



ZONING ORDINANCE

City of Forney, Texas

2.13.2025

SECTION 37.2 USE CHARTS

Legend P – The land use is <u>permitted</u> by right in the zoning district indicated. – The land use is <u>prohibited</u> in the zoning district indicated. C – The land use <u>may be approved</u> as a conditional use (CUP) in the zoning district indicated.																			
Types of Land Uses	Residential Zoning Districts												Non-Residential Zoning Districts						
	AG		SF-20	SF-15	SF-11	SF-8	SF-6	SF-PH	2F	SFA	MF-15	MH	O	NS	GR	CBD	C	MU	LI
Agricultural Uses																			
Bulk Grain and/or Feed Storage	P																		P
Farms, General (Crops)	P		P																P
Farms, General (Livestock/Ranch)	C		C																C
Greenhouse (Non-Retail/Hobby)	P		P	P	P	P	P		P										P
Hay, Grain, and/or Feed Sales	P																		P
Livestock Sales	C																		C
Orchard/Crop Propagation	P		P																P
Plant Nursery (growing for commercial purposes but no retail sales on site)	P																		P
Stables (As A Business)	C																		C
Stables (Private, Accessory Use)	P		P																C
Stables (Private, Principal Use)	P		C																C
Residential Uses																			
Accessory Building/Structure (Residential)	P		P	P	P	P	P	P	P	P	P	P							
Accessory Building/Structure (Non-residential)													P	P	P	C	P	P	P
Accessory Dwelling	P		P	P															
Caretaker's/Guard's Residence	P		P	C						P	P	P					P	C	P
Duplex / Two-Family									P		P								
Foster Family Home	P		P	P	P	P	P	P	P	P	P	P							
Four Family (Quadraplex)											P								
Home Occupation	P		P	P	P	P	P	P	P	P	P	P							
Multi-Family (Apartments)											P							C	
Private Street Subdivision (See Sec. 43.13)																			
Rooming/Boarding House											P								
Single Family Detached	P		P	P	P	P	P	P	P	C	C	C							
HUD code–Manufactured Home												P							
Single Family Industrialized Home	C							C			C	C							
Single Family Townhouse (Attached)										P	P							C	
Single Family Zero Lot Line / Patio Homes								P			P							C	

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Types of Land Uses	Residential Zoning Districts												Non-Residential Zoning Districts							
	AG		SF-20	SF-15	SF-11	SF-8	SF-6	SF-PH	2F	SFA	MF-15	MH		O	NS	GR	CBD	C	MU	LI
Swimming Pool (Private use only by resident)	P		P	P	P	P	P	P	P	P	P	P							P	
Three Family (Triplex)											P									
Mobile Home (built prior to June 15, 1976)																				
Office Uses																				
Armed Services Recruiting Center														P	P	P	P	P	P	P
Check Cashing Business/Credit Agency or Similar Financial Institution																				C
Insurance Agency Offices														P	P	P	P	P	P	P
Offices (Brokerage Services)														P	P	P	P	P	P	P
Offices (Health Services)														P	P	P	P	P	P	P
Offices (Legal Services)														P	P	P	P	P	P	P
Offices (Medical Office)														P	P	P	P	P	P	P
Offices (Professional)														P	P	P	P	P	P	P
Offices (Parole-Probation)																				
Real Estate Offices														P	P	P	P	P	P	P
Telemarketing Agency														C	C	C		C	P	P
Bank														P	P	P	P	P	P	P
Savings and Loan														P	P	P	P	P	P	P
Security Monitoring Company (No Outside Storage)														P	C	P	C	P	P	P
Personal and Business Service Uses																				
Appliance Repair																P		P	P	P
Artist Studio														P	P	P	P	P	P	P
Ambulance Service (Private)																		P	C	P
Automobile Driving School (including Defensive Driving)														C	C	P		P	P	P
Automatic Teller Machines (ATM's)														P	P	P	P	P	P	P
Barber/Beauty Shop/College (barber or cosmetology school or college)														C	C	P		P	P	P
Barber/Beauty Shop (non-college)														P	P	P	P	P	P	P
Banquet Hall														C	C	C	C	C	C	C
Bed & Breakfast Inn	C		C	C	C	C	C				C						P			
Communication Equipment Sales/Service (Installation and/or Repair – No outdoor																C		P	P	P

