



## Zoning Verification Letter / Constancia de Uso de Suelo

**Note to Requestor:** A zoning verification request will only provide the zoning of the property and a screenshot of the zoning atlas. All additional information related to the property (i.e., code violations, variances, site plans, etc.) must be requested through a "Request for Zoning Analysis".  
**Aviso al Solicitante:** Al hacer una petición para verificar la zonificación de una propiedad el departamento de planificación **solo** proporcionará la zonificación al momento de la petición y se dará una imagen del mapa de zonificación mostrando la propiedad. Cualquier información adicional (violaciones al código, planos, varianzas, etc.) se tendrá que pedir a través de un "Análisis de Zonificación".

### Property Information / Información de la Propiedad

Property Address / Dirección de la Propiedad: 1415 W Washington St

Legal Description / Descripción de la Propiedad: West Brownsville Addition Lot 1 Thru 12 Blk 45

Property Tax ID / Numero de Impuestos:  
07 \_ 6890 \_ 0450 \_ 0010 \_ 00

Date Submitted: 08/20/2024

Application Fee: \$50

Code: ZN33

Application Processed by: Julio Castaneda

Application Processing Date: 08/20/2024

### Zoning Verification / Verificación de Zonificación

Reason for Request/ Motivo de la Solicitud: Zoning Verification

Zoning Designation / Categoría de Zonificación: Traditional Neighborhood (TN) and Traditional Neighborhood Corridor (TN-C)

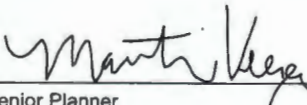
Overlay District / Distrito de Superposición: Historical (011)

Specific Use Permit Ordinance # / Ordenanza de Permiso de Uso Especifico: N/A

Comments / Comentarios:

The subject property is currently designated as **Traditional Neighborhood (TN)** District as noted in the City of Brownsville's Unified Development Code (UDC). The Traditional Neighborhood District is intended to accommodate development and redevelopment within the older, established neighborhoods surrounding downtown Brownsville. The district allows for a range of single-family, multifamily and commercial uses in keeping with the historic context of these neighborhoods. The subject property is designated as **Traditional Neighborhood Corridor (TN-C)** and is intended to accommodate a wide range of development and redevelopment of older commercial nodes. These areas would allow a mixed use with small scale neighborhood oriented commercial uses such as office, restaurant and retail uses as well as live-work, townhomes and small apartments. See attached documents.



  
Senior Planner

08/20/2024  
Date



# City of Brownsville Zoning Map

## Zoning Districts

-  AG - Agricultural
-  RE - Residential Estate
-  R-1 - Residential Single Family
-  R-2 - Residential Suburban
-  R-3 - Residential Transition
-  TN - Traditional Neighborhood
-  TN-MU - Traditional Neighborhood Mixed Use
-  TN-C - Traditional Neighborhood Corridor
-  DE - Downtown Edge
-  DG - Downtown General
-  DC - Downtown Core
-  CC - Corridor Commercial
-  RC - Regional Center
-  LI - Light Industrial
-  HI - Heavy Industrial

## EXHIBIT "A"

Address:  
1415 W Washington St

Current Zoning:  
TN, Traditional Neighborhood  
TN-C, Traditional Neighborhood Corridor

Brownsville Electoral District #4



Maple, Microsoft, Esri Community Maps Contributors, Texas A&M  
Wolfa © 2011 StreetMap, Microsoft, NAVTEQ, Esri, TomTom,  
Garmin, FourSquare, SairGraph, GeoTechnologies, Inc, MET, NAVTEQ,  
Mapbox, Esri, HERE, DeLorme, US Coastline & Geomatics, USGS, AeroMap

