



City of Duncanville Zoning Ordinance

Section 3.03. Permitted Use Chart

Land Use	Residential Uses											Add'l Regs. #	Parking				
	SF-43	SF-13	SF-10	SF-7	TF-7	MF-14	MF-21	NOR	LOR	GOR	C			I	DD CMS GMS UL		
Assisted Living Facility	●					○	●			○	○	○	○	○	○	○	1 : 2 beds
Boarding House	●					○	○	○	○	○	○	○	○	○	○	○	1 : 1 bedroom
Child Care Home (≤6 Children)	●	●	●	●	●	●	●	○	○	○	○	○	○	○	○	○	Based on dwelling
Child Care Home (≥7 Children)	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	Based on dwelling
Community Home for Persons with Disabilities	●	●	●	●	●	●	●	○	○	○	○	○	○	○	○	○	1 : 1 bedroom
Halfway House						○	○			○							1 : 1 bedroom
HUD-Code Manufactured Home	○																See Section 4.04.B.3
Industrialized Home	●	●	●	●	●	●	●										See Section 4.04.B.3
Live-Work Unit						●	●	●	●	●	●	●	●	●	●	●	See Section 4.04.B.3
Mixed-Use Development						○	○	○	○	○	○	○	○	○	○	○	Based on individual uses
Multiple-Family Dwelling						●	●	●	●	●	●	●	●	●	●	●	Studio 1 : unit 1-2 BR 2 : unit 3+ BR 0.5 : add'l BR over 2 + Guest 1 : 10 units
Patio Home/Zero Lot Line Home					●	●	●	●	●	●	●	●	●	●	○	○	See Section 4.04.B.3
Single Family Detached	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	See Section 4.04.B.3
Townhome						●	●	●	●	●	●	●	●	●	●	●	See Section 4.04.B.3
Two-Family Dwelling						●	●	●	●	●	●	●	●	●	●	●	See Section 4.04.B.4
Accessory and Incidental Uses																	
Accessory Dwelling Unit	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	1 : dwelling
Basketball or Tennis Court	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	Site analysis required

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Carport	○	○	○	○	○	○	○		○	●	●	●	●	●		N/A
Drive-Thru										○	○	○	○	○	Section 3.04.B.2	N/A
Fuel Pumps										○	○	○	○	○	Section 3.04.B.3	N/A
Funeral Home, Crematory										○	○	○	○	○	N/A	N/A
Home Occupation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	Section 3.04.B.4	N/A
Outdoor Display, Permanent										○	○	○	○	○	Section 3.04.B.5	N/A
Outdoor Display, Temporary										○	○	○	○	○	Section 3.04.B.6	N/A
Outside Storage										○	○	○	○	○	Section 3.04.B.7	N/A
Short-Term Rental	○	○	○	○	○	○	○	○	○	○	○	○	○	○	Section 3.04.B.8	N/A
Wind Energy Turbine	○	○	○	○	○	○	○			○	○	○	○	○	Section 3.04.B.9	N/A
Educational, Institutional, Public, and Special Uses																
Adult Day Services						○	○	○	○	○	○	○	○	○		1 : 400 + 1 : employee
Art Gallery and Museum										○	○	○	○	○		1 : 300
Cemetery or Mausoleums	●	●	●							○	○	○	○	○		N/A
Chemical Dependency Facility										○	○	○	○	○		1 : 2 patients
Child Care Facility, Children's Home										○	○	○	○	○		1 : 7 children
Child Care Facility, Daycare						○	○	○	○	○	○	○	○	○	Section 3.04.C.1	1 : 400 + 1 : employee
Community Center, Public	●	●	●	●	●	●	●	●	●	●	●	●	●	●		N/A
Driving School										○	○	○	○	○		1 : 300
Library										○	○	○	○	○		1 : 500
Local Utility Distribution Lines	●	●	●	●	●	●	●	●	●	●	●	●	●	●		N/A
Lodge or Civic Club										○	○	○	○	○		1 : 200
Medical, Clinic or Office										○	○	○	○	○		1 : 400
Medical, Emergency Room										○	○	○	○	○		N/A

