

±86 ACRE COMMERCIAL TRACT

FOREST HILL CIRCLE & WICHITA STREET, FOREST HILL, TEXAS 76119



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

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SLJ

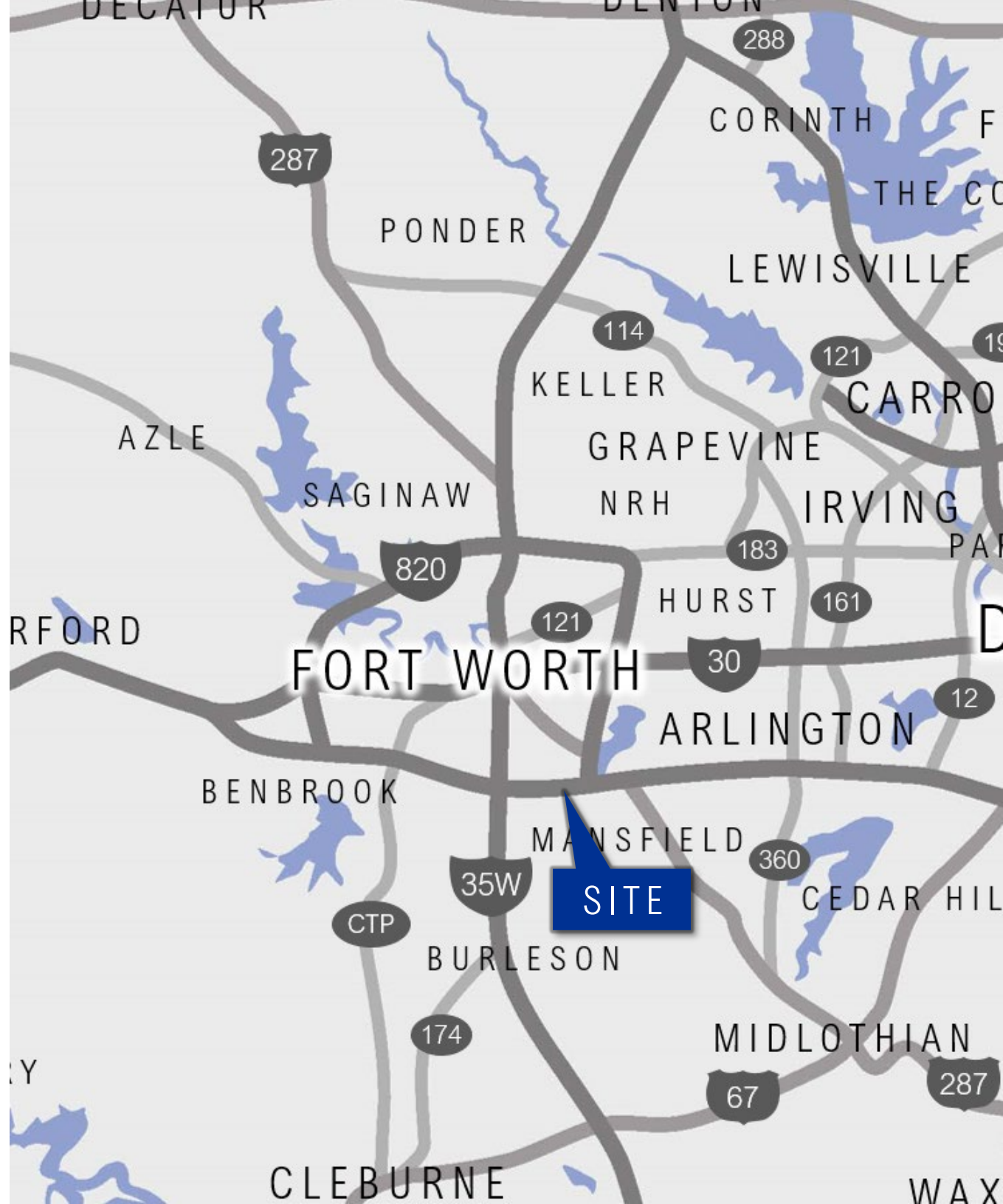
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Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

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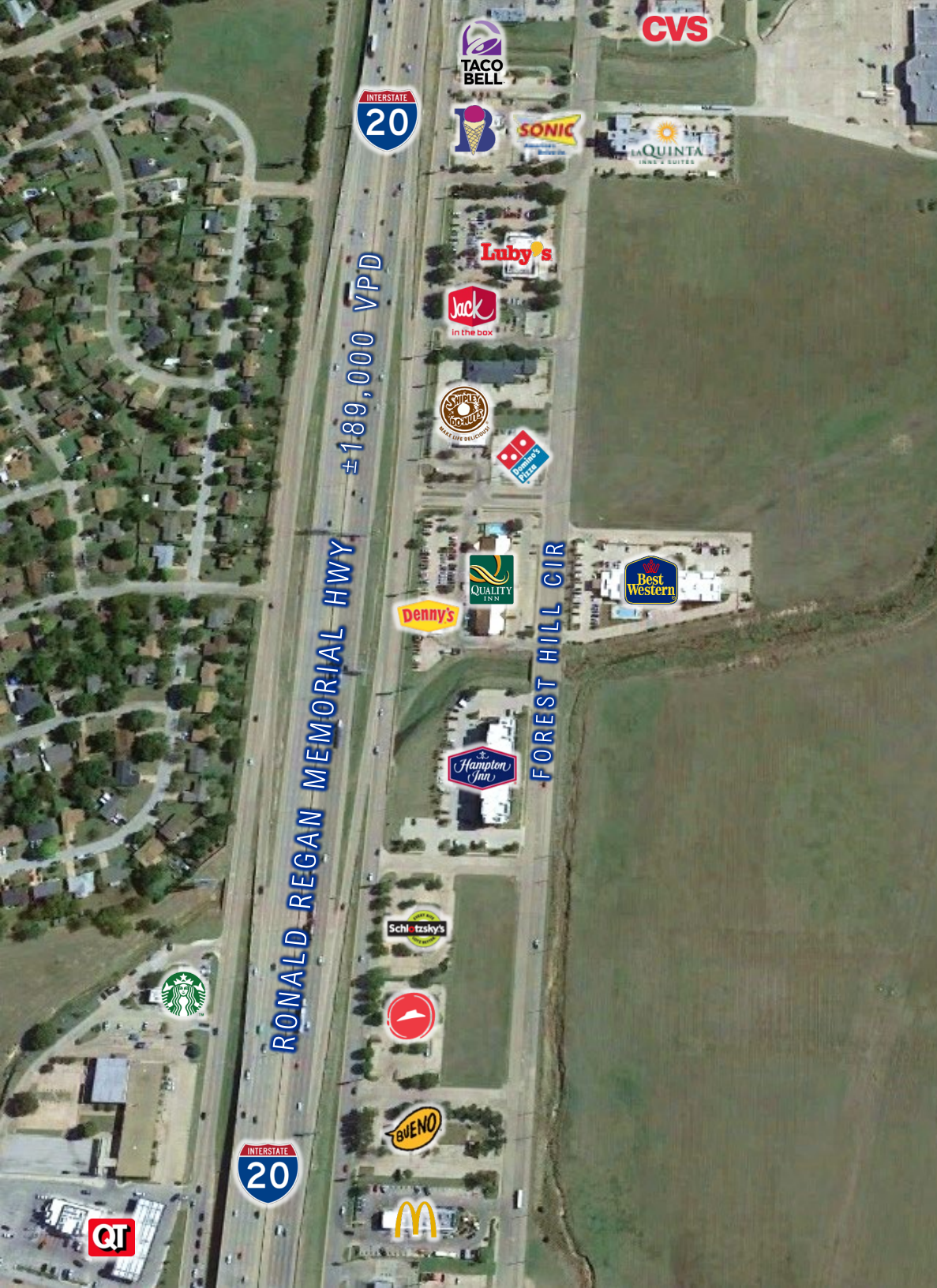


EXECUTIVE SUMMARY

SLJ Company, LLC (“SLJ”) has been exclusively retained to offer this ±86 Acre Commercial Tract on Forest Hill Circle and Wichita Street in Forest Hill, Texas (“the Property”) available for Sale, Ground Lease, or Build-to-Suit. The Property’s large size, liberal zoning, and ideal location just one block South of Interstate 20 make this a prime commercial, retail and/or mixed-use development site. The Property offers ample frontage, highway visibility, ease of access to area thoroughfares, and exposure to high traffic counts. The Property is just minutes from Tarrant County College – South Campus, Texas Christian University, Texas Wesleyan University, and the Fort Worth Zoo.

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PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

The Property is situated on Forest Hill Circle, between Wichita Street and Forest Hill Drive in Forest Hill, Texas. The Property's location in a major retail corridor offers exposure to nearly 20,000 vehicles per day. The Property's adjacency to Interstate 20 offers highway visibility and exposure to an additional 180,000 vehicles per day. The Property is also within close proximity to several major traffic drivers in South Fort Worth, including Tarrant County College – South Campus, Texas Christian University, Texas Wesleyan University, and the Fort Worth Zoo.

PRIME DEVELOPMENT SITE

The Property's large ±86 acre size makes it a prime site for mixed-use development. The Property is located within the City of Forest Hill's Planned Development zoning district, which allows a variety of retail and commercial uses.

AMPLE FRONTAGE & ACCESS

In addition to highway visibility, the Property offers easy access to major thoroughfares in the area, including Interstate 20, Loop 820 and Interstate 35W. The Property enjoys ample frontage along Forest Hill Circle and Wichita Street.

MANY AREA TRAFFIC DRIVERS

The subject property is in close proximity to many national brands including McDonald's, CVS, Walgreens, Starbucks, Pizza Hut, Hampton Inn, Best Western, Taco Bell and many others.



PROPERTY PROFILE

LOCATION

The Property is located along Forest Hill Circle, between Wichita Street and Forest Hill Drive, in Forest Hill, Texas 76119.

