

NONRESIDENTIAL ZONING QUICK REFERENCE GUIDE

City of Missouri City, Texas

Planning Department

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District	LC	LC-O	LC-1	LC-2	LC-3	LC-4	BP	I	CF
Uses	1. Accounting firms; 2. Architectural firms; 3. Brokerage offices; 4. Engineering firms; 5. Child-care centers not located in a shopping center or an integrated business development; 6. Dental offices, dental laboratories; 7. Law firms; 8. Medical offices; 9. Real estate offices; 10. Insurance offices; 11. Travel agencies; 12. Consultant services office; 13. SUP (as approved by CC). 24. SUP (as approved by CC).	1. Accounting, auditing, tax and bookkeeping services; 2. Adjustment and collection services; 3. Advertising services; 4. Business associations; 5. Consumer and mercantile credit reporting; 6. Child-care centers not located in a shopping center or an integrated business development; 7. Engineering, architectural and planning services; 8. Insurance carriers, agents, brokers and related services; 9. Legal services; 10. Security and commodity brokers, dealers; 11. Currency exchanges and services; 12. Stenographic, duplicating and mailing services; 13. Telephone answering service; 14. Title abstractors and appraisers; 15. Travel arranging and ticket services; 16. Libraries; 17. Museums; 18. Park, playground; 19. Medical and dental laboratory; 20. Medical and dental clinics; 21. Limited service postal facility; 22. Office buildings; 23. Retail (no more than 25% of GFA, no exterior access or signage); 24. SUP (as approved by CC).	1. Art, music and dance studios; 2. Bakeries; 3. Barber and beauty shops; 4. Book, stationery stores and newsstands; 5. Cleaning, pressing and laundry collections; 6. Custom dressmaking, millinery and tailor shops; 7. Child-care centers not located in a shopping center or an integrated business development; 8. Drugstores; 9. Florist and gift shops; 10. Neighborhood convenience center (no fuel sales); 11. Professional offices; 12. Real estate and sales offices; 13. Non-package liquor stores; 14. Savings and loan; 15. Specialty shops; 16. SUP (as approved by CC); 17. SF dwelling for owner/operator of retail establishment.	1. Any use permitted in LC-1 district; 2. Carwash; 3. Bank; 4. Candy, confectionery retail store; 5. Commercial indoor recreational; 6. Copying, photography, duplicating services; 7. Delicatessen; 8. Grocery store, meat market; 9. Health and physical fitness centers; 10. Jewelry stores, optical goods; 11. Indoor game parlors; 12. Package liquor store; 13. Office building; 14. Photographic shop and studio; 15. Restaurant, cafeteria or café; 16. Radio, television, electronic sales and service; 17. Sporting goods including gun sales and repair; 18. Furniture stores; 19. Tailor, clothing or weaving apparel shops; 20. Dog/cat veterinary; 21. Musical instrument sales/service; 22. SUP (as approved by CC).	1. Any use permitted in LC-2 district; 2. Bakery, candy manufacturing; 3. Electrical and gas appliances supply, sales, repair, installation; 4. Furniture showroom/warehouse; 5. Job printing; 6. Lounges; 7. Medical care facilities, hospital and medical, surgical or dental laboratories; 8. Motels, hotels; 9. Motorcycles sales and service (indoor); 10. Plumbing and heating appliances, repairs and installation services; 11. Retail stores; 12. Tires, batteries, auto accessory uses and repairs; 13. Variety, department/discount stores; 14. Gasoline service station; 15. SUP (as approved by CC).	1. Any use permitted in LC-3 district; 2. Automobile parking lots; 3. Automobile and trailer sales and service; 4. Boat sales and service; 5. Building material sales, storage yards; 6. Frozen food lockers for individual or family use; 7. Garages, storage only; 8. Mini warehouses; 9. Nursery yards and buildings for retail sales; 10. Portable buildings outdoor sales; 11. SUP (as approved by CC).	1. Child-care centers not located in a shopping center or an integrated business development; 2. Any commercial or industrial use except junk or salvage yards which satisfies all other BP district standards.	1. Child-care centers not located in a shopping center or an integrated business development; 2. Any industrial and/or commercial use which satisfies the development site plan requirements and performance standards.	Existing public parks, open space, government facilities, public recreation facilities, semipublic lands and facilities; An SUP may be required to extend or enlarge such uses (See Section 15.2 for uses requiring an SUP).
Max. Height	1 story or 25 feet	No limit, except if within 150 feet of a residential district, then 1 foot for every 1.75 feet of distance from residential district	2 stories or 35 feet	2 stories or 35 feet	No limit, except if within 150 feet of a residential district, then 1 foot for every 1.75 feet of distance from residential district	No limit	No limit, except if within 150 feet of a residential district, then 1 foot for every 1.75 feet of distance from residential district	No limit, except limited to 40 feet when adjacent to a residential district	No limit, except if within 150 feet of a residential district, then 1 foot for every 1.75 feet of distance from residential district
Min. Front Yard	30 feet	30 feet, or equal to average height of buildings exceeding 2½ stories (up to 100 feet)	30 feet	30 feet	30 feet	30 feet	60 feet	25 feet	30 feet
Min. Side Yard	20 feet, or 30 feet when abutting a street	30 feet when abutting a street	15 feet, or 30 feet when abutting a street	30 feet when abutting a street, 15 feet when abutting a residential district	30 feet when abutting a street or residential district	30 feet when abutting a street or residential district	30 feet	10 feet, or 30 feet when abutting another district	15 feet, or 30 feet when abutting a street
Min. Rear Yard	25 feet	30 feet	15 feet	20 feet	25 feet	25 feet	30 feet	10 feet, or 30 feet when abutting another district	15 feet

Note: This list is not intended to be comprehensive. For further information, please consult the Missouri City Zoning Ordinance.