

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