LAND AREA

±86.6 Acres (3,772,296 SF)

*No minerals are included in the proposed transaction

ZONING

PD – Planned Development District

LOT DIMENSIONS

Frontage on Forest Hill Cir:	±2,600 Feet
Frontage on Wichita St:	±1,200 Feet
Maximum Depth:	±1,250 Feet
Maximum Width:	±2,800 Feet

TRAFFIC COUNTS

Forest Hill Cir:	±4,700 VPD (2018)
Wichita St:	±13,900 VPD (2018)
Interstate 20:	±189,000 VPD (2018)

SURVEY

of Tracts I, III, Block 15, Shelby County School Lands Survey, Abstract No. 1375, Tracts II, IV, V, Block 28, Shelby County School Lands Survey, Abstract No. 1375, and Lot 1, Block 4, and Remainder of Lot 1, Block 5, Park Forest Addition, in the City of Forest Hill, Tarrant, Texas





2020 DEMOGRAPHICS

1 MILE

OF
BUSINESSES

253

OF
EMPLOYEES

2,425

CONSUMER
SPENDING
(\$000S)

54,848

3 MILE

EMPLOYED
POPULATION

38.4%

COLLEGE
EDUCATED
POPULATION

70.1%

POPULATION
<30 MINUTE
COMMUTE

60.9%

5 MILE

POPULATION

225K

HOUSEHOLDS

71K

MEDIAN AGE

32.1

AVERAGE
HOUSEHOLD
INCOME

\$61K

MEDIAN
HOME
VALUE

\$124K

PROJECTED
POP. GROWTH
2020-2025

6.61%

ZONING INFORMATION

PRIMARY USES

Institutional/Community Service:	College/University/Seminary, Child-care, Public or Private School, Business School, Trade School
Medical:	Medical Clinic, Hospital, Medical Office, Dental Office
Recreation & Entertainment:	Amusement Center, Theatre, Batting Cages, Bowling Alley, Roller/Ice Rink, Museum
Bar & Restaurant:	Restaurant, Fast Food, Café, Cafeteria, Coffee Shop, Drive Through Restaurant, General Food Sales (Retail)
Professional/Personal Service:	Office, Bank, Barber or Beauty Shop, Health Studio, Laundromat, Animal Grooming, Small Animal Vet Office, Health Clinic, Health & Fitness Center
Retail:	Bakery, Clothing Store, Pet Shop, Building Material & Lumber Sales, Garden Shop, Furniture Store, Outlet/Wholesale Store, Department Store, Drug Store/Pharmacy, Hardware Store, Sporting Goods Store, Variety Retail, etc.
Motor Vehicle Related:	Vehicle Parts & Accessory Sales, Gas Station/Convenience Store, Commercial Parking Garage, Boat & Accessory Sales & Service

MINIMUM LOT AREA

0 SF

MINIMUM DWELLING SIZE / UNIT

0 SF

MAXIMUM LOT COVERAGE

60%

MINIMUM LOT DEPTH

100 Feet

MINIMUM LOT WIDTH

50 Feet

MAXIMUM HEIGHT

45 Feet

MINIMUM FRONT YARD

35 Feet

MINIMUM SIDE YARD

10 Feet

MINIMUM REAR YARD

10 Feet



City of Forest Hill
Chapter 64: Zoning Ordinance
Article IV: Schedule of Uses
As of January 28, 2020

X	Permitted Uses
S	Specific Use Permit Required
T	Temporary Use Permit Required
	Use Not Permitted