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Medical, Hospital																	1.5 : bed
Medical, Rehab Care (without Live-in)																	1 : 400
Medical, Urgent Care Facility																	1 : 400
Place of Worship																	Non-Fixed Seats 1 : 150 or Fixed Seats 1 : 4 seats
Public Facility, Use, or Utility																	N/A
Radio or Television Broadcasting without Tower																	1 : 400
Research and Development Laboratory (Life Sciences)																	1 : 500
Research and Development Laboratory (Technology)																	1 : 3 students + 1 : classroom
School, Business, Trade, or Vocational																	1 : 3 students + 1 : classroom
School, College or University																	1 : 3 students + 1 : classroom
School, Primary or Secondary (Private)																	Ele/Middle 2 : classroom Senior High 8 : classroom
School, Primary or Secondary (Public)																	Ele/Middle 2 : classroom Senior High 8 : classroom
Wireless Communication Tower																	1 space
Recreational and Entertainment Uses																	
Amusement, Indoor																	1 : 300
Amusement, Outdoor (Permanent)																	1 : 3 patrons
Amusement, Outdoor (Temporary)																	1 : 3 patrons
Banquet or Event Center																	Non-Fixed Seats 1 : 150 or Fixed Seats 1 : 4 seats
Country Club																	9 : hole + 1 : 150 of clubhouse/rooms
Park, Private																	N/A
Park, Public																	N/A
Theater, Indoor Only																	1 : 4 seats
Theater, Performing Arts																	1 : 4 seats

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Retail and Service Uses																	
Adult-Oriented Uses																Section 3.04.E.1	1 : 300
Appliance Rental and Repair								○	○	●	●	○	○	○	○		1 : 400
Art Instruction Studio								○	●	●	●	○	●	●	○		1 : 300
Art Studio								○	●	●	●	○	●	●	○		1 : 400
Ball Bond Business									○	○	○						1 : 300
Bar (≥75% Alcohol Sales)								○	●	●	●	●	○	○	○	Section 3.04.E.2	1 : 200
Credit Access Business										○	○	●					1 : 300
Feed Store									○	○	○	●					1 : 300
Financial Institution								○	●	●	●	○	●	●	●		1 : 300
Food Truck Park								○	○	○	○	○	○	○		Section 3.04.E.3	Site analysis required
Funeral Home								○	○	○	○	○	○	○			1 : 50 sq. ft. of service or slumber rooms
Grocery, Local Scale								○	○	○	○	○	○	○			1 : 300
Grocery, Neighborhood Scale								○	○	○	○	○	○	○			1 : 300
Grocery, Regional Scale								○	○	○	○	○	○	○			1 : 400
Gym and Fitness Facilities									○	○	○	○	○	○			1 : 500 if larger than 60,000 sq. ft.
Hookah Lounge									○	○	○	○	○	○		Section 3.04.E.4	1 : 300
Nursery, Retail								●	●	●	●	●	●	●			1 : 5,000 of outdoor storage area + 1 : 200 of sales or office space
Nursery, Wholesale									○	○	○	○	○	○			1 : 5,000 of outdoor storage area + 1 : 200 of sales or office space
Pawn Shop								●	●	●	●	●	●	●			1 : 300
Personal Care Service Shop								●	●	●	●	●	●	●			1 : 200, minimum of 5 spaces
Plumbing Shop								●	●	●	●	●	●	●			1 : 400
Postal Mart								●	●	●	●	●	●	●			1 : 400