**F. Traditional Neighborhood (TN)**

GENERAL DESCRIPTION																	
<p>The Traditional Neighborhood (TN) District is intended to accommodate development and redevelopment within the older, established neighborhoods surrounding downtown Brownsville. This district allows for a range of single-family residential residential uses and corner commercial uses in keeping with the historic context of these neighborhoods.</p>																	
BUILDING PLACEMENT																	
	PRINCIPAL BUILDING SETBACKS																
	<table border="1"> <tr> <td><b>FS1</b></td> <td>Front Setback (min.)</td> <td><b>10'</b></td> </tr> <tr> <td><b>FS2</b></td> <td>Front Setback (max.)</td> <td><b>25'</b></td> </tr> <tr> <td><b>SS1</b></td> <td>Side Setback (min.) (secondary street)</td> <td><b>10'</b></td> </tr> <tr> <td><b>SS2</b></td> <td>Side Setback (min.) (interior)</td> <td><b>5'</b></td> </tr> <tr> <td><b>RS</b></td> <td>Rear Setback (min.)</td> <td><b>5'</b></td> </tr> </table>	<b>FS1</b>	Front Setback (min.)	<b>10'</b>	<b>FS2</b>	Front Setback (max.)	<b>25'</b>	<b>SS1</b>	Side Setback (min.) (secondary street)	<b>10'</b>	<b>SS2</b>	Side Setback (min.) (interior)	<b>5'</b>	<b>RS</b>	Rear Setback (min.)	<b>5'</b>	
<b>FS1</b>	Front Setback (min.)	<b>10'</b>															
<b>FS2</b>	Front Setback (max.)	<b>25'</b>															
<b>SS1</b>	Side Setback (min.) (secondary street)	<b>10'</b>															
<b>SS2</b>	Side Setback (min.) (interior)	<b>5'</b>															
<b>RS</b>	Rear Setback (min.)	<b>5'</b>															
	ACCESSORY BUILDING SETBACKS																
<b>AS1</b>	Alley or Rear Setback (min.)	<b>0'***</b>															
	***Setback from the centerline of the alley is 15'																
<b>AS2</b>	Principal Building Setback (min.)	<b>5'</b>															
PARKING PLACEMENT																	
	PARKING SETBACKS																
	<table border="1"> <tr> <td rowspan="2"><b>PS1</b></td> <td>Primary Street Setback (min.)</td> <td><b>50'</b></td> </tr> <tr> <td>OR behind the Principal Building on the lot</td> <td></td> </tr> <tr> <td><b>PS2</b></td> <td>Secondary Street Setback (min.)</td> <td><b>10'</b></td> </tr> <tr> <td><b>PS3</b></td> <td>Side Setback (min.)</td> <td><b>3'</b></td> </tr> <tr> <td><b>PS4</b></td> <td>Rear Setback (min.)</td> <td><b>0'***</b></td> </tr> </table>	<b>PS1</b>	Primary Street Setback (min.)	<b>50'</b>	OR behind the Principal Building on the lot		<b>PS2</b>	Secondary Street Setback (min.)	<b>10'</b>	<b>PS3</b>	Side Setback (min.)	<b>3'</b>	<b>PS4</b>	Rear Setback (min.)	<b>0'***</b>		
<b>PS1</b>	Primary Street Setback (min.)		<b>50'</b>														
	OR behind the Principal Building on the lot																
<b>PS2</b>	Secondary Street Setback (min.)	<b>10'</b>															
<b>PS3</b>	Side Setback (min.)	<b>3'</b>															
<b>PS4</b>	Rear Setback (min.)	<b>0'***</b>															
	***Rear parking setback from the centerline of the alley is 15'																

RESIDENTIAL DENSITY		
MAXIMUM NUMBER OF DWELLING UNITS PER ACRE (NET DENSITY)	22	
BUILDING MASSING		
FB1 - PRIMARY STREET FACADE BUILDOUT	50%	
FB2 - SECONDARY STREET FACADE BUILDOUT	NONE	
BUILDING HEIGHT	35 Feet	
STREETSCAPE STANDARDS		
ALL STREETS	See <a href="#">Table 3.4-20. Zoning Districts and Streetscaping Requirements</a>	
PERMISSIBLE BUILDING TYPES	<input checked="" type="checkbox"/> Indicates Permitted by Right <input type="checkbox"/> Indicated Permitted with Conditions	LOT STANDARDS AND CONDITIONS
ACCESSORY BUILDING	■	
HOUSE	■	Min. Lot Width = 35'
COTTAGE COURT	■	Min. Lot Width = 100'
CORNER COMMERCIAL	□	On corner lots
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS		
<a href="#">4.4.3 Permitted Use Chart</a>	<a href="#">4.6.5 Residential Adjacency</a>	
<a href="#">4.5 Building Types</a>	<a href="#">4.6.6 Innovative Residential Design</a>	
<a href="#">4.6.2 Parking</a>	<a href="#">4.6.7 Lighting</a>	
<a href="#">4.6.3 Landscaping</a>	<a href="#">4.6.8 Accessory Buildings</a>	
<a href="#">4.6.4 Fencing and Screening</a>	<a href="#">4.6.9 Wireless Transmission</a>	

