

**PERMITTED LAND USES**

**HIGHWAY COMMERCIAL (HC) ZONING**

**(EXCERPTED FROM CITY OF HUTCHINS ZONING REGULATIONS - LAND USE MATRIX - MAY 2024)**

<b>USE CHART</b>	
<b>CITY OF HUTCHINS, TEXAS ZONING ORDINANCE</b>	
P	Designates use permitted in District indicated
	Designates use prohibited in District indicated
S	Designates use prohibited in District indicated

<b>SECTION 32.2</b>	
<b>Primary Residential Uses</b>	<b>HC - HIGHWAY COMMERCIAL</b>
Bed And Breakfast Inn or Facility*	
Boarding or Rooming House*	
Community Home*	
Housing For the Elderly/Senior Apartments/ Congregate Housing*	
Industrialized Home*	
Mobile Home or HUD-Code Manufactured Home*	
Manufactured/ Mobile Home Park*	
Mobile Home Subdivision*	
Multiple Family Dwelling (Apartment)*	
Multiple Family Dwelling (Triplex/ Quadriplex)*	
Patio Home (Zero Lot Line Dwelling)*	
Single Family Dwelling Attached*	
Single Family Dwelling Detached*	
Two-Family Dwelling (Duplex)*	
Private Residential Subdivision	

<b>SECTION 32.3</b>	
<b>Accessory &amp; Incidental Uses</b>	<b>HC</b>
Accessory Building- Nonresidential (Business or Industry)*	P
Accessory Building (Residential)*	
Caretakers or Guards Residence*	S
* SEE APPENDIX A-3 FOR DEFINITIONS	
Garage/ Accessory Dwelling*	
Home Occupation*	

Off-Street Parking Incidental to Main Use*	P
Swimming Instructions as Home Occupation*	
Swimming Pool (Private)*	P
Temporary Field Office or Construction Yard or Office*	Subject to Temporary Permit Issued by Building Official
Tennis Court (Lighted)*	P
Tennis Court (Private) (No Lights)*	P

**SECTION 32.4**

<b>Utility, Service &amp; Other Uses</b>	<b>HC</b>
Animal Pound (Public)	P
Antenna (Noncommercial)*	P
Antenna (Commercial) (Also See Section 41.5)*	See Section 41.5
Electrical Energy Generating Plant	
Electrical Substation (High Voltage Bulk Power)*	S
Electrical Transmission Line (High Voltage)	S
Farm, Ranch, Garden, Crops, or Orchard*	P
Fire, Police or Municipal Buildings*	P
Franchised Private Utility (Not Listed)*	S
Gas Line And Regulating Station	S
* SEE APPENDIX A-3 FOR DEFINITIONS	
Local Utility Line*	P
Public Agency Building, Shop, Yard or Facility*	P
Studio For Radio or Television*	P
Sewage Pumping Station (Public)	P
Telephone Business Office	P
Telephone Exchange, Switching or Relay or Transmitting Station*	P
Utility Shops or Storage Yards or Buildings	S
Water Reservoir Well or Pumping Station	P
Water Stand Pipe or Elevated Water Storage	P
Water Treatment Plant	P
Municipal Facility Or Use*	P

**SECTION 32.5 RECREATIONAL AND ENTERTAINMENT USES**

<b>Recreational and Entertainment Uses</b>	<b>HC</b>
Amusement Arcade*	P
Amusement, Commercial (Indoor)*	P
Amusement, Commercial (Outdoor)*	S
Ballroom Dancing*	S
Carnival, Circus Or Tent Service (Temporary) *	Subject To Temporary Permit Issued By City Of Hutchins
Country Club (Private)*	P
Day Camp For Children*	P
Golf Course*	P

Gun Range	S
Park or Playground (Private) Noncommercial*	S
Park or Playground (Public)	P
Playfield or Stadium (Public)*	P

\* SEE APPENDIX A-3 FOR DEFINITIONS

**SECTION 32.5 RECREATIONAL AND ENTERTAINMENT USES**

<b>Recreational and Entertainment Uses</b>	<b>HC</b>
Private Club*	S
Rodeo Grounds	S
Roller or Ice Rink	P
RV Park*	
Sexually Oriented Business	
Stable (Private)*	
Stable (Commercial)*	S
Swimming Pool (Commercial)*	P
Swim, Tennis or Handball Club	P
Theater (Open Drive-In)*	
Theater Or Playhouse (Indoor)*	P
Zoo (Private)*	
Zoo (Public)*	

**SECTION 32.6**

<b>Educational, Institutional &amp; Specific Uses</b>	<b>HC</b>
Art Gallery or Museum*	P
Assisted Living Facility*	
Cemetery, Animal *	
Cemetery or Mausoleum*	S
Child Care Center/Day Care Center*	P
Church, Rectory or Temple*	P
College or University*	P
Community Center (Public)*	P
Continuing Care Retirement Community*	P
Convent or Monastery	P
Fairgrounds or Exhibition Area*	S
Family Home (Child Care)*	
* SEE APPENDIX A-3 FOR DEFINITIONS	
Fraternal Organization, Lodge Union Hall or Civic Club*	P
Group Day Care Home*	P
Hospital, Acute Care*	P
Hospital Chronic Care*	P
Institution For Alcoholic, Narcotic or Psychiatric Patients*	S
Institution Of Religious, Charitable or Philanthropic Nature	P
Kindergarten or Nursery School (Private)*	P