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sales or storage or towers/antennae)																			
Computer Sales													C	P	P	P	P	P	P
Credit Unions													P	P	P	P	P	P	P
Dance/Drama/Music Schools (Performing Arts)													P	P	P	P	P	P	P
Extended Stay Hotels / Motels (Residence hotels)													C	C	C		C	C	P
Exterminator Service (No outdoor sales or storage)																	C	C	P
Financial Services (Advice/Invest)													P	P	P	P	P	P	P
Food Truck/Trailer (see Sec. 47.13)														C	C	C	C	C	C
Funeral Home															C		P	C	P
Hotel/Motel													C	C	C		C	C	P
Martial Arts School / Dance Studio													P	P	P	C	P	P	P
Kiosk (Providing A Service)													C	C	C	C	C	C	C
Laundry/Dry Cleaning (Drop Off/Pick Up)													P	P	P	P	P	P	P
Laundry/Dry Cleaning (Drop Off/Pick Up) with On-Site Plan Operation															C		C		C
Locksmith													P	P	P	P	P	P	P
Mini-Warehouse/Self Storage																			C
Photo Studio													P	P	P	P	P	P	P
Photocopying/Duplicating													P	P	P	P	P	P	P
Sexually Oriented Business	(See Chapter 4, Section 12 of the Code of Ordinances)																		
Shoe Repair													P	P	P	P	P	P	P
Studio for Radio or Television (without tower)													P	P	P	P	P	P	P
Tailor Shop													P	P	P	P	P	P	P
Tool Rental (Indoor Storage only)															P		P	P	P
Tool Rental (with Outdoor Storage)															C		C	C	P
Travel Agency													P	P	P	P	P	P	P
Retail Uses																			
Private Clubs (See Section 34d. of this Zoning Ordinance and Article 4.1000 of the Code of Ordinances for additional requirements)													If located in ENT overlay:						
													P	C			P		

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	AG	SF-20	SF-15	SF-11	SF-8	SF-6	SF-PH	2F	SFA	MF-15	MH		O	NS	GR	CBD	C	MU	LI
All Terrain Vehicle Dealer / Sales															C		C	C	P
Antique Shop (no outside storage)														C	P	C	P	P	P
Antique Shop (with outside storage)																			C
Art Dealer / Gallery													P	P	P	C	P	P	P
Auto Dealer (New - Auto Servicing and Used Auto Sales as accessory uses only)															P		P	C	P
Auto Dealer, Used Auto Sales															C		C	C	P
Auto Supply Store for New & Rebuilt Parts														C	C	C	P	P	P
Bakery (Retail)														P	P	P	P	P	P
Bakery (Wholesale)																	P		P
Bike Sales and/or Repair														P	P	P	P	P	P
Book Store													P	P	P	P	P	P	P
Brewpub (See Definition)														C	C	C	P	P	P
Building Material Sales															C		C	C	P
Cabinet Shop (Manufacturing)																	C		P
Cafeteria														P	P	P	P	P	P
Confectionery Store (Retail)														P	P	P	P	P	P
Consignment Shop													C	C	C	C	C	C	C
Convenience Store (without gas sales)														P	P	C	P	P	P
Department Store															P		P	P	P
Drapery Shop / Blind Shop														C	P	C	P	C	P
Florist														P	P	P	P	P	P
Food or Grocery Store														P	P	C	P	P	P
Furniture Sales (Indoor)														C	P	C	P	P	P
Garden Shop (Inside Only; no outside storage)														P	P	P	P	P	P
Gravestone/Tombstone Sales															C		C	C	P
Handicraft Shop														P	P	P	P	P	P
Hardware Store														P	P	P	P	P	P
Home Improvement Center															C		P	C	P
Itinerant Vendor/Vending	C																		C
Lawnmower Sales and/or Repair															C		P	C	P
Major Appliance Sales/Rental (Indoor)															P		P	P	P
Market (Public, Flea)																	C	C	C
Motorcycle Dealer (New / Repair)															C		C	C	C
Personal Watercraft Sales (New/Repair)															C		C	C	P