**D. Traditional Neighborhood Corridor (TN-C)**

GENERAL DESCRIPTION																				
<p>The Traditional Neighborhood Corridor (TN-C) District is intended to accommodate development and redevelopment along the older commercial corridors that connect Downtown Brownsville to the adjoining neighborhoods. These include the corridors of Elizabeth Street, Palm Boulevard, and portions of 6th and 7th Streets going north towards the Interstate. This district allows for a range of small scale neighborhood oriented commercial uses and missing middle residential uses such as live-work, townhomes and small apartments.</p>																				
BUILDING PLACEMENT																				
	PRINCIPAL BUILDING SETBACKS																			
	<table border="1"> <tr> <td><b>FS1</b></td> <td>Front Setback (min.)</td> <td>5'</td> </tr> <tr> <td><b>FS2</b></td> <td>Front Setback (max.)</td> <td>20'</td> </tr> <tr> <td><b>SS1</b></td> <td>Side Setback (min.) (secondary street)</td> <td>5'</td> </tr> <tr> <td><b>SS2</b></td> <td>Side Setback (min.) (interior)</td> <td>0'*</td> </tr> <tr> <td colspan="3">* Fire Separation Standards apply</td> </tr> <tr> <td><b>RS</b></td> <td>Rear Setback (min.)</td> <td>5'</td> </tr> </table>	<b>FS1</b>	Front Setback (min.)	5'	<b>FS2</b>	Front Setback (max.)	20'	<b>SS1</b>	Side Setback (min.) (secondary street)	5'	<b>SS2</b>	Side Setback (min.) (interior)	0'*	* Fire Separation Standards apply			<b>RS</b>	Rear Setback (min.)	5'	
<b>FS1</b>	Front Setback (min.)	5'																		
<b>FS2</b>	Front Setback (max.)	20'																		
<b>SS1</b>	Side Setback (min.) (secondary street)	5'																		
<b>SS2</b>	Side Setback (min.) (interior)	0'*																		
* Fire Separation Standards apply																				
<b>RS</b>	Rear Setback (min.)	5'																		
	ACCESSORY BUILDING SETBACKS																			
	<table border="1"> <tr> <td><b>AS1</b></td> <td>Alley or Rear Setback (min.)</td> <td>0'***</td> </tr> <tr> <td><b>AS2</b></td> <td>Principal Building Setback (min.)</td> <td>5'*</td> </tr> <tr> <td colspan="3">* Fire Separation Standards apply</td> </tr> </table>	<b>AS1</b>	Alley or Rear Setback (min.)	0'***	<b>AS2</b>	Principal Building Setback (min.)	5'*	* Fire Separation Standards apply												
<b>AS1</b>	Alley or Rear Setback (min.)	0'***																		
<b>AS2</b>	Principal Building Setback (min.)	5'*																		
* Fire Separation Standards apply																				
PARKING PLACEMENT																				
	PARKING SETBACKS																			
	<table border="1"> <tr> <td rowspan="2"><b>PS1</b></td> <td>Primary Street Setback (min.)</td> <td>40'</td> </tr> <tr> <td colspan="2">OR 5' behind the front façade of the Principal Building on the lot</td> </tr> <tr> <td><b>PS2</b></td> <td>Secondary Street Setback (min.)</td> <td>5'</td> </tr> <tr> <td><b>PS3</b></td> <td>Side Setback (min.)</td> <td>0'</td> </tr> <tr> <td><b>PS4</b></td> <td>Rear Setback (min.)</td> <td>0'***</td> </tr> <tr> <td colspan="3">***Rear parking setback from the centerline of the alley is 15'</td> </tr> </table>	<b>PS1</b>	Primary Street Setback (min.)	40'	OR 5' behind the front façade of the Principal Building on the lot		<b>PS2</b>	Secondary Street Setback (min.)	5'	<b>PS3</b>	Side Setback (min.)	0'	<b>PS4</b>	Rear Setback (min.)	0'***	***Rear parking setback from the centerline of the alley is 15'				
<b>PS1</b>	Primary Street Setback (min.)		40'																	
	OR 5' behind the front façade of the Principal Building on the lot																			
<b>PS2</b>	Secondary Street Setback (min.)	5'																		
<b>PS3</b>	Side Setback (min.)	0'																		
<b>PS4</b>	Rear Setback (min.)	0'***																		
***Rear parking setback from the centerline of the alley is 15'																				

