

*City of Katy, TX
Wednesday, April 23, 2025*

Exhibit 14A. Zoning Ordinance

§ 9. "C-1" COMMERCIAL DISTRICT.

The "C-1," Commercial District is established to provide locations for a range of light commercial uses, including retail, business and service uses. This district allows shopping areas or uses which are generally compatible near or adjacent to residential neighborhoods and generates moderately low traffic volumes. The following regulations shall apply:

9.1 Uses Permitted.

9.1-1 Special use permit is required for residential use in the "C-1" District and is limited to single-family "R-1" use. No special use permit shall be required for a single-family use or building when such building or use was in existence on March 24, 1983, as a nonconforming use or building and such building has not been structurally changed to accommodate a conforming use of the zone in which the building is located.

9.1-2 Bakery.

9.1-3 Barber and Beauty Shops.

9.1-4 Clinic (Medical or Dental).

9.1-5 Commercial Daycare, Pre-School, Childcare, Nursery.

9.1-6 Dry Cleaning Establishment, provided that only non-explosive cleaning fluids be used.

9.1-7 Funeral Home.

9.1-8 Laundry, Laundromat, Washateria.

9.1-9 Municipal Facilities (Administrative Office, Fire Station, Police Station, etc.).

9.1-10 Offices, Business or Professional, Including Banks.

9.1-11 Personal Service Shop.

9.1-12 Restaurant (Dine-In or Drive Thru) with a maximum gross area of 5,000 square feet.

9.1-13 Retail Sales.

9.1-14 Storage or Warehouse as an accessory use to on-site sales or retail. No storage or warehouse use may exceed 45% of the gross area of any single tenant or structure.

9.1-15 Studio (Art, Dance, Music, Drama, Photography, Interior Decorating).

9.1-16 Teahouses and Coffee Shops.

9.1-17 Any comparable use to those listed above, as determined by the City Planner, provided such use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke, fumes or unsightly appearance.

9.1.1 Prohibited Uses.

9.1.1-1 Sexually Oriented Businesses.

9.1.1-2 Smoke Shop (vape pens, CBD products, accessories, etc.)

9.1.1-3 Liquor Store.

9.1.1-4 Tattoo Shop.

9.2 Height and Area Requirements.9.2-1 Height. No structure or building may exceed 35 feet in height, measured at the eave.9.2-2 Maximum Facade Length. No facade in the C-1 District shall exceed 150 feet in length.

9.2-3 [1]Front Yards. The minimum front yard setback is 25 feet, except where established buildings in this district within the same block have front yards of less depth. Any building hereinafter constructed shall provide a front yard a minimum depth of which shall be twenty-five (25) feet from the street line (front property line, provided that if forty (40) percent or more of the frontage on the same side of a street between two (2) intersecting streets is developed with buildings having a greater front yard depth, the average of such front yard depth shall establish the minimum front yard depth for the entire frontage).

[1] *Editor's Note: Renumbered to address duplicate subsection number.*

9.2-4 Side Yards. No side yard setbacks are required except where the property directly abuts a lot in the R-1 District, then a side setback of 7.5 feet shall be required. Any residential use or combined residential-commercial use in C-1 shall have a 7.5-foot side yard.

9.2-5 Rear Yards. The depth of a rear yard shall be at least fifteen (15%) percent of the depth of the lot, with a maximum width of twenty (20) feet.

9.2-6 Width of Lot. The minimum lot width shall be fifty (50) feet, if used exclusively for uses enumerated in R-1 District, except as otherwise provided, in the R-1 District standards.

9.2-7 Corner Lots. A minimum twenty-five (25) foot front yard and side yard adjacent to streets shall be required on all corner lots. A canopy of at least six (6) feet in height, attached to the primary structure may be built within fifteen (15) feet of the right-of-way so long as such construction is not supported by columns that will obstruct the vision of vehicles driving upon adjacent streets.

9.2-8 Lot Area per Family. 8,625 square feet per family, with the exception of nonconforming lots of record, this regulation shall not prohibit the erection of one single-family dwelling. Where a public sewer is not accessible, each lot shall provide not less than 10,000 square feet per family.

(Ordinance 621 adopted 3/24/83; Ordinance 671 adopted 5/24/84; Ordinance 971 adopted 12/13/90; Ordinance 1141 adopted 7/8/96; Ordinance 1183 adopted 9/22/97; Ordinance 2158 adopted 6/11/01; Ordinance 3037 adopted 5/23/2022)