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Needlework Shop															P	P	P	P	P	P
Pet Shop / Supplies / Grooming															P	P	P	P	P	P
Pharmacy															P	P	P	P	P	P
Plant Nursery (Retail Sales / Outdoor Storage)															C	P		P	P	P
Recycling Kiosk															C	C		C	C	P
Restaurant															P	P	P	P	P	P
Restaurant (Drive-In)															C	P		P	P	P
General Retail Store															P	P	P	P	P	P
Security Systems Installation Company																C		P	C	P
Snow Cone Stand																C		C		C
Studio Tattoo or Body Piercing																				C
Temporary Outdoor Retail Sales / Commercial Promotion															P	P	P	P	P	P
Upholstery Shop (Non-Auto)																		P		P
Used Merchandise/Furniture Store																C	C	C	C	C
Vacuum Cleaner Sales and Repair															P	P		P	P	P
Variety Store (See Sec. 49 location req.)															C	C	C	C	C	C
Veterinarian (Indoor Kennels)															P	P		P	P	P
Woodworking Shop (Ornamental)															C	C	C	P	C	P
Transportation and Automotive Uses																				
Auto Accessories															C	C		C	C	C
Auto Body Repair																		C		C
Auto Leasing & Rental																C		C		C
Auto Glass Repair/Tinting																P		P	P	P
Auto Interior Shop / Upholstery																C		C	C	C
Auto Muffler Shop																C		C	C	C
Auto Paint Shop																C		C	C	C
Auto Parts Sales (indoors only; no repair bays)															C	P		P	P	P
Auto Repair (Major)																C		C	C	C
Auto Repair (Minor)																C		C	C	C
Auto Tire Repair /Sales (Indoor)																C		C	C	C
Auto Storage/Auto Wrecker Service (Vehicle Storage Facility)																		C		C
Car Wash (Self Service; Automated)															C	C		C	C	C

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Full Service Car Wash (Detail Shop)														C	C		C	C	C
Gasoline Service Station														C	C	C	C	C	C
Limousine / Taxi Service																	C	C	C
Public Garage / Parking Structure															P		P	P	P
Quick Lube/Oil Change/Minor Inspection														C	C		C	C	C
Tire Sales (Outdoors)																	C		C
Truck Rental																	C		C
Amusement and Recreational Uses																			
Amusement Devices/Arcade (Four or More Devices, Indoors only)														C	C	C	C	C	C
Amusement, Commercial (Indoors)														C	P		P	P	P
Amusement, Commercial (Outdoors)															C		C	C	P
Billiard / Pool Facility (Three or More Tables)															C		C	C	C
Bingo Facility															C		C	C	C
Bowling Center															P		P	C	P
Broadcast Station (with Tower)																		C	C
Country Club (Private)	C		C	C	C	C	C	C	C	C	C							C	P
Dance Hall / Dancing Facility															C		C	C	P
Day Camp	P																	P	P
Dinner Theatre														C	P	P	P	P	P
Driving Range	C														C		C	C	P
Earth Satellite Dish (Private, less than 3' in diameter)	(See Section 43.5)																		
Exhibition Hall															C		C	C	P
Fair Ground																	C	C	C
Golf Course (Miniature)															C		C	C	P
Golf Course (Private)	C		C	C	C	C	C	C	C	C	C		C	C	C		C	C	C
Golf Course (Public)	P		P	P	P	P	P	P	P	P	P		P	P	P		P	P	P
Gun Range (Indoor Only)															C		C		C
Health Club (Physical Fitness; Indoors Only)													P	P	P	C	P	P	P
Motion Picture Theater (Indoors)															P		P	P	P
Motion Picture Studio, Commercial Film																	P	P	P

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	AG		SF-20	SF-15	SF-11	SF-8	SF-6	SF-PH	2F	SFA	MF-15	MH		O	NS	GR	CBD	C	MU	LI
Museum (Indoors Only)	C		C	C	C	C	C							P	P	P	P	P	P	P
Park and/or Playground (Private)	C		C	C	C	C	C	C	C	C	C	C								
Park and/or Playground (Public; municipal)	P		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Travel Trailers / RVs (Short-Term Stays)	C																	C		C
Travel Trailers / RVs (Long-Term Stays)	C											C						C		C
Rodeo grounds	C																			C
Skating Rink																C		P	C	P
Swimming Pool (Private; Membership)	C		C	C	C	C	C	C	C	C	C	C		C	C					
Swimming Pool (Public; municipal)	P		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Tennis Court (Private/Lighted)	C		C	C	C	C	C	C	C	C	P	P		C	C	C		C	C	C
Tennis Court (Private / Not Lighted)	P		P	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P
Theater (Non-Motion Picture; Live Drama)																P	P	P	P	P
Video Rental / Sales															P	P	P	P	P	P
Institutional / Governmental Uses																				
Adult Day Care (Business) (See Section 38.5)											C	C		C	C	P	C	P	C	
Antenna (Non-Commercial)	(See Section 43.5)																			
Antenna (Commercial)	(See Section 43.5)																			
Assisted Living Facility										C	P	C		C	C	C			C	
Broadcast Towers (Commercial)	(See Section 43.5)																			
Cellular Communications Tower / PCS	(See Section 43.5)																			
Cemetery and/or Mausoleum	C															C		C	C	C
Child Care Center (Day Care) (Business) (See Section 38.5)											C	C		C	C	P	C	P	C	P
Church/Place of Worship	P		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Civic Club														P	P	P	P	P	P	P
Clinic (Medical)														P	P	P	P	P	P	P
Community Center (Municipal)	P		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Electrical Generating Plant	C																	C	C	P
Electrical Substation	C		C	C	C	C	C	C	C	C	C	C		C	C	C		C	C	P
Electrical Transmission Line	C		C	C	C	C	C	C	C	C	C	C		C	C	C		C	C	P
Emergency Care Clinic															C	P		P	C	P
Fire Station	P		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Franchised Private Utility (not listed)	P		P	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P