RESIDENTIAL DENSITY		
MAXIMUM NUMBER OF DWELLING UNITS PER ACRE (NET DENSITY)	30	
BUILDING MASSING		
FB1 - PRIMARY STREET FACADE BUILDOUT	60%	
FB2 - SECONDARY STREET FACADE BUILDOUT	NONE	
BUILDING HEIGHT	35 Feet	
STREETScape STANDARDS		
ALL STREETS	See <a href="#">Table 3.4-20. Zoning Districts and Streetscaping Requirements</a>	
PERMISSIBLE BUILDING TYPES	<input checked="" type="checkbox"/> Indicates Permitted by Right <input type="checkbox"/> Indicated Permitted with Conditions	LOT STANDARDS AND CONDITIONS
ACCESSORY BUILDING	■	
TOWNHOUSE	■	Min. Lot Width = 16'
COTTAGE ROW	■	Min. Lot Width = 100'
COTTAGE COURT	■	Min. Lot Width = 100'
SMALL APARTMENT	■	Min. Lot Width = 100'
COURTYARD APARTMENT	■	Min. Lot Width = 100'
LIVE-WORK UNIT	■	Min. Lot Width = 16'
FLEX BUILDING	■	None
CORNER COMMERCIAL	■	None
GENERAL COMMERCIAL	■	None
MIXED USE BUILDING	■	None
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS		
<a href="#">4.4.3 Permitted Use Chart</a> <a href="#">4.5 Building Types</a> <a href="#">4.6.2 Parking</a> <a href="#">4.6.3 Landscaping</a> <a href="#">4.6.4 Fencing and Screening</a>	<a href="#">4.6.5 Residential Adjacency</a> <a href="#">4.6.6 Innovative Residential Design</a> <a href="#">4.6.7 Lighting</a> <a href="#">4.6.8 Accessory Buildings</a> <a href="#">4.6.9 Wireless Transmission</a>	

**4.4.3 PERMITTED USE CHART**

**A. Chart Organization**

The Permitted Use Chart is grouped by use category:

1. Residential Uses
2. Public, Civic, and Institutional Uses
3. Commercial Uses,
4. Industrial Uses, and
5. Accessory Uses.

**B. Residential Uses**

This category includes uses that provide living accommodations for one or more persons. The residential subcategories and uses are as follows:

1. Household Living
2. Group Living

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
<b>Household Living</b>	This subcategory is characterized by residential occupancy of a dwelling unit by a household. When dwelling units are rented, tenancy is arranged on a month-to-month or longer basis. Uses where tenancy may be arranged for a shorter period are considered a form of lodging and included in the Commercial Use Category.																
Dwelling, Duplex	A residential building with two (2) attached dwelling units located on one or two lots designed for occupancy by two (2) families living independently.				P	P					P	P	P	P			2 : Dwelling Unit
Dwelling, Live/Work	A structure or portion of a structure that combines a work activity with a residential living area. Live-work is distinguished from a home occupation in that the work use is not required to be incidental to the dwelling unit and customers may be served on site.						P-1	P-1			P-1	P-1	P-1	P-1	P-1		1 : Dwelling Unit; 1 : 300 sf dedicated to work use
Dwelling, Multi-Family (3 DU/Lot Or Fewer)	A residential building designed for occupancy by three (3) or fewer families living independently, with the number of families not to exceed the number of dwelling units.					P	P	P			P	P	P	P			1 : Dwelling Unit
Dwelling, Multi-Family (More Than 3 DU/Lot)	A residential building designed for occupancy by more than three (3) families living independently, with the number of families not to exceed the number of dwelling units.					P	P	P			P	P	P	P	P	P	1 : Dwelling Unit
Dwelling, Single-Family Detached	A single-family dwelling unit with no shared wall(s) or dwelling unit(s).	P	P	P	P	P					P	P	P	P			2 : Dwelling Unit