Nonprofit Activities By a Church*	P
Rehabilitation Care Facility (Halfway House)*	
Retirement Housing For the Elderly*	
School, Business*	P
School, Commercial Trade*	P
School, Driving/ Defensive Driving	P
School, Private (Primary or Secondary)*	P
School, Public or Parochial*	P
Seasonal Uses (Temporary)*	S
Skilled Nursing Facility*	S

<b>SECTION 32.7</b>	
<b>Transportation Uses</b>	<b>HC</b>
Airport or Landing Field*	
Bus Station or Terminal*	
Heavy Load Vehicle Storage*	S
Heliport*	S
* SEE APPENDIX A-3 FOR DEFINITIONS	
Helistop*	S
Motor Freight Company/ Terminal*	S
Parking Lot or Structure Commercial (Auto)*	P
Parking Lot, Trucks and Trailers	S
Tractor Sales*	

<b>SECTION 32.8</b>	
<b>Automotive &amp; Related Uses</b>	<b>HC</b>
Auto Accessory Installation, Minor*	P
Auto Financing And Leasing (No Outdoor Lot or Display)*	P
Auto Glass, Seat Cover/ Upholstery And Muffler Shop	P
Auto Laundry or Carwash (Attended)*	S
* SEE APPENDIX A-3 FOR DEFINITIONS	
Auto Laundry or Carwash (Unattended)*	S
Automotive Gasoline or Motor Fuel Service Station*	S
Auto Painting or Body Rebuilding Shop	S
Auto Parts And Accessory Sales (Indoor)*	P
Auto Rental*	P
Auto Repair, Major*	S
Auto Repair, Minor*	P
Auto Storage or Auto Auction*	
Boat Sales	S
Gasoline Sales (Retail)	S
Motorcycle Sales And Repair*	S
New Auto Sales Used Car Sales as Accessory Only)*	P
RV/Camper Sales*	S
Tire Dealership*	P

Trailer or Truck Rental*	S
Trailer And Heavy Load Vehicle Repair	S
Used Auto Sales*	S
Window Tinting, Auto	S
Wrecking Yard (Auto Salvage)*	

<b>SECTION 32.9</b>	
<b>Office &amp; Professional Uses</b>	<b>HC</b>
Accountant or Booking Office	P
Armed Services Recruiting Center	P
Architect's Office	P
Bank, Savings & Loan or Credit Union*	P
Check Cashing Service & Loan Agency	P
Dental Clinic, Laboratory or Office	P
* SEE APPENDIX A-3 FOR DEFINITIONS	
Medical Clinic or Office*	P
Medical Laboratory*	P
Minor Medical Emergency Clinic*	P
Mortgage & Loan Agency	P
Offices, General Business and Professional*	P
Optician or Optometrist	P
Radio or Television Broadcasting without Tower	P
Real Estate Office	P
Telemarketing Agency*	P

<b>SECTION 32.10</b>	
<b>Retail &amp; Service Uses</b>	<b>HC</b>
Animal Humane Society	P
Antique Shop, Sales Indoors*	P
Appliance Rental (Indoor Only)	P
Art Supply Store	P
Bakery or Confectionery Shop (Retail)	P
Banking, Automatic Teller Only	P
Book or Stationery Shop or Newsstand	P
Building Materials, Hardware or Home Improvement Center (Indoor Only)*	P
Building Materials, Hardware or Home Improvement (Outdoor Storage)*	P
Cellular Phone/ Pager Sales (Indoor)	P
Cleaning Shop or Laundry Pick-Up and Self-Service (Small Shop)*	P
Cleaning Plant (Commercial or Wholesale)*	P
Computer Sales	P
Consignment Store	S
Convenience Store with Gasoline Sales*	S
Convenience Store without Gasoline Sales*	P
Copy Shop*	P
Custom Personal Service Shop*	P
Discount or Department Store	P