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Accessory Uses	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Above-Ground Flammable or Combustible Liquid Storage Tanks									S	S		A tank listed in accordance with UL 2085 consisting of a primary tank provided with protection from physical damage and fire-resistive protection from a high-intensity liquid pool fire exposure. The tank may provide protection elements as a unit or may be an assembly of components, or a combination thereof.
Accessory Building - Commercial							X	X	X	X	X	In a service, commercial, business or industrial district, a subordinate building attached or detached, and used for a purpose customarily incidental to the main structure. No accessory structure shall be allowed without a principle structure and shall be located on the same lot as the principle structure.
Accessory Building, Residential	X	X	X	X	X	X						A subordinate building detached, and used for a purpose customarily incidental to the main use including, but not limited to, a private garage for automobile storage, tool house, gazebo, greenhouse as a hobby (not for business), home workshop, children's playhouse, storage house, and a garden shelter, and said building shall in no way involve the conducting of a business.
Cargo/Storage Container	T	T	T	T	T	T	S	S	X	X	X	A standardized, reusable vessel that is or appears to be: Originally, specifically or formerly designed for or used in the packing, shipping, movement or transportation of freight, goods or commodities, and/or designed for or capable of being mounted or moved on a rail car, and/or designed for or capable of being mounted on a chassis or bogie for movement by truck trailer or loaded on a ship. Shall not be allowed more than two (2) months in a residential district.
Hobby Studio, Private	X	X	X	X			X	X	X	X		An accessory activity area used by the occupants of the premises purely for personal enjoyment, amusement, recreation, or cultivation of artistic talents with no sales being permitted.
Kiosk							X	X	X			A freestanding structure upon which temporary information and/or posters, notices, and announcements are posted, or a freestanding building with one or more open sides from which commercial activities are conducted.
Personal Use/Temp./Portable Bldgs	X	X	X	X	X	X	X	X	X	X	X	A building designed and built to be movable rather than permanently located on said property. Said building shall not be on the premises longer than 6 months and property owner must first obtain a permit.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Swimming Pool (Private)	X	X	X	X	X	X	X	X	X	X	X	A recreational facility used for swimming which is used by the owners, employees, or residents of the property and their guests.
Tennis Court (Private)	X	X	X	X	X	X						A concrete or clay court which is used for the playing of tennis by the owners, employees, or residents of the property and their guests.
Residential Uses	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Apartment						X						A room or group of rooms used as a dwelling for one (1) family unit with cooking and restroom facilities therein located in a building where other family dwelling units are located.
Apartment Building						X						Any building, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied as three or more families living independently of each other maintaining separate cooking and restroom facilities.
Caretaker, Guard or Servant, Residence or Apt. Garage	S	S	S	S								A residence located on a premise with a main nonresidential or residential use occupied only by an employee of the principal use, and serviced through the same utility meters or connections as the principal use to which it is accessory. Manufactured homes are not permitted for this use.
Dormitory				X	X	X					S	Any structure in an institution in which residents are housed.
Dwelling, Assisted Living Facility	S	S	S			S						A facility intended to provide dwelling units for occupancy by persons requiring the level of care and support defined by the State of Texas as "supervised living".
Dwelling, Guesthouse	S	S	S	S								A building or portion of a building which is arranged, occupied or intended to be occupied as living quarters for one family and including facilities for food preparation and sleeping.
Dwelling, HUD-Code Manufactured Home										S		A structure, constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length; or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.
Dwelling, Mobile Home										S		A structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length; or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.
Dwelling, Multifamily						X						A residential building containing three or more dwelling units, with the number of families in residence not exceeding the number of dwelling units provided.
Dwelling, Single Family Attached				X	X							A dwelling which is joined to another dwelling at one or more sides by a party wall or abutting separate wall and which is designed for occupancy by one family and is located on a separate lot delineated by front, side, and rear lot lines.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Dwelling, Single Family Detached	X	X	X	X								A dwelling designed and constructed as a free-standing structure for occupancy by one family and located on a lot and having no physical connection to a building located on any other lot.
Dwelling, Two Family					X	X						Residential dwelling, on a single platted lot having separate accommodations for and occupied as, or to be occupied as, a dwelling for only two (2) families.
Group Home for the Disabled	S	S	S			X						A dwelling shared by disabled persons, including resident staff, who live together as a single housekeeping unit and in a long-term, family-like environment in which staff persons provide care, education, and participation in community activities for the residents, with the primary goal of enabling the resident to live as independently as possible in order to reach their maximum potential. As used herein, the term "disabled" shall mean having (1) a physical or mental impairment that substantially limits one or more of the person's major life activities so that such person is incapable of living independently; (2) a record of having such an impairment; or (3) being regarded as having such an impairment. However, "disabled" shall not include current illegal use of or addiction to controlled substance, nor shall it include any person whose residency in the home would constitute a direct threat to the health and safety of other individuals. The term "group home for the disabled" shall not include alcoholism or drug treatment center, work release facilities for convicts or ex-convicts, or other housing facilities serving as an alternative to incarceration. Said facility shall meet all regulations and standards as defined in the Texas Boarding House Model Standards and shall pass an annual inspection to be performed by the Forest Hill Fire Marshall and Building Official.
Halfway House	S	S	S			S						A residential facility providing shelter, supervision and residential rehabilitative services for persons who have been inmates of any county, state or federal correctional institution and released and require a group setting to facilitate the transition to a functional member of society. Said facility shall meet all regulations and standards as defined in the Texas Boarding House Model Standards and shall pass an annual inspection to be performed by the Forest Hill Fire Marshall and Building Official.
Home for the Aged, Residence						S	X	X	X			A home where elderly people are provided with lodging and meals without nursing care being a primary function.
Manufactured Home Park										S		A unified development of local manufactured home spaces arranged on a large tract or lot under single ownership, meeting all requirements of this chapter, and designed to accommodate manufactured homes for either a temporary or permanent duration.
Rooming House	S	S	S			X						A dwelling that may or may not be occupied by the owner who provides lodging for not more than twelve (12) persons for a fee for a period of time pursuant to previous arrangements. Said dwelling shall not be used in conjunction with a group home for the disabled, halfway house, or transitional living for addicts.
Special Uses	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
A. Schools												
Fraternity or Sorority	S	S	S	S	S	X	X	X	X	X	X	An organization of a social nature associated with a recognized academic institution which may provide housing for its membership.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Parochial School	X	X	X	X	X	X	X				X	An institution of learning, indoctrinated by the particular religious beliefs of the sponsor, not supported by tax dollars, but by private donations and by student enrollment fees.
Private Schools	S	S	S	S	S	S	X	X	X	X	X	A school that is not administered by the local, state, or national government and are funded in whole or in part by charging the student a tuition.
Public Schools	X	X	X	X	X	X	X				X	A public institution of learning supported by taxes.
School, Business College	S	S	S	S	S	S	X	X	X	X	X	A business organized to operate for a profit and offering instruction and training in a service or art such as secretarial school, barber college, beauty school, or commercial art school, but not including manual trade schools.
School, College or University	S	S	S	S	S	S	X	X	X	X	X	An academic institution of higher learning, accredited or recognized by the state, and offering a program or series of programs of academic study leading to a recognized degree or advanced degree. Including junior and senior colleges, universities, conservatories and seminaries.
School, Commercial Instruction	S	S	S	S	S	S	X	X	X	X	X	A facility that instructs and trains students in the arts, such as of music, dance, gymnastics, or martial arts, and is primarily operated on a commercial basis.
School, Commercial Trade	S	S	S	S	S	S	X	X	X	X	X	A business organized to operate for a profit and offering instruction and training in a trade such as welding, brick laying, machinery operation, and similar manual trades.
School, Home	X	X	X	X	X	X						Educational activities consisting of a defined curriculum with the purpose of satisfying the state educational requirements and said educational activities being conducted in the home of a student living in the home. Said educational activities shall be considered to be a part of the housekeeping activities of a family.
B. Utilities												
Cable Television Transmission Lines	X	X	X	X	X	X	X	X	X	X	X	Wires conducting television signals for charge to subscribers.
Electrical Transmission Line	X	X	X	X	X	X	X	X	X	X	X	A high voltage line used to transmit electrical current to or between electrical substations or long distances and customarily associated with towers.
Gas Transmission Line and Metering Station	X	X	X	X	X	X	X	X	X	X	X	The main line through which passes natural gas or other gases, for use in heating, cooking, etc., and the facility which measures the amount of gas that passes through a specific part of the line.
Local Franchise Utility	X	X	X	X	X	X	X	X	X	X	X	A utility such as one distributing heat, chilled water, closed circuit television or similar service and requiring a franchise to operate in the city.
Natural Gas Regulating Station	X	X	X	X	X	X	X	X	X	X	X	A system of regulators used by franchised natural gas distributors to lower pressures in gas mains prior to delivery into local service mains for consumption by local customers.
Public Utility	X	X	X	X	X	X	X	X	X	X	X	A closely regulated enterprise with a franchise for providing to the public a utility service deemed necessary for the public health, safety, and welfare.
Radio, Microwave, TV Tower	S	S	S	S	S	S	S	S	X	X	S	Structure, supporting antennae and/or commercial satellite antennae dishes for transmitting or receiving any portion of the radio spectrum, but excluding noncommercial antennae installations for home use of radio or television.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Sewage Pump Station	X	X	X	X	X	X	X	X	X	X	X	Referred to commonly as sewage lift station, sewage accumulates in either an open wet well or a closed dry well in low areas of collection system where it is pumped by use of large pump into a sewer force main opposite the force of gravity until it reaches a gravity feed line commonly referred to as a "lift station".
Telecommunications, Wireless Facility	X	X	X	X	X	X	X	X	X	X	X	A facility that transmits and/or receives electromagnetic signals for the purpose of transmitting analog or digital voice or data communications. It includes antennas, microwave dishes, horns and other types of equipment for the transmission or receipt of such signals, telecommunication towers or monopoles, or similar structures supporting said equipment, equipment buildings, shelters or cabinets, and other accessory development. Includes personal wireless services as defined in the federal Telecommunications Act of 1996, and as subsequently amended, but shall not include the following: federally-licensed amateur radio stations and facilities used exclusively for receive-only antennas.
Telephone Exchange, Switching, or Relay	X	X	X	X	X	X	X	X	X	X	X	A facility for the exchange, switching, relaying, or transmission of telephone services, not including public office facilities, storage, or repair facilities.
Telephone Office							X	X	X	X	X	An office of the franchised telephone company for distribution of services, including conducting usual business transactions.
Water Pump Station and Wells	X	X	X	X	X	X	X	X	X	X	X	Origin of water distribution system, pumping and/or production of water into system, rates of flow and quantities measured.
Water Storage Facility	X	X	X	X	X	X	X	X	X	X	X	A tank or similar structure used to contain water for public use, including elevated, ground, and underground locations.
Water Treatment Plant								S	S	X	S	A facility which processes raw water through sedimentation, filtration, etc., and chemical disinfection into potable water for sale distribution to the user.
C. Other												
Airport or Landing Field										X		An area improved for the landing or takeoff of aircraft, approved by the Federal Aviation Administration for operation as an airport.
Ambulance Service								X	X	X	X	An establishment which provides ambulatory transport of persons, to or from a medical facility, for a fee.
Athletic Field and Play Field, Public	S	S	S	S	S	S	X	X	X	X	X	An athletic field or stadium owned and operated by a public agency for the general public, including a baseball field, soccer field, golf course, football field, or stadium which may be lighted for night-time play.
Bus, Train, and Taxi Station or Terminal								X	X	X		A facility that provides for regularly scheduled transit services, passenger lounges, ticketing, and customer parking.
Church, Rectory	X	X	X	X	X	X	X	X	X	X	X	Any structure used principally as a place wherein persons regularly assemble for public worship, including sanctuaries, chapels and cathedral's and on-site buildings adjacent thereto for such accessory uses as parsonages, friaries, convents, fellowship halls, rectories, Sunday schools, nursery services, and recreation facilities, but not including primary and/or secondary educational facilities. Shall not include a day care facility open to the public for profit.
Community Center						X	X	X	X	X	X	A building dedicated to social or recreational activities dedicated to promoting the health, safety, morals, or general welfare of its patrons .
Convent or Monastery	X	X	X	X	X	X	X	X	X	X	X	A place of religious training of recognized religions, including the on-site housing of ministers, rabbis, priests, nuns and similar staff persons.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Fraternal Lodge or Union Hall								X	X	X		The location of a society or association organized for the pursuit of a common objective by working together in some manner.
Government Administration Facility	X	X	X	X	X	X	X	X	X	X	X	A building or structure owned, operated, or occupied by governmental agency to provide a governmental service to the public.
Heliport										X		A landing facility for rotary wing aircraft, subject to regularly scheduled use which may include fueling or servicing facilities for such craft.
Library	X	X	X	X	X	X	X	X	X	X	X	Buildings or structures open for the general public, for which a fee may or may not be charged for the use of book and other media collections.
Lodge, Fraternal, Sorority, and Clubs	S	S	S	S	S	X	X	X	X	X	X	An association of persons meeting regularly for their mutual benefit or for the promotion of some common purpose, supported jointly through payment of membership dues, all members having the right to vote on policies and business.
Municipal Building and Uses	X	X	X	X	X	X	X	X	X	X	X	A structure or use designed to serve a public purpose of the municipality not defined elsewhere. This shall include but is not limited to a City Hall, Fire Station, Police Station, and Public Works Facilities.
Oil and Gas Wells	S	S	S	S	S	S	S	S	S	S	S	Any single hole or bore to any horizon, formation, or strata, for the purposes of producing gas, oil, liquid hydrocarbon, brine water or sulphur water, or for use as an injection well for secondary recovery, disposal, or production of gas or other hydrocarbons from the earth.
Park or Playground	X	X	X	X	X	X	X	X	X	X	X	An open recreation facility or park owned and operated by a public agency such as the city or the school district and available to the general public for neighborhood use.
Philanthropic Institution							X	X	X	X	X	Any organization operating under a nonprofit charter; the activities of which are devoted exclusively to benevolent purposes.
Post Office	X	X	X	X	X	X	X	X	X	X	X	A facility that is considered part of the Postal System for the posting, receipt, sorting, handling, transmission, or delivery of mail.
Prison or Penitentiary									S	S		An establishment in which convicted criminals are physically confined and housed while serving their sentence.
Public Community Center/ Govt. Bldg. Facility	X	X	X	X	X	X	X	X	X	X	X	Any building or facility either, owned or leased by local, state, or federal governments. This shall include facilities such as maintenance yards and shops.
Public Safety Facility, Police and Fire	X	X	X	X	X	X	X	X	X	X	X	A facility designed to provide public protection from dangers of fire and crime, including civil defense, operational centers, police and fire stations, and training facilities.
Radio, Television Station								X	X	X	X	A facility designed to create and broadcast original source programming, or relay commercial programming from another source, including taped or prerecorded materials for any part of the radio spectrum for commercial consumption.
