P-9	P	S-9	P-9	P-9

Section 3. Zoning Land Use Regulations

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P	Permitted in district indicated										S	S	S			22
	Prohibited in district indicated															22
S	Permitted in district upon approval of a Specific Use Permit (SUP)							S	S	S	S	S	S	S	S	22
P-#	Permitted if compliant with the corresponding numeric end note in Conditional Development Standards.															22
S-#	Permitted by Specific Use Permit (SUP) if compliant with the corresponding numeric end note in Conditional Development Standards.															22
	<u>Gasoline or Diesel Truck Filling or Service Station</u>															22
	<u>Gasoline or Diesel Truck Filling or Service Station with Overnight Parking</u>															22
	<u>Golf Course</u>							S	S	S	S	S	S	S	S	22
	<u>Grocery Store</u>										P	P				22
	<u>Group Homes (≤4 Persons)</u>	P	P	P	P	P	P	P	P							22
	<u>Group Homes (&gt;5 Persons)</u>	S	S	S	S	S	S	S	S							22
	<u>Gym or Health/Fitness Center</u>															22
	<u>Halfway House</u>									S	S	S	S	S	S	22
	<u>Heliport or Helistop</u>															22
	<u>Home-Based Business</u>	P-12	P-12	P-12	P-12	P-12	P-12	P-12	P-12	S-11	S-11	S-11	S-11	S-11	S-11	22
	<u>Hospital, Acute Care</u>									S	S	S	S	S	S	22
	<u>Hospital, Chronic Care</u>									S	S	S	S	S	S	22
	<u>Hotel</u>															22
	<u>Hotel, Resident Extended Stay</u>										S-13	S-13	S-13	P-13	P-13	22
	<u>Institution for the Care of Alcoholic, Psychiatric or Narcotic Patients</u>										S-14	S-14	S-14	S-14	S-14	22
	<u>Jewelry Manufacturing or Assembly</u>											P	P	S	S	22
	<u>Kennel</u>											P	P			22
	<u>Laundry, Commercial</u>											P	P			22
	<u>Laundry, Dry Cleaning Drop-Off/Pick-Up</u>															22
	<u>Laundry, Self-Service</u>															22
	<u>Leather Product and Saddle Manufacturing</u>															22
	<u>Library</u>									P	P	P	P	S	P	22

City of Balch Springs: Zoning Ordinance

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P	Permitted in district indicated											S	S			22
	Prohibited in district indicated											S-16	S-16			22
S	Permitted in district upon approval of a Specific Use Permit (SUP)										S	S	P			22
P-#	Permitted if compliant with the corresponding numeric end note in Conditional Development Standards.										S	P	P	S		22
S-#	Permitted by Specific Use Permit (SUP) if compliant with the corresponding numeric end note in Conditional Development Standards.										P	P	P	P		22
	<u>(Light) Assembly and Manufacturing Processes</u>											S-13	S-18		S-13	22
	<u>Liquor (Adult/Alcoholic Beverage) Store</u>															22
	<u>Manufacturing or Industrial Operations</u>															22
	<u>Meat Market</u>															22
	<u>Medical Clinic</u>															22
	<u>Motel</u>															22
	<u>Motor Freight Company</u>															22
	<u>Movie Theatre</u>															22
	<u>Movie Theatre, Drive In</u>															22
	<u>Nursery, Retail Sales Only</u>															22
	<u>Newspaper Printing</u>															22
	<u>Office, Professional, Medical, or Business</u>															22
	<u>Outside Display</u>															22
	<u>Outside Storage</u>															22
	<u>Pallet Businesses and Yards</u>															22
	<u>Park, Playground, or Community Center, Public</u>															22
	<u>Pawn Shop</u>															22
	<u>Personal Service Shop</u>															22
	<u>Pet Store</u>															22
	<u>Photographer's or Artist's Studio/Film Processing</u>															22
	<u>Plastic Products Manufacturing</u>															22
	<u>Play Field or Stadium, Public</u>															22

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	Prohibited in district indicated															
S	Permitted in district upon approval of a Specific Use Permit (SUP)										S	S	S	S	S	S
P-#	Permitted if compliant with the corresponding numeric end note in Conditional Development Standards.															
S-#	Permitted by Specific Use Permit (SUP) if compliant with the corresponding numeric end note in Conditional Development Standards.															
	<u>Plumbing/Electrical/Air Conditioning Store (Retail Sales Only)</u>															
	<u>Police or Fire Station</u>															
	<u>Printing/Duplication Shop or Mailing Center</u>															
	<u>Private Club</u>															
	<u>Public Use or Building</u>															
	<u>Radio or TV Station</u>															
	<u>Railway right-of-way and Tracks and Passenger Stations</u>															
	<u>Recycling Center</u>															
	<u>Recycling Facility</u>															
	<u>Religious Use</u>															
	<u>Research or Scientific Laboratory</u>															
	<u>Restaurant or Cafeteria, with Drive-Up Window or Curb Service</u>															
	<u>Restaurant or Cafeteria, without Drive-Up Window or Curb Service</u>															
	<u>Retail Stores and Shops</u>															
	<u>RV Parks</u>															
	<u>School, Career</u>															
	<u>School, College or University (Private)</u>															
	<u>School, College or University (Public)</u>															
	<u>School, K-12 (Private)</u>															
	<u>School, K-12 (Public)</u>															
	<u>Seamstress or Tailor Shop</u>															
	<u>Sexually Oriented Business</u>															

City of Balch Springs: Zoning Ordinance

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	Prohibited in district indicated															
S	Permitted in district upon approval of a Specific Use Permit (SUP)															
P-#	Permitted if compliant with the corresponding numeric end note in Conditional Development Standards.															
S-#	Permitted by Specific Use Permit (SUP) if compliant with the corresponding numeric end note in Conditional Development Standards.															
	<u>Shoe Repair Shop</u>															
	<u>Self-Storage (Mini Warehouse Facilities)</u>															
	<u>Self-Storage, Security and Mini-Warehouse</u>															
	<u>Sundry Store</u>															
	<u>Tattoo Studio</u>															
	<u>Taxi Garage or Dispatch</u>															
	<u>Telephone Exchange (No Offices or Storage Facilities)</u>															
	<u>Temporary Building for New Construction</u>															
	<u>Temporary Storage Unit/Container</u>															
	<u>Textile Manufacturing, with dust and odor control</u>															
	<u>Thrift Store</u>															
	<u>Tobacco Store</u>															
	<u>Truck Dealership</u>															
	<u>Truck Stop</u>															
	<u>Truck Terminal</u>															
	<u>Used Car Lot</u>															
	<u>Vehicle Storage Facility</u>															
	<u>Veterinarian Clinic</u>															
	<u>Water Storage</u>															
	<u>Water Treatment Facility</u>															
	<u>Warehouse</u>															
	<u>Weight Loss Center</u>															



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P	Permitted in district indicated	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	P	P	S	S	22
	Prohibited in district indicated															
S	Permitted in district upon approval of a Specific Use Permit (SUP)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	22
P-#	Permitted if compliant with the corresponding numeric end note in Conditional Development Standards.															
S-#	Permitted by Specific Use Permit (SUP) if compliant with the corresponding numeric end note in Conditional Development Standards.															
	<u>Wholesale Center</u>															
	<u>Wind Energy System</u>															
	<u>Wireless Communication System</u>															
	<u>Woodworking and Planing Mill</u>															