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Fraternal Organization														C	C	C	C	P	C	P
Gas Transmission Line (Regulating Station)	C		C	C	C	C	C	C	C	C	C	C		C	C	C		C	C	C
Governmental Building or Use (County, State or Federal)	C		C	C	C	C	C	C	C	C	C	C		C	C	P	P	P	P	P
Group Day Care Home	C		C	C	C	C	C	C	C	C	P	P		C	C	C		C	C	C
Heliport																			C	C
Helistop																		C	P	P
Hospice											P					C		C	C	C
Hospital (Acute care / Chronic Care)															C	P		P	P	P
Library (Public)	P		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Mailing Service (Private)														P	P	P	P	P	P	P
Maternity Homes											P					C		C	C	C
Municipal Facility or Use	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Non-Profit Activities by Church (in furtherance of church/religious purposes)	P		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Nursing/Convalescent Home										C	P	C		C	C	C			C	
Orphanage	C										C									
Philanthropic organization														C	C	C	C	C	C	C
Phone Exchange/Switching Station	C													C	C	C	C	C	C	C
Police Station	P		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Portable Medical Unit-(See Definitions)														C	C	C	C	C	C	C
Portable Medical Unit-Human Blood Collection (See Definitions)														P	P	P	P	P	P	P
Post Office (Governmental)	P		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Radio/Television Tower (Commercial)	(See Section 43.5)																			
Rectory/Parsonage	P		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Retirement Home/Home for the Aged										C	P	C		C	C	C			C	
School, K through 12 (Private)	C		C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C
School, K through 12 (Public)	P		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
School, Vocational (Business/Commercial Trade)																C		P	C	P
Sewage Pumping Station	P		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Utility Distribution Line	P		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Water Supply Facility (Private)	P		P	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P
Water Supply Facility (Public; includes Elevated Water Storage)	P		P	P	P	P	P	P	P	P	P	P		P	P	P	C	P	P	P

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Water/Wastewater Treatment Plant (Public)	P		P	P	P	P	P	P	P	P	P	P		P	P	P	C	P	P	P
Commercial and Wholesale Trade Uses																				
Book Binding																		C	C	P
Feed & Grain Store / Farm Supply Store	C															C		C	C	P
Furniture Manufacture																				P
Heating & Air-conditioning Sales / Services																		P	C	P
Livestock – Wholesale	C																			C
Pawn Shop																				C
Propane Sales (Retail)																		C		P
Taxidermist	C																	C		P
Transfer Station (Refuse/Pick-up)	C																	C	C	P
Veterinarian (Outdoor Kennels or Pens)	C																	C	C	P
Warehouse / Office																		C	C	P
Welding Shop																		C	C	P
Structure greater than 36' in height																C		C	C	C
Light Industrial / Manufacturing Uses																				
Coffee Roasting																C		C		P
Contractor's Office/Sales, No Outside Storage including Vehicles																P		P	P	P
Contractor's Office/Sales, With Outside Storage including Vehicles																C		C	C	P
Contractor's Temporary On-Site Construction Office (only with permit)	P		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Electronic Assembly																		C	C	P
Engine Repair/Motor Manufacturing Re-Manufacturing and/or Repair																		C	C	P
Heavy Machinery Sales and Storage																		C	C	C
Laboratory Equipment Manufacturing																			C	P
Machine Shop																		C	C	P
Maintenance & Repair service for Buildings																C		C	C	P
Brewery														C	C	C	C	C	C	P

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Outside Storage																C		C	C	P
Plumbing Shop (no outside storage)																P		P	P	P
Research Lab (Non-Hazardous)																		C	C	P
Sand/Gravel Sales (Storage)																				P
Sign Manufacturing																				P
Sign Shop (small scale, such as a storefront; includes sign and banner making for retail sale only)															C	P	C	P	P	P
Stone/Clay/Glass Manufacturing																				P
Manufacturing, General (meeting performance standards in Section 44)																		C	C	C
Paper Manufacturing & Converting/Finishing																		C		P
Winery																C	C	C	C	P