



Planning Division
52 W. College Ave.
San Angelo, TX 76903
Tel. (325) 657-4210
planning@cosatx.us
www.cosatx.us

PLANNING DIVISION

HEAVY MANUFACTURING (MH) ZONING DISTRICT

The Light Manufacturing District is intended to provide opportunities for businesses in the processing, manufacturing, storage and service industries, each of which are characterized by a relatively low degree of nuisance and adverse impact on neighboring property.

Permitted Uses (refer to Zoning Ordinance, Section 313 – Use Table, Sections 316-320, and Article 4 Specific Use Standards for more information):

Allowed Uses:

- Alcohol and Drug Recovery Facility
- Parks and Open Areas
- Religious Institutions
- Safety Services
- Special Event, Type 1
- Special Event, Type 2
- Basic Utilities
- Auto and Boat Dealer
- Offices
- Commercial Parking
- Rental Equipment
- Self-Service Storage
- Vehicle Repair (generally performed while the customer does not wait, see Zoning Ordinance, Section 318.J)
- Limited Vehicle Service (generally performed while the customer waits, see Zoning Ordinance, Section 318.K)
- Vehicle Wash
- Small Animal Veterinary Clinic
- Frac Sand/Proppant Transloading and Warehousing Operations (see Zoning Ordinance, Section 319.A)
- Industrial Service
- Light Manufacturing and Production (see Zoning Ordinance, Section 319.C)
- Heavy Manufacturing and Production (see Zoning Ordinance, Section 319.C.3)
- Manufacturing, Craft by Artisan
- Warehouse and Freight Movement
- Wholesale Trade
- Plant Nursery
- Food and beverage processing; drug processing; tobacco manufacture; building materials processing; light metal fabrication; jewelry fabrication; processing and fabricating of optical and scientific instruments; artificial limb fabrication; broom fabrication; manufacture of wearing apparel including boots and shoes; bags and mattress manufacture
- Mobile Food Units (see Zoning Ordinance, Section 419)

Allowed with Conditional Use:

- Community Services
- Day Care
- Hospital
- Alcoholic Beverages Sales for On-Site Consumption (includes bars)
- Bed and Breakfast
- Retail Sales and Service (includes Restaurants, see Zoning Ordinance, Section 318.H)
- Short-Term Rental
- Waste-Related Uses (see Zoning Ordinance, Section 429)
- Agriculture
- Horse Boarding and Riding Academy
- Mining
- Passenger Terminals
- Telecommunications Facilities

Allowed with Special Use:

- Detention Facilities
- Campground/Recreational Vehicle (RV) Parks
- Golf Courses, Golf Driving Ranges
- Major Entertainment Event
- Firearms Range
- Any use deemed appropriate providing an effective transition between less restrictive and more restrictive zoning districts



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Development Standards (See Zoning Ordinance, Section 502):

- Minimum Lot Area: 6,000 sq. ft.
 - Minimum Lot Width: 50 feet
 - Minimum Lot Depth: 80 feet
 - Minimum 100-foot setback from any adjoining residential zoning district; otherwise:
 - Front Setback: 0 feet
 - Side/Rear Setback: 0 feet; or 10 feet if abutting a residential use
 - Maximum Floor Area Ratio: 2.0 (total floor area divided by lot area)
 - No Maximum Height
 - 6-foot high privacy fence required between side/rear lot line for a nonresidential use adjacent to a residential zoning district except R&E, or a residential use (see Zoning Ordinance, Section 509)
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- * See Zoning Ordinance, Section 803.J. yard exceptions
 - ** Allowed residential uses in non-residential zoning districts shall conform with maximum floor area ratio, required setbacks and height most closely associated with the proposed residential use

Outdoor Storage and Display:

- Type 3 General Outdoor Storage: unlimited quantity (shall not be in public right-of-way or in required side yards; required 15-foot setback from back of curb or pavement)
- See Zoning Ordinance, Section 504 for more information

Accessory Structures:

- Front Setback: same as principal building
- Side/Rear Setback: If 10 feet from principal building, 2-foot setback to property line or 0 feet to street/alley right-of-way; otherwise, same as principal building

Parking requirements:

- See Zoning Ordinance, Section 511 for more information, including subsection D, Required Off-Street Parking Table for parking requirements for specific uses.

Loading requirements:

- See Zoning Ordinance, Section 512 for more information.

Customers may request a free meeting with the City's Development Review Committee to discuss their project. The Committee includes representation from various City departments. For more information, please call 325-657-4210, or email to: development.services@cosatx.us.