Railroad Passenger or Bus Terminal								X	X	X		An area and structure designed to serve as a ticketing and boarding facility for passenger trains.
Railroad Tracks and ROW	X	X	X	X	X	X	X	X	X	X	X	The road laid with parallel steel rails along which cars are drawn by locomotives and the area designated by the railroad over which the rails (and trains) pass and the land to a specified footage on either side.
Entertainment, Recreation, and Food Uses	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Alcoholic Beverage Sales/Off-Premise Consumption							S	S	S	S	S	An establishment which offers to its patrons a variety of alcoholic beverages packaged for consumption away from the premises.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Alcoholic Beverage Sales/On-Premise Consumption							S	S	S	S	S	An establishment which offers to its patrons alcoholic beverages or mixed alcoholic beverages for consumption in opened containers or vessels.
Amusement Center, Indoor							X	X	X	X	X	A facility providing game equipment for entertainment and amusement as its primary source of income. Games contained in the facility may include coin-operated machines utilizing balls, pins, and baskets, video equipment, and pinball. Other equipment may include skill games such as pool, billiards, bowling, shuffleboard, darts, and batting cages. Any combination of these games may be used in the facility. Games of wagering and chance, including 8-liners, categorized as gambling are prohibited and not included in this use.
Amusement Center, Outdoor								S	X	X	X	An amusement enterprise offering entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open which includes but is not limited to a miniature golf course, go-cart track, bumper boats, roller coasters, paint ball courses, and other associated amusement type rides. This shall include water parks, amusement parks, carnivals, etc.
Assembly/Dance/Banquet Hall							X	X	X	X	X	A building and associated facilities for lease, rent or hire dedicated to social or recreational activities without the serving of alcohol.
Bakery (Retail)							X	X	X	X	X	An establishment which produces bakery goods and various confectionery items, such as rolls, bread, cakes, etc. for direct sale to the consumer.
Bar, Nightclub								S	S	S	S	A place where spirituous, vinous, malt or other alcoholic beverages are sold for consumption on premises; provided however, that incidental holding areas within restaurants for customers awaiting seating and in which alcoholic beverages are served shall not be construed to be "bars" so long as such holding area or areas do not exceed 25% of the total square footage of the restaurant, excluding kitchen areas, and the gross sales for alcoholic beverages within the restaurant excluding such holding areas do not exceed 20% of the gross receipts of the restaurant; and, further, provided that restaurants which derive 20% or less of their gross receipts from the sale of alcoholic beverages shall not be construed to be "bars".
Batting Cages								X	X	X	X	A private, commercial enterprise offering outdoor batting cages to the general public for a fee or charge.
Bingo Establishment								S	S	S	S	An establishment, operated by a licensed non-profit organization, which offers a specific game of chance, commonly known as bingo or lotto, in which prizes are awarded on the basis of designated numbers or symbols on a card conforming to number or symbols selected at random. Establishment and operators must meet all regulations as required by the Texas Alcoholic Beverage Commission.
Bowling Alley								X	X	X	X	A facility housing a series of wooden lanes on which a hard ball is rolled down in an effort to knock down wooden pins, usually having facilities for food or drink. Should this use include the selling of alcoholic beverages, then a Specific Use Permit shall be required.
Cafeteria/Cafe/Restaurant/Fast Food							X	X	X	X	X	A commercial eating establishment where snacks or meals are vended for consumption primarily on the premises. This definition is intended to include establishments with delivery offered to automobiles away from the main building.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Candy Shop							X	X	X	X	X	An establishment which offers for sale various confectionery items.
Catering Service								X	X	X	X	A facility where food is prepared in large quantities to be transported to, served, and consumed at an off-site location.
Coffee Shop							X	X	X	X	X	A restaurant where coffee and light refreshments are served.
Country Club	S	S	S					S	S	S	S	An area containing a golf course and a clubhouse and available only to private specific membership. Such a club may contain adjunct facilities such as a private club (only in conformance with these regulations and applicable state statutes), dining room, swimming pool, tennis courts, and similar recreational or service activities.
Dance Hall								S	X	X	S	Any building or space used primarily for the purpose of dancing. This can include the serving of refreshments but does not include serving or consuming alcoholic beverages.
Drive-In Eating Establishment							X	X	X	X	X	Any structure and premises specifically designed for the preparations and dispensing of food and meals for consumption in a vehicle parked on the premises with delivery of food to customers in cars away from the main building.
Farmer's Market								S	S	S	S	Two (2) or more stands or stalls that are owned, leased, or rented for the display or vending of fruit, vegetables, and other garden or farm crop.
Food/Beverage Sales Store							X	X	X	X	X	A retail establishment offering food and beverage products for sale to the general public generally for consumption off the premises. This shall not include alcoholic beverages.
General Food Sales (Retail)							X	X	X	X	X	A place or area of business which sells food to the consumer for off premises consumption, often referred to as a grocery store or supermarket. All health permit requirements must be met.
Golf Course, Commercial								S	X	X	S	An area of land designed in such a way as to present a challenge on which to play a game in which a small resilient ball is struck by long-handled clubs into a successive number of holes which are marked by flags which is privately owned but is open to the public for a fee.
Golf Course, Driving Range								S	X	X	S	An establishment offering areas for driving of golf balls including "pitch and putt" facilities.
Ice Cream Parlor							X	X	X	X	X	An establishment where a food made of cream or milk, sweetened, flavored, and frozen is served to the consumer.
Meat Market (includes Seafood)							X	X	X	X	X	A retail facility that offers meat, fish, and poultry products for sale to the public and shall include the sale of meat and meat products to restaurants, hotels, clubs, and other similar establishments when such sale is conducted as part of the retail business on the premises.
Mobile Vendor Establishment							X	X	X		X	A movable food facility that is subject to the regulations in Chapter 34 of the City Ordinances, Article II relating to Temporary, Portable Businesses.
Movie Theater, Cineplex							X	X	X	X	X	Complex structures with multiple movie theaters, each theater capable of providing performances independent of the others in the complex. Structurally, theaters in a Cineplex are grouped in a manner that allows them to share box or ticket offices, parking facilities, lobby areas, restrooms, concession stands, signs and marquee displays, and other service and maintenance facilities.
Museum							X	X	X	X	X	An institution for the collection, display, and distribution of objects of art or science which is sponsored by or owned and operated by the city, a public or quasi-public agency, and which facility is open to the general public.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Nightclub or Dance Hall								S	S	S	S	An establishment operated as a place of entertainment, characterized by any of the following as a principal use of the establishment: (1) Live, recorded or televised entertainment, including but not limited to performances by magicians, musicians or comedians; (2) Dancing; (3) Any combination of (1) and (2). This shall include the serving of alcoholic beverages.
Pool or Billiard Hall (Dry)							S	X	X	X	X	A place where people gather for the purpose of playing cue sports such as pool, snooker, or billiards without the service of alcoholic beverages. Facility may include other games such as darts, foosball, or video games, etc. Games of wagering and chance, including 8-liners, categorized as gambling are prohibited and not included in this use.
Pool or Billiard Hall (Wet)							S	S	S	S	S	A place where people gather for the purpose of playing cue sports such as pool, snooker, or billiards with the service of alcoholic beverages. Facility may include other games such as darts, foosball, or video games, etc. Games of wagering and chance, including 8-liners, categorized as gambling are prohibited and not included in this use.
Private Club							S	S	S	S	S	Facilities where food, beverages, including alcoholic beverages, entertainment, or meeting space is provided to specific membership only.
Racquetball Court							X	X	X	X	X	An indoor or outdoor facility for the playing of racquetball.
Restaurant or Cafeteria (Not Drive-In)							X	X	X	X	X	An establishment serving food to the general public in designated dining areas, but does not include drive-in establishments where food is delivered to or eaten in automobiles. This use does not include the serving or selling of alcoholic beverages.
Restaurant, Drive-in/Drive-thru							X	X	X	X	X	Any place or premises used for sale, dispensing, or serving of food, refreshments, or beverages in automobiles, including those establishments where customers may serve themselves and may eat or drink the food, refreshments, or beverages on the premises.
Restaurant, Refreshment Stand (Temporary or Seasonal)							X	X	X		X	Any place or premises used for sale, dispensing, or serving of food, refreshments, or beverages from a temporary or permanent building on a temporary or seasonal basis. This food facility is subject to the regulations in Chapter 12 of the City Ordinances, Article II relating to Temporary, Portable Businesses.
Restaurant, w/Alcohol Sales							S	S	S	S	S	An establishment serving food to the general public in designated dining areas and may serve alcoholic beverages to the patron.
Retail Water Vending Facility (unmanned)							X	X				An unmanned water or ice vending kiosk that filters City water on site and is dispensed via a coin-operated device to drive up customers who may or may not provide their own containers.
Rodeo Ground/Fair Ground									S	S	S	An outdoor entertainment area providing an arena for rodeo activities, including grandstands and bleachers for the viewing public, storage pens, and facilities for the caring and presentation of livestock, and open area for exhibits and carnival activities. Property must be an area of one (1) or more acres.
Roller or Ice Rink								X	X	X	X	An organized commercial enterprise featuring either roller or ice skating with locations either indoors or outdoors.
Swimming Pool (Public)	S	S	S	S	S	S	S	X	X	X	S	A recreational facility used for swimming which is open to the public for which a membership is required or a fee or charge is made for the use of the facility.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Tennis Court (Public)	S	S	S	S	S	S	S	X	X	X	S	A concrete or clay court which is used for the playing of tennis by the general public and for which membership is required or a fee or charge is made for the use of the facility.
Theater or Indoor Playhouse							X	X	X	X	X	A facility designed to house either a cinema, film or live theater production.
Theater; Open Drive In								S	X	X		An outdoor facility designed to provide patrons with viewing of a cinema or filmed entertainment usually from their private automobiles for a fee.
Office Uses	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Business Office							X	X	X	X	X	A room or group of rooms where the general administration and affairs of a business are carried on, but where no retail transactions are conducted.
Certified Public Account's Office							X	X	X	X	X	A place or space used by an accountant who has successfully completed all five (5) parts of the state CPA examination, has met all background checks, and is licensed by the State.
Chiropractor's Office							X	X	X	X	X	A place or space used by one who uses a method of treating disease by manipulation of the joints of the body, especially the spinal column.
Dentist's Office							X	X	X	X	X	A place or space used by one whose profession is the care and repair of teeth.
Employment Agency							X	X	X	X	X	A business that serves as an agent to a number of employers, offering employment usually for a fee.
Engineer's Office (Registered)							X	X	X	X	X	A place or space for one registered in some branch of engineering, to include the planning, designing, construction, or management of machinery, roads, bridges, etc.
Insurance Sales Office							X	X	X	X	X	A business that offers to the public various types of insurance, may be one company or a combination of several.
Medical, Dental Office							X	X	X	X	X	Offices for one or more physicians, surgeons, or dentists engaged in treating the sick or injured, but not including rooms for the abiding of patients.
Office, Business and Professional							X	X	X	X	X	Offices for the provision of business and professional services, not including retail sales or production.
Optical Clinic or Office							X	X	X	X	X	Offices for one or more physicians engaged in treating the eyes.
Photography Studio							X	X	X	X	X	Any place of business where photographic posing for portraits takes place. This not to include the sale of pornographic material or pornographic photography.
Physician's Office							X	X	X	X	X	A place or space where a doctor of medicine (D.O. or M.D.) practices his profession.
Psychologist's Office							X	X	X	X	X	A place or space used by one who deals with that pertaining to the mind or the science of the mind.
Public Surveyor's Office (Registered)							X	X	X	X	X	A place or space used by one whose business it is to calculate areas of land and locate the boundary lines for parcels of land.
Real Estate Office							X	X	X	X	X	A facility in which real estate agents offer for sale real property, i.e., land, buildings, businesses, and residences, usually under contract to the owner of said property.
Real Estate or Leasing Office							X	X	X	X	X	An office in which the business of buying, selling, or renting land, buildings, or housing is conducted.
Temporary Construction Office/Field Office	S	S	S	S	S	S	S	S	S	S	S	A temporary use of a portable building, trailer, or model home during construction or development of a subdivision, building, streets, or utilities. Not to exceed one year without a specific use permit.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Travel Bureau or Consultant							X	X	X	X	X	An office that offers services to patrons as a broker for airline, train or other transportation and lodging organizations.
Retail and Personal Uses	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Animal Grooming							X	X	X	X	X	An establishment that offers to the general public the service of animal grooming for domestic pets. No boarding or medical care is provided.
Apparel Alteration and Repair or Tailor Shop							X	X	X	X	X	An establishment offering individual alteration, repair, or creation of clothing apparel to the public.
Art Gallery or Museum							X	X	X	X	X	An establishment exhibiting articles or art, which are for sale, such as paintings, sculptures, etc.
Arts, Crafts, and Hobby Shop							X	X	X	X	X	An establishment offering for sale those items commonly associated with hobbies, including display areas for hobbies. This shall include but is not limited to art supplies, ceramics, sewing supplies, craft supplies, plaster working supplies, scrapbooking items, flower arranging items, etc.
Bank							X	X	X	X	X	An establishment for receiving or lending money, various other financial services may be offered, usually regulated by the Federal Reserve Board, insured by FDIC.
Barber Shop or Beauty Salon							X	X	X	X	X	An establishment which provides personal services including haircuts, perms, color treatments, manicures, pedicures, and other personal beauty services staffed by licensed persons.
Child Care Center or Facility							X	X	X	X	X	A facility that provides care or supervision for children who are not related by blood, marriage, or adoption to the owner or operator of the facility for less than twenty-four (24) hours a day for more than twelve (12) children under the age of fourteen (14), whether or not the facility is operated for profit or charges for the services it offers.
Child Care Home Occupation	X	X	X	X								The use of a single-family home for the purpose of caring for more than three but not exceeding 12 children, other than the care givers own.
Cosmetic Tattoo Establishment							S	X	X	X	S	An establishment where trained personnel apply microinjections of pigment to the dermal layer of skin such that facial cosmetics are applied on a permanent basis. This does not include a tattoo parlor.
Counseling Facility							X	X	X	X	X	A place where one can go to discuss problems, be given advisement, and plan resolutions, often in a clinical atmosphere.
Day Camp for Children						S	S	X	X		X	A facility and activity conducted on a temporary basis for the organized recreation and instruction of children including, but not limited to, outdoor activities in conformance with state regulations and license provisions.
Day Care Center, Adult	S	S	S	S	S	S	S	X	X	S	S	An agency at which six or more disabled or elderly adults not related to the proprietor, are left for care for a part of the 24 hours of the day.
Gymnasium							S	X	X			A building or room used for physical education and sports, which may be equipped with gymnastic or other sports-related equipment, and that may have seating in which spectators may view sports activities.
Health and Fitness Center							X	X	X		X	An indoor facility including uses such as game courts, exercise equipment, locker rooms, Jacuzzi, and/or sauna and pro shop, gymnasiums, private clubs (athletic, health, or recreational), reducing salons, and weight control establishments. Also may offer classes for exercise, dance, self-defense, and martial arts.