Donut Shop	P
Drapery, Needlework or Weaving Shop	P
Drug Store or Pharmacy	P
Florist Shop*	P
Food Store*	P
Funeral Home or Mortuary*	P
Furniture, Home Furnishings & Appliance Store*	P
Garden Shop*	P
Greenhouse or Plant Nursery w/ outside Display of Plants (Retail Sales)	S
Handcraft Shop and Art Objects Sales	S
Hardware Shop	P
Hobby Shop	P
Household Appliance Service or Repair*	P
Ice Cream/ Yogurt Sales	P
Incidental or Accessory Retail or Service Uses	P
Key Shop	P
Kiosk*	S
Laundromat (Or Self-Service Washateria)*	
Medical Appliances, Fitting, Sales or Rental	P
Mini-Warehouse/ Self Storage*	S
Pawn Shop*	
Pet Shops & Grooming*	P
Recycling Kiosk*	P
Restaurant with Drive-Thru Service*	P
Restaurant or Cafeteria (No Drive-Thru Service)*	P
Restaurant or Eating Place (Drive-In Service)*	P
Retail Shop, Apparel, Gift, Accessory and Similar Items*	P
Security Systems Installation Company	P
Silk Screening Studio or Tee Shirt Shop	
Studio, Decorator, Artist, Photographer	P
Studio, Health/ Reducing/Fitness or Similar Service/ Establishment*	P
Studio, Music, Dance or Drama	P
Tool And Light Equipment Rental (Indoor)	P
Travel Bureau or Travel Consultant	P
Trophy Sales and Engraving	P
Used Merchandise or Secondhand Thrift Store	S
Used Merchandise or Secondhand Thrift Store (Nonprofit)	S
Vacuum Cleaner Sales And Repair	S
Variety Store or Similar Retail Outlet	S
Veterinarian Hospital (Inside Animal Pens Only)	P
Veterinarian Hospital (With Outside Animal Pens)	S
Veterinarian, Office Only (No Animal Pens)	P
Wallpaper, Flooring and Carpet Store	
Tattoo or Body Piercing*	

<b>SECTION 32.11</b>	
<b>Commercial Uses</b>	<b>HC</b>
Ambulance Service*	S
Bakery or Confectionary (Wholesale or Commercial)*	P
Book Binding	
Bottling Works	
Cabinet Shop	S
Clothing or Similar Light Manufacturing	
Contractor Shop w/outside Storage Yard*	S
Distribution Center*	S
Drapery or Furniture Upholstery Shop*	P
* SEE APPENDIX A-3 FOR DEFINITIONS	
Dyeing or Laundry Plant (Commercial)	S
Equipment Rental (Heavy)	S
Equipment Sales (New or Used)	S
Feed and Grain Store*	S
Food Processing Plant*	S
Furniture Manufacturing and Refinishing Shop	S
Heating and Air Conditioning Sales	S
Heavy Machinery Sales/Storage*	S
Kennel (Indoor Pens)*	S
Kennel (Outdoor Pens)*	
Laboratory Equipment Manufacturing*	S
Laboratory, Scientific or Research*	P
Landscaping Service/ Construction	S
Light Manufacturing and Assembly Processes	S
Lithographic or Print Shop	P
Maintenance and Repair Service for Buildings	P
Manufactured or Industrialized Home Sales (New)	S
Manufactured or Industrialized Home Sales (Used)	
Milk Depot, Dairy or Ice Cream Plant	
Motel Or Hotel (Less Than 75 Rooms)	S
Motel Or Hotel (75 or Greater)	P
Newspaper Printing	
Office Showroom*	S
Office Warehouse*	P
Open Storage, Display, or Work Areas For Merchandise or Machinery	S
Paint Shop*	P
Plumbing Shop	S
Portable Building Sales (Outdoor Display)	S
Printing Company	S
Propane Sales (Retail)	S
Storage or Wholesale Warehouse*	P
Taxidermist	S
Tinsmith/Sheet Metal Shop	S
Truck Sales & Storage	S

Truck Stop	S
Welding Or Machine Shop	S
Wholesale & Retail Steel and Metal Sales with Outside Storage	P

**SECTION 32.12**

<b>Industrial &amp; Related Uses</b>	<b>HC</b>
--------------------------------------	-----------

Animal Rendering Plant	
Any Use Which Could Potentially Create a Problem to the Environment Due to Emissions, Visual Quality, Odor, Noise Hazard or Similar Factors	
Cement or Hydrated Lime Plant	
Concrete or Asphalt Batching Plant (Permanent)	
Concrete or Asphalt Permitted Batching Plant (Temporary)	With Permit by Building Official For a Maximum of Six (6) months, and with a Maximum of One (1) Six-Month Extension.
High Risk or Hazardous	
Industrial Manufacturing Not Wholly Enclosed within a Building	
*	
High Risk or Hazardous Industrial Manufacturing Wholly Enclosed within a Building (See Section ____)	
Light Manufacturing or Industrial Use as Defined in Appendix A-3*	
Low Risk Industrial Manufacturing Not Wholly Enclosed Within a Building	
Low Risk Industrial Manufacturing Wholly Enclosed Within a Building	
Mulching Plant	
Petroleum Distribution/ Storage/ Wholesale Facilities*	
Salvage Reclamation or Recycling of Materials*	
Sand, Gravel or Stone Extraction or Storage*	
Correctional Facility	

\* SEE APPENDIX A-3 FOR DEFINITIONS

**City of Hutchins, TX**

**§ 32**

**( Ordinance 782 adopted 2/16/04 ; Ordinance 2009-0899 adopted 10/5/09 ; Ordinance 782 adopted 2/16/14 ; Ordinance 2014-0970 adopted 12/29/14 ; Ordinance 2015-0973 adopted 3/ 2/15 ; Ordinance 2015-0974 adopted 3/2/15 ; Ordinance 2015-0975 adopted 3/2/15 )**