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Article 3. Land Uses
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	SF-43	SF-13	SF-10	SF-7	TF-7	MF-14		
Print Shop								1 : 400
Professional Office, Local Scale								1 : 400
Professional Office, Neighborhood Scale								1 : 300
Professional Office, Regional Scale								1 : 500
Recycle Collection Point								1 : 600 if larger than 40,000 sq. ft.
Restaurant, Limited Seating								N/A
Restaurant, Seated Service								1 : 400
Retail, Convenience Store								1 : 200
Retail, Convenience Store with Restaurant								1 : 300
Retail, Local Scale								1 : 300
Retail, Neighborhood Scale								1 : 200
Retail, Regional Scale								1 : 400
Retail, Sundry								1 : 500 if larger than 50,000 sq. ft.
Seasonal Sales								1 : 200
Sign Printing								1 : 200
Tattoo or Piercing Studio								Subject to City determination
Tobacco, CBD, or Vape Shop								1 : 200 of customer floor area, minimum of 5 spaces
Commercial and Industrial Uses								
Alcohol Production, Macro								1 : 400
Alcohol Production and Tasting/Tap Room, Micro with Food Sales								1 : 1,000
Alcohol Production and Tasting/Tap Room, Micro without Food Sales								1 : 1,000

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Animal Services, No Outside Pens															1 : 400
Animal Services with Outside Pens															1 : 400
Bed & Breakfast															1 : rented bedroom
Building Materials Sales															1 : 1,000 of site used for sales/storage
Cabinet Shop															1 : 300
Commercial, General															1 : 350
Contractor & Storage Yard															1 : 1,000 of site used for sales/storage
Extermination Business															1:350
Furniture Repair Shop															1 : 400
Heavy Equipment Sales															Office 1 : 400 Showroom 1 : 500
Hotel, Full Service															1.1 : guest room + 1 : 8 seats for meeting room/restaurant
Hotel, Limited Service															1.1 : guest room
Hotel, Select Service															1.1 : guest room + 1 : 8 seats for meeting room/restaurant
Laundry, Commercial															1 : 800
Laundry, Dry Cleaning Drop-Off/Pick-Up															1 : 400
Laundromat															1 : 400
Machine and Welding Shop															1 : 2 employees or 1 : 1,000, whichever is greater
Manufactured/Mobile Homes Sales (On Site)															1 : 200 of office space
Manufacturing, Production, and Processing, Heavy															Office 1 : 400 Warehouse 1 : 1,000
Manufacturing, Production, and Processing, Light															Office 1 : 400 Warehouse 1 : 1,000
Sign Manufacturing															1 : 1,000 with a minimum of 5 spaces
Storage of Topsoil, Earth, Clay, Stone Extraction															1 : employee, but no less than 1 : 1,000

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	SF-43	SF-13	SF-10	SF-7	TF-7	MF-14	MF-21		
Warehouse, Self Storage									4 spaces located outside the security gates and accessible to the public Office 1 : 400 Warehouse 1 : 1,000 Office 1 : 400 Warehouse 1 : 1,000
Warehouse, Storage or Sales									
Wholesale Center									
Automobile and Transportation Uses									
Auto Dealership (inside Only)									1 : 500 1 : 500 for indoor uses 1 : 1,000 for outdoor uses 1 : 500 for indoor uses 1 : 1,000 for outdoor uses 1 : 375 1 : 375 1 : 1,000 1 : 500 for indoor uses 1 : 1,000 for outdoor uses 1 : 1,000 + Storage for all vehicles Wash bays + 5 queue spaces 1 : 200 N/A 1 : 300 N/A Subject to City determination 1 : 500 for indoor uses 1 : 1,000 for outdoor uses 1 : 2 employees or 1 : 1,000, whichever is greater
Auto Dealership, New and Used									
Auto Dealership, Used Only									
Auto Repair and Services, Major									
Auto Repair and Services, Minor (No Outside Storage)									
Auto Storage and Rental									
Boats, Campers, & Recreation Vehicles Sales									
Bus and Truck Storage and Rental									
Car Wash									
Car Wash, Inside Only									
Fuel Station, Standalone									
Hauling Services									
Parking Lot									
Passenger Pick-Up and Drop-Off Point									
Passenger Terminal									
Truck Dealership									
Truck Repair									

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