Health Clinic							X	X	X	X	X	A public or private, profit or nonprofit facility for the reception and treatment of outpatient persons physically or mentally ill, injured, handicapped, or otherwise in need of physical or mental diagnosis, treatment, care, or similar service.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Hospital						S	X	X	X	X	X	An institution specializing in giving clinical, temporary, and emergency services of a medical or surgical nature to human patients and injured persons, and licensed by state law to provide facilities and services in surgery, obstetrics, and general medical practice including related facilities such as laboratories, out-patient departments, training facilities, central services facilities, and staff offices that are an integral part of the facilities. Hospitals may include supportive retail and personal service uses operated by or under the control of the hospital primarily for the convenience of patients, staff, and visitors.
Hospital, Acute Care						S	X	X	X	X	X	An institution where sick or injured patients are given medical or surgical treatment intended to restore them to health which is licensed by the State of Texas.
Hospital, Institution Care						S	X	X	X	X		An institution where those persons suffering from illness, injury, alcoholism, narcotics dependency, psychiatric disorder, or deficiency of age are given care and treatment on an outpatient or resident basis and which is licensed by the State of Texas.
Massage Establishment							S	S	X		X	Any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician, osteopath, chiropractor or a registered nurse or a doctor whether with or without the use of mechanical, therapeutic or bathing devices. This term shall not include duly licensed beauty parlors or barber shops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operate only under such physician's direction. This term shall not include massage establishments as defined in the Sexually Oriented Business Ordinances.
Massage, Therapeutic							X	X	X		X	The act of kneading, rubbing, stroking or other such touching as performed by duly licensed medical doctors, doctors of osteopathy, chiropractors, registered physical therapists, registered nurses, licensed vocational nurses at the direction or under the prescription of a medical doctor or doctor of osteopathy when such treatment is administered or prescribed in the professional course of treatment of a patient for a bona fide medical or mental infirmity, or massage therapist registered by the State of Texas Department of Health. This term includes massage authorized by the state in establishments licensed by the state as beauty shops and barber shops staffed by licensed barbers and beauticians.
Nursing Home						S		S	S			A structure used for or occupied by persons recovering from illness or suffering from the infirmities of old age, including developments containing convalescent or nursing facilities.
Physical Therapy							X	X	X	X	X	A place or space for one who treats disease, injury, etc., by physical means, such as by massage, exercise, infrared lights, etc.
Rehabilitation Care Facility (Criminal-Psychiatric, Mental Disorders and Substance Abuse)								S	S	S		A facility whose primary purpose is to provide residential and/or out-patient care, with supervisory personnel, to persons regardless of legal relationship, who have been involved in the criminal justice system or related program including parole or probation as authorized by the criminal justice system, and have demonstrated a tendency toward alcoholism, drug abuse, mental illness, or antisocial or criminal conduct.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Rehabilitation Care Facility (Psychiatric and Mental Disorders)								S	S	S		A facility which provides residence and/or out-patient care, with supervisory personnel, to persons regardless of legal relationship, who have demonstrated a tendency toward mental illness.
Rehabilitation Care Facility (Substance Abuse)								S	S	S		A facility which provides residential and/or out-patient care, with supervisory personnel to persons regardless of legal relationship who have demonstrated a tendency toward alcoholism and/or drug abuse.
Shooting Range, Indoor								S	X	X		An indoor facility specializing in the practice of firearms.
Shooting Range, Outdoor									S	S		An outdoor facility specializing in the practice of firearms.
Studio, Dance							X	X	X	X	X	A facility for the teaching of fine arts such as dance, cheerleading, baton twirling and gymnastics, but not including a gymnasium, except that small gymnasiums for the purpose of gymnastics instruction are permitted.
Tailor Shop							X	X	X	X	X	An establishment which employs one or more persons skilled in making, repairing, or altering clothes.
Tanning Studio							X	X	X	X	X	Any business that uses artificial lighting systems to produce a tan on an individual's body. This use specifically excludes spas, gymnasiums, athletic clubs, health clubs, and any exercise equipment.
Tattoo Parlor/Body Piercing Studio							S	S	X	X	S	An establishment whose principle business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following: (1) placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin, by means of the use of needles or other instruments designed to contact or puncture the skin; (2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.
Commercial Uses	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Antique Shop							X	X	X	X	X	An establishment offering for sale items such as glass, china, furniture, or similar furnishings and decorations which have value and significance as a result of age or design with no outside display or storage.
Appliance Repair, Household								X	X	X	X	A shop specializing in repair of household appliances including but not limited to stoves, refrigerators, washing machines, dryers, televisions, and freezers. This use shall not permit outside display or storage of appliances or appliance parts.
Appliance Store (Retail)							X	X	X	X	X	An establishment offering for sale new or refurbished household appliances including but not limited to stoves, refrigerators, washing machines, clothes dryers, televisions, and freezers that shall not permit outside storage or display.
Athletic Field and Play Field, Commercial							S	S	X	X	S	An athletic field or stadium owned and operated privately, including a baseball field, golf course, football field, or stadium which may be lighted for night-time play.
Boat and Accessories, Sales and Service								X	X	X	X	An open area or lot used for the display or sale of boats, includes building which may display boats and contain, therein, an area where boats are serviced, no parts or damaged merchandise awaiting installation or repair, respectively, shall be visible on the premises.
Bookstore							X	X	X	X	X	An establishment where books, magazines, periodicals, or newspapers are sold. This is to not include adult books, adult magazines, etc., as defined in the SOB Ordinance.
Building Maintenance and Repair Services								X	X	X	X	A smaller contractor's facility specializing in construction repair or remodeling.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Building Materials and Lumber Sales								X	X	X	X	An establishment which distributes or sales building materials, such as hardware, plumbing material, electrical material, lumber, fencing wire, bricks, cement cinder blocks, landscaping stones, and other materials used in the building trade. All outside storage shall be enclosed with a solid screening device.
Car Wash/Detail Car Center							S	X	X	X	X	A commercial operation which washes, waxes, buffers, or launders cars or other automotive equipment. Must have proper drainage inlets as required by the City's Building Officials or designee.
Carnival or Circus							X	X	X	X	X	A traveling amusement show featuring exhibits and rides or varied performances by acrobats, clowns, and trained animals.
Carpet and Rug Cleaners							X	X	X	X	X	An establishment which cleans commercial and residential carpets and rugs on site.
Carpet Store (Retail)							X	X	X	X	X	An establishment which offers for sale commercial and residential carpets and rugs.
Christmas Tree Sales							X	X	X	X	X	An area enclosed or not enclosed used for only a short time each year for the sales of Christmas Trees. This is not to include the recycling of Christmas trees.
Cleaning or Laundry Pick-up Station							X	X	X	X	X	An establishment which accepts articles of clothing for the purpose of freeing these articles of dirt and other impurities, process may be done at establishment or sent away for processing.
Cleaning or Laundry Self-Service								X	X	X		An establishment which provides machines for a fee to individuals for the purpose of freeing articles of clothing of dirt and other impurities, often referred to as "Laundromats".
Clothing Store							X	X	X	X	X	An establishment where clothing, wearing apparel, shoes, belts, and accessories are sold to the general public. This is to include dress shops, bridal boutiques, and other similar uses. This use does not include shoe cobbling.
Commercial Parking Garage								X	X	X	X	A building or structure used for the temporary parking of automobiles for a fee not to include trucks over two (2) tons, truck trailers, utility trailers, and mobile recreational vehicles. The term temporary shall not allow for overnight parking.
Commercial Parking Lot							S	S	S	S		A lot devoted to the temporary parking of automobiles for a fee not to include trucks over two (2) tons, truck trailers, utility trailers, and mobile recreational vehicles. The term temporary shall not allow for overnight parking.
Computer Store							X	X	X	X	X	An establishment where computers are sold or repaired.
Contractor Office								X	X	X		A business such as an electrician, mechanic, or plumber whose primary use provides a service by installing electrical, mechanical, or plumbing systems; which also may have limited sales of electrical, mechanical, or plumbing supplies or equipment as a secondary use incidental to its primary use. No outside storage permitted.
Convalescent Center						S		S	X	X		A building or structure used for or customarily occupied by persons recovering from illness or suffering from infirmities of age.
Convenience Store with or without Automotive Fuel Sales							X	X	X	X	X	A neighborhood store offering limited amounts of consumer goods, and permitting automotive fuel sales. This use includes small neighborhood grocery stores and drugstores whose purpose is to serve the immediate neighborhood, as distinguished from large chain stores and being in the tradition of "the small mom and pop grocery store." This use shall not include the servicing of vehicles.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Copy Shop							X	X	X	X	X	A small commercial printing shop which sells on-site most of the items printed, along with associated items.
Craft and Antique Retail Center								S	S			An indoor facility specializing in the selling of antiques, handicrafts, and other new retail items, including plants, books, and trinkets. Handicrafts shall be defined as items that are made completely by hand or by using simple tools that may include woodcrafts, scrapbooking materials, jewelry, canvas works, crocheted materials, knitted materials, embroidered items, pottery, dolls, baskets, glass items, metal items, etc. Antiques shall be defined as goods, materials, articles, or merchandise at least one hundred (100) years of age which derive value from age and/or furniture, made or manufactured in a former period, such as an eighteenth century roll-top desk. This definition shall not be construed as allowing second hand retail sales or the rental of booths or space to additional vendors not being the applicant of the Certificate of Occupancy. This definition may include the selling of consignment items.
Department Store							X	X	X	X	X	A large store offering a variety of comparison and consumer goods at a retail price and shall not include the selling of used or consignment items.
Drapery, Sewing, or Weaving Shop							X	X	X	X	X	A shop offering custom made draperies and other sewn goods and hand or machine woven goods for sale.
Drive-Thru Convenience Store							S	X	X	X	S	A facility offering convenience items to consumers without the requirement of the consumer leaving their vehicle.
Drug Store or Pharmacy							X	X	X	X	X	An establishment offering over-the-counter and prescription drugs and allied products for retail sale.
Electrical Sales and Service								X	X	X		An establishment selling electrical supplies and parts and/or providing the servicing and installation of electrical equipment and fixtures with no outside storage being allowed.
Electronics Store (Retail)							X	X	X	X	X	A retail facility which offers for purchase electronics that may include but is not limited to televisions, surround sound systems, stereo systems, and similar items.
Extended Stay Hotel/Motel								S	S	S	S	Any building containing six or more guest rooms intended or designed to be used, or which are used, rented, or hired out to be occupied or which are occupied for sleeping purposes for guests and contain kitchen facilities for food preparation including but not limited to such facilities as refrigerators, stoves, and ovens.
Exterminating Service Facility								S	X	X	S	A business providing extermination services for household pests, including insects and rodents.
Factory Outlet, Retail or Wholesale Store							X	X	X	X	X	An establishment that offers goods and products to the public that are obtained direct from the manufacturer at prices that reflect savings due to the reduced cost of said direct distribution.
Fairgrounds or Exhibition Area								S	X	X		An outdoor area for public gathering including fairs, celebrations, carnivals, circuses, or like events.
Farm Machinery and Implement Sales and Service									X	X		An enclosed area designed for sales and repair of farm machinery and equipment.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Farm or Ranch	S	S	S									An area of two (2) or more acres which is used for the primary purpose of growing of usual farm products, vegetables, fruits, trees, and grain. And for the raising of the usual farm poultry and farm animals such as horses, cattle, sheep, goats, pigs, and including the necessary accessory uses for raising, treating, and storing products raised on premises, but not including the commercial feeding of offal and garbage to swine and other animals. This shall not include any type of agriculture or husbandry specifically prohibited by ordinance or law.
Feed Store								X	X	X		A commercial establishment which sells animal feed; feeding troughs; animal cages, pens, and gates; fencing materials; pesticides; seeds; and other gardening farming, and ranching supplies.
Feed Store with Animal Sales								S	X	X		A commercial establishment which sells animal feed, feeding troughs, animal cages, pens, and gates, fencing materials, pesticides, seeds, and other gardening farming, and ranching supplies, but also the selling of baby chicks, rabbits, guinea pigs, and other similar small or domesticated animals may be permitted.
Firewood Sales								S	X	X		An area of one (1) acre or more that is used for the sale of firewood whether the wood was produced on the premises or not.
Fitness Club							X	X	X	X	X	A private, commercial enterprise serving a limited membership and tenancy with specific fee requirements, with facilities for exercise, swimming, playing tennis or handball, racquetball, squash or other court games.
Flea Market, Indoor									X	X		An indoor facility containing a collection of two (2) or more stalls, booths, tables or other similar arrangements, used by individual vendors where inexpensive, new, or secondhand goods are sold, displayed, bartered. Absolutely no outside sales shall be allowed.
Flea Market, Outdoor									X	X		An outdoor facility containing a collection of two (2) or more stalls, booths, tables or other similar arrangements, used by individual vendors where inexpensive, new, or secondhand goods are sold, displayed, bartered.
Florist, Retail							X	X	X	X	X	An establishment which may or may not grow flowers, but sells flowers, usually in arrangement form, to the consumer.
Furniture Repair								X	X	X		An establishment for the repair of household furniture this should not include the repair of household appliances nor shall this use include the selling of furniture nor shall this use allow for outside storage.
Furniture Store (Retail)							X	X	X	X	X	An establishment offering for sale new or refurbished household or commercial furniture and shall not permit outside storage or display.
Garage, Commercial								S	S	X	S	Any building or structure used for housing more than one commercial motor vehicle, or where any vehicles are kept for remuneration or hire.
Garden Shop (Inside)							X	X	X	X	X	An establishment offering for sale tools for the garden, insecticides (pest controls), fertilizer, mowers, seeds, lawn equipment, such as lounges, chairs, side tables, etc. Some items may be displayed in front of establishment outside during business hours.
Gift, Card, or Novelty Shop							X	X	X	X	X	A place or area of business which sells gifts, greeting cards, souvenirs, and associated products for sale.
Gunsmith Shop								X	X	X	X	A facility used for the repairs, modifications, designs, or building of firearms.
Handicraft Shop and Art Objects							X	X	X			A shop offering handmade arts and crafts items, objects, handicraft supplies, and associated products for sale.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Hardware Store							X	X	X	X	X	An establishment offering for sale household hardware including but not limited to hand tools, power tools, keys, plumbing supplies, electrical supplies, paint supplies, and lawn and garden products to the general public.
Hauling or Storage Company									X	X		A company engaged in local, unregulated hauling of freight and materials providing short-term or long-term storage of associated freight.
Home Entertainment Sales - Electronic							X	X	X	X	X	An establishment which provides electronic products to the consumer which are designed for residential use as opposed to commercial.
Home Occupation	X	X	X	X	X	X						An occupation conducted in a dwelling unit, provided that: (a) No person other than members of the family residing on the premises are engaged in the occupation on the premises, (b) The use of the dwelling unit for the home occupation is clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 250 square feet of floor area of the dwelling unit are used in the conduct of the home occupation, (c) There is no visible evidence of the conduct of the home occupation from the outside the building, (d) The home occupation is not conducted in an accessory building, (e) Any sales in connection with the home occupation are clearly secondary, and there are no sales from the dwelling, (f) Traffic is not generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of the home occupation is met off the street and other than in a required front yard, (g) Equipment, processes or work is not used or conducted in the home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment, process or work is used or conducted which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises, (h) The following occupations are specifically excluded as home occupations: operation of beauty culture schools, beauty parlors, barber shops, lawn mower or other small engine repair, automotive repair, television, radio, or electronic repair and bicycle repair, (i) No outdoor storage of any type is permitted with any home occupation.
Hotel or Motel								S	S	S	S	An establishment which provides lodging to be rented or leased, and may provide on premise dining or entertainment facilities.
Jewelry Store							X	X	X	X	X	An establishment specializing in the selling, designing, repairing, or the manufacturing of jewelry.
Kennel, with outside runs								S	S	S	S	Any building, lot or premises on or in which five (5) or more dogs are kept, at least eight (8) weeks of age, or any building, lot or premises where dogs or cats are housed or accepted for boarding, for which remuneration is received, having outside runs. This term does not include a veterinary clinic or a facility where animals are trained to fight.
Kennel, without outside runs								X	X	X		Any building, lot or premises on or in which five (5) or more dogs are kept, at least eight (8) weeks of age, or any building, lot or premises where dogs or cats are housed or accepted for boarding, for which remuneration is received, without having outside runs. This term does not include a veterinary clinic or a facility where animals are trained to fight.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Laboratory, Medical and/or Dental								S	X	X		A facility with materials and scientific and technological equipment designed for scientific experimentation, examination, evaluation, and documentation for medical and other technologies. Or a laboratory for the preparation of medical and dental appliances, radiological preparations, chemical analysis and similar activities to be used in the treatment of or research about humans.
Laboratory, Support								S	X	X		A facility for scientific laboratory analysis of natural resources, medical resources, and manufactured materials. The scientific analysis is generally performed for an outside customer, to support the work of that customer. This category includes environmental laboratories for the analysis of air, water, and soil; medical or veterinary laboratories for the analysis of blood, tissue, or other human medical or animal products. Forensic laboratories for analysis of evidence in support of law enforcement agencies would also be included in this category.
Landscape Materials, Sales and Service							S	X	X	X		An establishment which sells live plants, flowers, shrubs, trees, grass, rock arrangements or other live and inanimate objects for the purpose of adorning or improving land, providing the service of landscaping by same.
Large Retail Facility							S	S	S	S	S	A facility offering retail sales and/or services, whether occupied by one (1) or multiple tenants, that is comprised of more than fifty thousand (50,000) square feet of floor area, which includes gross floor area, outdoor storage areas, and any outside area that provides associated services to the public, including, without limitation, outdoor merchandise display.
Laundry or Dry Cleaners								S	X	X		A building or place where clothes and linens are washed and thoroughly dried and pressed by the use of washing, drying, and ironing machines for fee basis and shall include the term "cleaners," and "dry cleaners."
Laundry/Clean Self-Service								X	X	X	X	A retail establishment providing facilities for customers to launder or dry clean wearing apparel or other materials.
Leather Goods Shop (Retail)							X	X	X	X	X	A commercial establishment which sells leather materials and supplies or leather goods.
Lighting Supply, Sales and Service								X	X	X		An establishment which offers replacement parts for lighting fixtures as well as offering complete lighting units to the public.
Locksmith Shop							X	X	X	X	X	A shop that specializes in making, selling, and repairing keys, locks, and associated materials.
Mechanical Sales and Service (A/C and Heating)								X	X	X		An establishment selling air conditioning and heating supplies and parts and/or providing the repair and installation of air conditioning or heating units with no outside storage being allowed. This use shall not include the mechanical service of vehicles.
Medical Appliances Sale/Rent								X	X	X	X	An establishment specializing in the sales and rental of medical appliances.
Medical Laboratory							S	X	X	X		A laboratory facility which conducts medical analysis on various body fluids and tissue samples, whose results are reported to the referring physician.
Medical, Dental, and Optical Retail Sales							X	X	X	X	X	An establishment offering prescriptions and over the counter medical products for sale.
Mentally Handicapped Training Residence	S	S	S			S					S	A structure and grounds for the training and temporary housing of mentally handicapped persons together with housing for staff engaged in such training or care of such persons at the facility.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Mortgage Company							X	X	X	X	X	An establishment which engages in financing purchases of real property where a deed to the property is held as security.
Motel or Hotel								S	S	S	S	A building or group of buildings containing individual living or sleeping units specifically designed as temporary quarters for transient guests and may include provisions for meals and personal service. To be classified as a motel or hotel an establishment shall contain a minimum of six individual guest rooms or units and may furnish customary services such as linen, maid service, telephone, use and upkeep of furniture.
Music Store							X	X	X	X	X	An establishment offering music, musical instruments, and other related items for sale to the general public. Such establishment may offer repair services of musical instruments.
Newspaper Printing Facility								X	X	X	S	A facility which uses off-set presses for production or publication of daily or weekly news, opinions, advertisements, etc.
Office Supply Store							X	X	X	X	X	A store that specializes in office supplies.
Paint Shop							X	X	X	X	X	A shop for the storage, mixing and sale of a full line of retail paint supplies.
Pawn Shop									S	S		A shop specializing in making small loans against personal property or buying used personal goods from individuals for resale.
Pet Shop							X	X	X	X	X	An establishment offering small animals for sale, with associated goods and services.
Pet Supplies and Aquatic Pet Sales							X	X	X	X	X	An establishment or business having for sale pet food, grooming aids, etc., and having for sale, pets which live in water, along with plants which grow in or on water.
Pharmacy							X	X	X	X	X	An establishment offering prescription and over the counter pharmaceuticals and other associated products for sale to the public.
Photographic Equipment Sales and Service							X	X	X	X	X	A shop that specializes in the sale and repair of photographic equipment.
Photographic Service							X	X	X	X	X	An establishment offering drop-off of film for processing, pickup of developed photographs, and related services.
Picture Framing Shop							X	X	X	X	X	An establishment which offers the service of picture framing and shall include the sale, manufacture, or customization of frames.
Plant Nursery								X	X	X	X	An establishment which grows and sells plants, flowers, shrubs, grass and other items typically used as and associated with outdoor landscaping or houseplants.
Plumbing Sales and Service								X	X	X		An establishment selling plumbing supplies and parts and/or providing the repair and installation of plumbing and fixtures with no outside storage being allowed.
Print Shop								X	X	X		An establishment utilizing letter press, duplicating equipment, rotary presses or linotype equipment to produce in printed form orders for its clients or customers.
Recording Studio							S	X	X	X		A facility for sound recording and mixing.
Recreational Vehicle Park								S	S	S	S	A property that is designed, arranged or used for the purpose of parking recreational vehicles for temporary living quarters for recreational, travel or vacation purposes. This use shall not include the renting of spaces to be used as a permanent living quarters.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Recreational Vehicle Rental								S	X	X		An establishment offering recreational vehicles, including watercraft, for rent to the general public. Said facility may display, store, and maintain said vehicles on site solely for the purpose of renting said vehicles. No short or long term habitation of any recreational vehicle, including watercraft, is permitted on the site. In addition, no manufacture or repair, with the exception of light maintenance, occurs on the site.
Recreational Vehicle Sales and Service								X	X	X		An establishment which displays for sale a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling, self-propelled or towed behind a motor vehicle. This use may include the servicing or repairing of said vehicles or structures. No outside storage of dismantled recreational vehicles, parts, appliances, seats, and the like shall be allowed.
Rental Store (Appliances, Furniture, Equipment) Inside							X	X	X	X	X	An establishment which offers an array of items such as appliances, furniture, stereo equipment, etc., at a stated price for a fixed interval, stored inside a building.
Retail Shop, Apparel, Gift and Accessories and Similar Items							X	X	X	X	X	Small specialty retail shops such as dress shops or gift shops serving specific neighborhood areas as differentiated from department stores or discount stores having community-wide service importance.
Secondhand Store									S	S		An establishment specializing in the sale of previously used materials, goods, and merchandise which do not derive a value as a result of their age.
Sexually Oriented Business										S		A massage parlor, nude studio, modeling studio, love parlor, adult bookstore, adult movie theater, adult video arcade, adult movie arcade, adult video store, or an adult motel. This definition shall also include retail facilities that exceed twenty-five (25%) percent of the total display area square footage including wall footage of the store with the offering for sell, rent, or exhibiting of devices or any other items that are anatomically correct.
Shoe or Boot Store							X	X	X	X	X	An establishment offering footwear to the consumer and/or having a repair facility on site to reheel, patch, resew, etc., footwear.
Sign Shop, Painted or Silk-Screened							S	X	X	X	X	A retail business offering signs and banners for sale.
Small Engine Repair								S	X	X		A facility for the repair of small engines such items as lawn mowers, chain saws, lawn edgers and go-carts. No outside storage of dismantled machinery, parts, or engines shall be allowed. All outside storage of machinery shall be properly screened with a screening fence.
Specialty Shop							X	X	X	X	X	An establishment for the purpose of supplying limited specialty items, such as collectible items, coins, currency, memorabilia, stamps, etc.
Sporting Goods Store							X	X	X	X	X	An establishment offering for sale to the general public items used for sport or exercise.
Stable or Barn, Private	S	S							S	S		An accessory building used by the residents of the premises for sheltering and quartering of horses, cows, or other domestic livestock that belongs only to the property owner and for which no fee is charged for stabling of livestock.
Stable or Barn, Public	S	S							S	S		An area of one (1) acre or more that is used for the sheltering and quartering of horses for which a fee or charge is made for the stabling of said animals with the total number of horses and/or cattle being no more than one (1) head of livestock per one (1) acre of land.
Stationery Stores							X	X	X	X	X	An establishment where writing materials, such as paper and envelopes, etc., are sold.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Stone Monument Sales								X	X			A retail establishment offering for sale stone monuments produced off-premises, excluding cutting of slabs.
Tack Store							X	X	X	X	X	A commercial establishment which sells horse equipment such as saddles, bridles, blankets, riding accoutrements, etc.
Taxidermist Studio or Shop							S	S	X	X	S	An establishment offering the services of taxidermy or offering for sale to the public the products produced by a taxidermist.
Tobacco Shop							X	X	X	X	X	A retail establishment offering for sale to the public tobacco products and accessories.
Upholstery Shop								S	X	X	S	An indoor facility whose function is to provide furniture with padding, springs, webbing, and fabric or leather covers. This use shall not allow for the upholstery work in vehicles.
Variety Retail Store							X	X	X	X	X	A smaller version of the department store with predominantly consumer goods and shall not include the selling of used or consignment items.
Vehicle Brake Shop								S	X	X		An establishment whose business is to repair or replace brakes in motor vehicles and where parts generally are not sold without installation services. Vehicles shall not be left more than twenty-four (24) hours and no outside storage of parts or vehicles are allowed.
Vehicle Muffler Shop								S	X	X		An establishment whose business is to only repair and install devices for silencing noises from vehicle engines, may sell these devices without the installation service.
Vehicle Paint and Body Shop								S	S	X		An automotive shop with a primary purpose of repairing and painting the outside surfaces of automobiles, trucks, and vans, and repairing and replacing the upholstery of such vehicles.
Vehicle Parts and Accessory Sales							X	X	X	X	X	A shop with a primary function of selling new and used parts and accessories for automobiles, small trucks and vans with no outside storage of any kind. This is not to include auto salvaging or the selling of tires.
Vehicle Rental							S	X	X	X	S	An establishment primarily engaged in the short-term rental or extended term leasing of automobiles and trucks, not including truck tractors or semi-trailers.
Vehicle Repair Garage								S	X	X		An enclosed facility designed for the repair and maintenance of automobiles, small trucks and vans, with outside storage of vehicles in state of repair allowed but not to exceed fourteen (14) days and with no outside repair or maintenance conducted. The shall not include paint or body work. This is to not include outside storage of any auto parts or components including but not limited to engines, transmissions, brakes and brake drums, drive shafts, tires, starters, vehicle chassis, doors, seats, hoods, fenders, side panels, etc.
Vehicle Sales, New								X	X	X		An open area or lot used for the display of new automobiles, trucks, and vans. Included with this use may be a service area for automobiles.
Vehicle Sales, Used								X	X	X		An open area or lot used for the display or sale of mechanically operable used automobiles, trucks, and vans. No repair work or inoperable vehicles are allowed on the property and may not be located within five hundred (500) feet of another used vehicle sales lot.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Vehicle Service Station							S	S	X	X		An establishment for the routine maintenance of automobiles, trucks, and vans including auto tune-up, oil change or other maintenance services, in which all services provided and all storage, supplies, parts, and equipment are indoors. Service stations shall include automobile inspection services, but shall not include areas where heavy automobile maintenance activities such as engine overhauls, automobile painting, and body fender work are conducted. No vehicle shall be left onsite for more than twenty-four (24) hours.
Vehicle Tire Shop								X	X	X		An establishment primarily engaged in the selling and installing new or used wheels and tires in which all services provided and all storage, supplies, parts, and equipment are kept indoors. No vehicle shall be left onsite for more than twenty-four (24) hours. No outside storage or display of tires or wheels shall be allowed.
Vehicle Transmission Shop								S	X	X		An establishment whose business is to repair or replace transmissions in vehicles and where parts generally are not sold without installation service. Vehicles shall not be left overnight for more than fourteen (14) days and no outside storage of parts, transmissions, or dismantled vehicles.
Vehicle Upholstery Shop									X	X		An indoor facility whose function is to provide vehicle seats with padding, springs, webbing, and fabric or leather covers. This use is to not allow for the outside storage of vehicles, parts, or seats.
Veterinarian; Supply Store							X	X	X	X	X	A retail store offering for sale to the public veterinarian supplies.
Veterinary Office, Large Animal Practice								S	X	X		The offices of a doctor of veterinary medicine with on site treatment of large domestic animals, which may consist of livestock and/or other farm animals and may include outside treatment pens, shelters, or barns.
Veterinary Office, Small Animal Practice							X	X	X	X	X	The offices of a doctor of veterinary medicine with on site treatment of small domestic animals, which consist primarily of household pets and animals that are not sheltered in pens or barns.
Video/Game Rental							X	X	X	X	X	A commercial establishment that provides as a service a library of video movies, DVD's, and video games which may be rented on a short-term basis and returned for reuse. Shall not include the rental of sexually oriented videos or DVD's in accordance with the Sexually Oriented Business Ordinances.
Welding Shop								S	X	X		A facility for the fabrication or sculptural process that joins metal materials by melting, which may include forging.
Zoo; Private								S	S	S		A facility housing and displaying live animals, reptiles, or birds, privately owned and operated for a fee or for the promotion of some other enterprise.
Zoo; Public									X	X		A publicly owned zoo or similar facility owned and operated by the city or a nonprofit zoological society where live animals, birds, and reptiles are domiciled and displayed.
Industrial Uses	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Aircraft Hardware Parts Manufacturing									S	X		An establishment or manufacturing facility which produces one or more components for aircraft.
Asphalt/Concrete Batching									S	X		A facility which mixes asphalt or cement with various aggregates and water in large quantities.

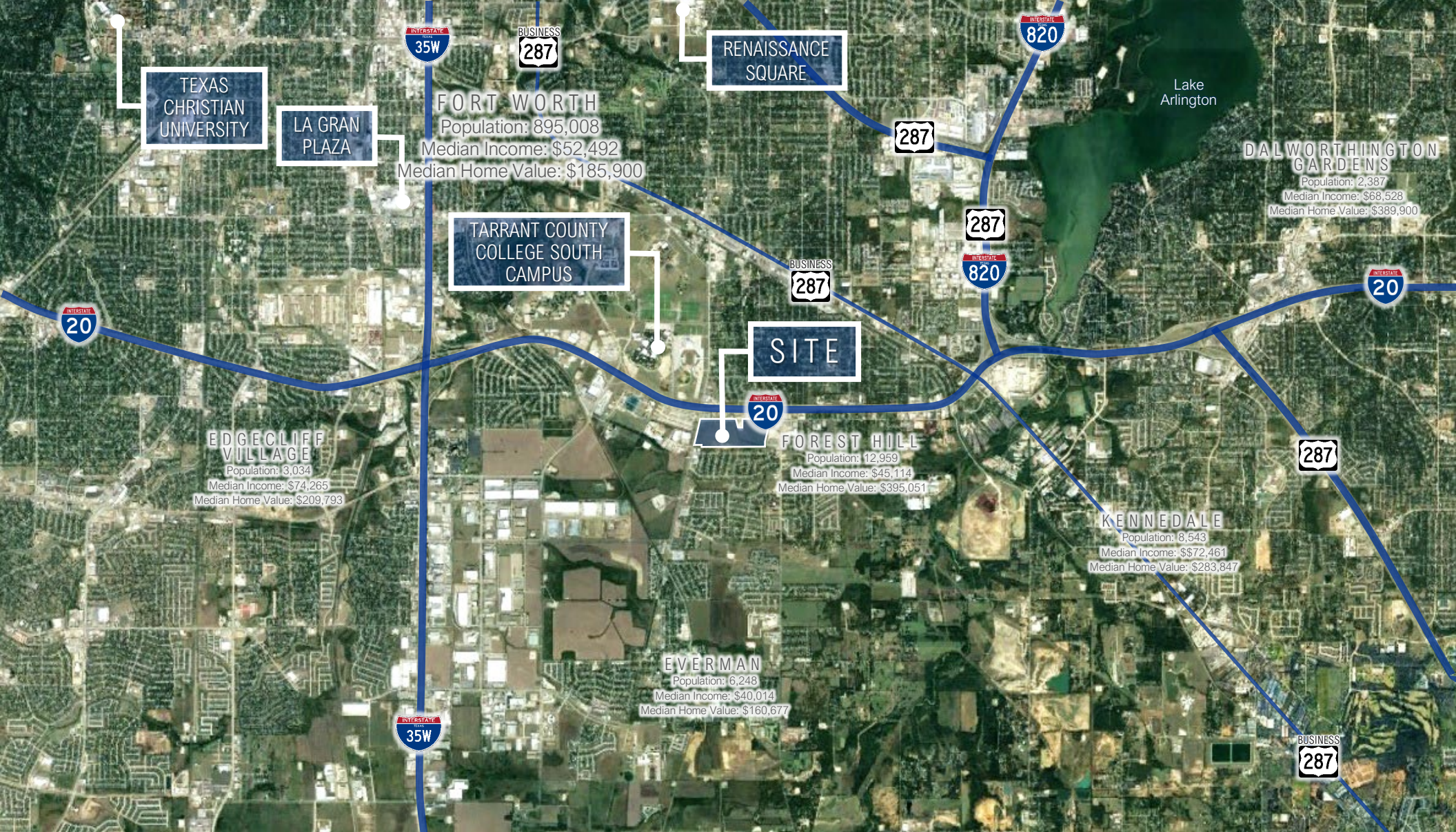
USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Assembly Plant									X	X		A facility for the assembly of equipment including automobiles, trucks, farm machinery, railroad cars, engines, and appliances from components fabricated for the most part in other locations.
Bakery, Wholesale Candy									X	X		A manufacturing facility for either baked goods or candy with the purpose of selling the products at off-site retail locations.
Bottling Plant									X	X		A facility for the bottling of products for off-site retail sales.
Building Material Manufacturing										X		A facility for the production of building materials which include fiberglass, wallboard, shingles, etc.
Cabinet Shop									X	X		A shop for the assembly of cabinetry for domestic use.
Camp Ground and Related Facilities									X	X	S	An area that is occupied or intended or designed for occupancy by transients using recreational vehicles, tents, or other temporary dwellings for dwelling, lodging, or sleeping purposes. The use may also include cooking facilities, bathhouses, and recreation areas. This does not include a manufactured housing community.
Carpet Manufacturing										X		An establishment which manufactures commercial and residential carpets and rugs.
Cement or Hydrated Lime										X		A manufacturing facility and process for making cement, hydrated lime, and byproducts, including storage of product and raw materials.
Cemetery, Mausoleum, Crematorium									X	X		An area or structure designed to contain the remains of humans or animals for permanent interment.
Chemical Blending Plant									S	X		A building or facility that is used for the mixing or blending of various chemicals both liquid and powder chemicals in order to produce various cleaning products for distribution. No outside storage of chemicals either raw or blended shall be allowed.
Chlorine/Chemical Manufacturing										X		A manufacturing facility that produces chlorine or other chemicals .
Cleaning Plant Commercial									X	X		An industrial laundry or cleaning plant doing cleaning or laundry for off-premises service outlets and retail establishments.
Clothing or Similar Manufacturing									X	X		An industrial facility for the assembly of clothing or wearing apparel.
Contractor Yard								S	S	X		An area located on the same lot or separate lot as the principal use, used for outside storage of construction equipment, including vehicles and construction material. All outside storage shall be hidden by screening fence.
Dairy Processing										X		A commercial plant for the storage and processing of milk and milk products.
Dental Laboratory								X	X	X		A facility for the fabrication of dental appliances such as crowns, bridges, braces, etc.
Distribution Center									X	X	S	A building or group of buildings with storage space which is used for the storage of merchandise, goods, and wares which are intended to be distributed to other retail or wholesale establishments.
Dump or Sanitary Landfill									S	S		A state-approved area for disposal of nonhazardous waste materials in conformance with the permit and associated regulations.
Dyeing/Laundry Plant; Commercial									X	X		A facility for the off-site laundering, bleaching, dyeing, of bulk commercial clothing.
Electric, Electronic Component/Equipment Manufacturing									X	X		A facility which produces electrical parts, such as plugs, switches, and electronic parts, such as capacitors, circuit boards, transistors, etc., also produces electrical equipment such as power tools, etc., and electronic equipment such as computers, video games, etc.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Electrical Generating Station									S	X		A facility designed to convert electrical current from other energy sources for consumption by dwellings and other structures.
Electronics Manufacturing									X	X		A facility for the production of printed circuit boards, microchips, and other electronic parts which may be assembled on site into end products such as computers, televisions, radios, and communication equipment.
Electroplating									X	X		A facility whose primary trade is to deposit a coating of metal over an object, usually another piece of metal by process of electrolysis.
Freight Terminal, Motor									S	X		A property or building in which freight is brought by common carriers during and is stored for interstate or intrastate shipment by motor truck, including the necessary warehouse space for storage of transitory freight.
Freight Terminal, Railroad								S	X	X		A property or building in which freight is brought by common carriers during and is stored for interstate or intrastate shipment by rail, including the necessary warehouse space for storage of transitory freight.
Funeral Home, Mortuary								X	X	X		A building or part thereof used for human funeral services. Such building may contain space and facilities for cremation facilities, embalming, and the performance of other services used in preparation of the dead for burial; the performance of autopsies and other surgical procedures; the storage of caskets, funeral urns, and other related supplies; and the storage of funeral vehicles. Where a funeral home is permitted, a funeral chapel shall also be permitted.
Furniture Manufacturing										X		An establishment used for the manufacturing of household or commercial furniture. This shall not include the manufacturing of appliances.
Heavy Machinery (Sales and Services)								S	S	X		An establishment offering for sale such items as construction graders, earth movers, backhoes, heavy duty trucks (dirt moving), having on premises facilities for repair of same.
Horizontal Directional Drilling - Sell, Assemble, Repair									X	X		An establishment that sells, assembles, or repairs products and machines used in the practice of horizontal drilling. This use shall allow for outside storage of operable machines or other heavy equipment on an improved surface and shall not allow for outside storage of parts, tools, supplies, or inoperable machinery.
Impounded Vehicle Storage Facility									S	S		A garage, parking lot or other type of facility used exclusively for the temporary parking and storage of impounded operable or inoperable motor vehicles for a period of time not to exceed ninety (90) days. All unenclosed facilities must be paved with an all weather surface. An impounded vehicle storage facility must be a licensed vehicle storage facility pursuant to V.A.T.C.S. § 6687-9a. An impounded vehicle storage facility does not include a junkyard or an automotive wrecking and salvage yard pursuant to V.T.C.A., Transportation Code § 396.001. Vehicles may not be salvaged, dismantled or repaired at the facility. Entire facility must be screened from public view.
Light Manufacturing or Assembly									X	X		A facility used for subassembly, or assembly of subassemblies for industrial purposes, generally not emitting noise, odor, dust, or other hazards.
Lithography or Print Shop									X	X		A large commercial printing shop with multiple presses and capabilities.
Machine Shop									X	X		A shop that manufactures metal products through the use of presses, stamps, and dyes.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Machinery Sales or Repair										X		A facility for the storage, repair, outside sales, or rental of heavy machinery or equipment.
Manufactured or Industrialized Home Sales									X	X		An area devoted to outside sales of HUD-Code manufactured homes or industrialized housing. For off premise residential use only.
Manufacturing Facility (Light)									X	X		A facility used for sub-assembly or assembly of sub-assemblies for industrial purposes, and may conduct manufacturing that does not emit noise, odor, dust, or other hazards.
Metal Fabrication									X	X		An establishment that constructs, fabricates, or manufactures metal items.
Mini Warehouse									X	X		A building or group of buildings in a controlled-access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the dead storage of a customer's goods or wares. The rented space shall be for private use only. No outside storage, sales, service, or repair activities other than the rental of dead storage of units will be permitted on the premises.
Mold and Tool Shop								S	X	X		A facility primarily engaged in the manufacture and/or repair of stamping dies, plastic injection molds, or patterns for the casting industry. This facility shall not engage in production machining, fabrication, or other more intense machining uses.
Monument Manufacturing									X	X		Manufacturing of monuments including sales and storage facilities.
Paint Spraying, Mixing									S	S		An establishment of business whose primary trade is applying by mechanical means lacquers, paints, coatings, enamels, etc., and which mixes its own pigments, etc.
Pallet Manufacturing									S	X		An establishment which manufactures, repairs, or constructs pallets for resale.
Paper Mill									S	X		An establishment devoted to the making of paper.
Petroleum Products Storage Bulk and Wholesale									S	X		A facility, open, fenced area containing large tanks for containing various grades of petroleum products, i.e., kerosene, gasoline, butane, etc., for sale to wholesalers. Must meet all requirements of the current Uniform Fire Code Manual and/or Railroad Commission.
Pharmaceutical Plant								S	X	X		A facility for the production of drugs for medicine.
Plastic Products Manufacturing									X	X		A facility for the production of molded products constructed out of plastic, fiberglass, or other composite material.
Recreational Vehicle Storage (Commercial)								S	X	X		A facility or location which, upon payment of a fee, provides for the parking and storage of recreational vehicles.
Recycling Collection Facility									S	S		A facility designed to collect, sort, and package, by either manual or mechanical processes, recyclable items for transport to a processing plant.
Recycling Processing Plant									S	S		A facility used to process used materials into new products to prevent the waste of potentially useful materials.
Rental Yard Commercial and Heavy Equipment									X	X		An establishment that provides heavy equipment or construction products for rent to contractors or the general public to be used off site. The storage of rental equipment or goods may occur either within the limits of the primary structure, or it may be displayed and stored outside of the primary structure. Areas reserved for repairs and maintenance of all equipment or goods must be within the primary structure.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Sand/Gravel Extraction/Storage									X	X		The area and facilities for the extraction and storage of natural sands and gravels in conformance with applicable local, state and federal laws.
Scrap Metal Recycling Center									S	S		A premise upon which recyclables are brought, sold, exchanged, stored, packed, disassembled or handled, limited to ferrous & non-ferrous scrap iron and other metals.
Sign Manufacturer									X	X		An establishment specializing in the manufacturing of signs.
Storage and Warehousing Establishment									X	X		A facility that is constructed such that large quantities of products or goods may be stored for extended periods of time. Said facility may be equipped with loading ramps and docks that facilitate the loading and off-loading of semi-trailer vehicles.
Storage Yard									S	S		Facilities to store any equipment, machinery, building materials, or commodities, including raw, semi-finished, and finished materials outside at ground level. This use shall provide a screening fence surrounding all outside storage.
Textile Manufacturing									X	X		Includes knitting, weaving, printing, and finishing of textiles and fibers into fabric goods.
Tire Recapping, Retreading									S	X		An establishment whose primary enterprise is vulcanizing a strip of rubber on the outer surface of various sized worn tires to produce a sufficiently treaded product.
Topsoil/Sand Extraction/Storage									X	X		An area and facilities for extraction and storage of natural soils and stone in conformance with applicable local, state and federal laws.
Truck Rental Service								S	X	X		Establishments engaged in the short-term rental or extended-term leasing of trucks with a rated capacity of one (1) ton or more according to manufacturer's classification or licensed registered weight, truck tractors or semi-trailers. No rental trucks or trailers shall be located in any multi-use/multi-tenant shopping center.
Truck Repair								S	X	X		An enclosed facility designed for the repair and maintenance of trucks with a rated capacity of one (1) ton or more according to manufacturer's classification or licensed registered weight, truck tractors, or semi-trailers, with outside storage of vehicles in state of repair allowed but not to exceed fourteen (14) days and with no outside repair or maintenance conducted. This shall not include paint or body work. This is to not include outside storage of any auto parts or components including but not limited to engines, transmissions, brakes and brake drums, drive shafts, tires, starters, vehicle chassis, doors, seats, hoods, fenders, side panels, etc.
Truck Sales								S	X	X		An open area or lot used for the display or sale of mechanically operable trucks with a rated capacity of one (1) ton or more according to manufacturer's classification or licensed registered weight, truck tractors, or semi-trailers. No repair work or inoperable vehicles are allowed on the property.
Truck Wash								S	X	X		A commercial operation which washes, waxes, buffers, or launders trucks with a rated capacity of one (1) ton or more according to manufacturer's classification or licensed registered weight, truck tractors, or semi-trailers. Must have proper drainage inlets as required by the City's Building Officials or designee.

USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Vehicle Salvage Yard										S		A salvage yard, automotive wrecking yard, and automotive graveyard shall mean any lot or tract of land upon which three (3) or more discarded, abandoned, junked, wrecked, dismantled, worn out, or ruined motor vehicles (including autos, trucks, tractor-trailers, and buses), motor vehicle parts, boats, travel trailers, trailers, and/or recreational vehicles are either: (1) kept, stored, bought, sold, recycled, or otherwise placed; or (2) disassembled, dismantled, stripped, scrapped, recycled, or cut up. Shall require a screening fence so that no vehicles or vehicle parts may be seen from a public or private area.
Vehicle Storage (Inoperable Lot)									S	S		An off-street area (not open for customers to drive into or through), for the storage of inoperable and/or unlicensed motor vehicles. This shall not include the salvaging of vehicle or vehicle parts. Shall require a complete screening fence surrounding storage area.
Vehicle Wrecker Service w/o Outside Storage									S	S		An establishment whose primary trade is towing vehicles which are disabled, or designated as towable by law enforcement officials, without an outside storage area for towed vehicles and shall not allow for the salvaging of vehicles.
Vehicle Wrecker Service with Outside Storage										S		An establishment whose primary trade is towing vehicles which are disabled or designated as towable by law enforcement officials, with an outside storage area to the establishment for towed vehicles which is secured from public viewing by fencing and shall not allow for the salvaging of vehicles.
Vehicular Racing Facility										S		A track or course laid out or designed for competitive racing of self-propelled vehicles whether or not required to be registered or licensed under the laws of the State of Texas. Vehicles may not be salvaged, dismantled or repaired except for adjustments as may be required to effectively compete.
Warehousing, Freight Office and/or Storage									X	X		A use engaged in storage, wholesale sales, and distribution of manufactured products, supplies, and equipment, but excluding bulk storage of materials that are flammable or explosive or that create hazardous or commonly recognized offensive conditions.



EXCLUSIVELY OFFERED BY

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SLJ

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SLJ Company, LLC	419172	llebowitz@sljcompany.com	214-520-8818
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Charles Titus Underwood III	488370	tyunderwood@sljcompany.com	214-520-8818
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Fabio Ernesto Felix Vega	802044	fabio@sljcompany.com	214-520-8818
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date