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Dwelling, Townhouse (SF Attached Or Multi-Family)	A group of three (3) or more attached single-family units that share at least one (1) common or party wall with another unit. The units may be located on one (1) lot or on individually platted lots.				P-2	P-2					P-2	P-2	P-2	P-2	P-2	P-2	2 : Dwelling Unit
Carport (Accessory)	An open-sided automobile shelter typically located beside a dwelling.	P-24	P-24	P-24	P-24	P-24					P-24			P-24			n/a
HUD-Code Manufactured Home	A HUD-Code manufactured home will display a red certification label on the exterior of each transportable section. Per the Texas Occupations Code Chapter 1201.003(20), a HUD-Code Manufactured Home means a structure: a. Constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development; b. Built on a permanent chassis; c. Designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities; d. Transportable in one or more sections; e. In the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet; f. Includes the plumbing, heating, air conditioning, and electrical systems of the home; and g. Does not include a recreational vehicle as defined by 24 C.F.R. Section 3282.8(g).	P-5															1 : Dwelling Unit
Manufactured Home Park	A parcel of land under a single ownership with the purpose of leasing spaces for manufactured homes .	P-5															n/a
Manufactured Home Subdivision	A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for sale.	P-5															n/a



Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Mobile Home	Per the Texas Occupations Code Chapter 1201.003(20), a Mobile Home means a structure: a. Constructed before June 15, 1976; b. Built on a permanent chassis; c. Designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities; d. Transportable in one or more sections; e. In the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet; and f. Includes the plumbing, heating, air conditioning, and electrical systems of the home.																n/a
Patio Home	A detached, single-family unit typically situated on a reduced/zero lot line that orients outdoor activity within rear or side yard patio areas for better use of the site for outdoor living space.				P	P					P		P	P			2 : Dwelling Unit
<b>Group Living</b>	This subcategory is characterized by residential occupancy of a structure by a group of people who do not meet the definition of "Household Living." Tenancy is arranged on a monthly or longer basis, and the size of the group may be larger than a family. Generally, Group Living facilities have a common eating area for residents. The residents may receive care, training, or treatment, and caregivers may or may not also reside at the site.																
Assisted Living Facility (≤6 Residents)	An establishment, licensed by the State of Texas that furnishes, in one or more facilities, food and shelter to four (4) or more persons but no more than six (6) who are unrelated to the proprietor of the establishment, and provides personal care services as defined by the State of Texas. These establishments may be located in single-family homes and share the house with the care giver. This category includes adult foster care homes and adult care group homes.	P	P	P	P	P	P	P			P	P	P				1 : 4 residents
Assisted Living Facility (≥7 Residents)	An establishment, licensed by the State of Texas, that furnishes, in one or more facilities, food and shelter to seven (7) or more persons who are unrelated to the proprietor of the establishment, and provides personal care services as defined by the State of Texas.	S	S	S	S	P	P	P			P	P	P				1 : 4 residents

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios	
Community Group Home For People With Disabilities	A residence for not more than six (6) persons with disabilities and two (2) supervisors. Such entity must be licensed and comply with Chapter 123 of the Human Resources Code. Per Section 123.002, a "person with a disability" means a person whose ability to care for himself or herself, perform manual tasks, learn, work, walk, see, hear, speak, or breathe is substantially limited because the person has: 1) An orthopedic, visual, speech, or hearing impairment; 2) Alzheimer's disease; 3) Pre-senile dementia; 4) Cerebral palsy; 5) Epilepsy; 6) Muscular dystrophy; 7) Multiple sclerosis; 8) Cancer; 9) Heart disease; 10) Diabetes; 11) Autism; or 12) Mental illness. Per Section 123.003, "The use and operation of a community home that meets the qualifications imposed under this chapter is a use by right that is authorized in any district zoned as residential".	P-3	P-3	P-3	P-3	P-3												1 : 4 residents
Residential Care Facility	A community-based residential home or facility that provides care for children 24-hours a day as defined and regulated by Chapter 42, Human Resources Code of the Texas State Statutes, or for adults 24-hours a day as defined and regulated by Chapter 123, Human Resources Code, of the Texas state statutes.	P				P	P	P			P	P	P					1 : 4 residents
Boarding House	A temporary or permanent residence that provides housing for four (4) or more unrelated people. Such use is not licensed by the State.						P	P										1 : 4 residents
Halfway House	A residence operated as a single dwelling, licensed or operated by a governmental or non-profit agency, where drug users, moderate and high risk (level 2 and 3) and civil commitment sex offenders, the dangerously mentally ill, or convicted felons are placed immediately after their release from a primary institution such as a prison, hospital or rehabilitation facility. Authorized supervisory personnel are on the premises. A halfway house allows the persons to begin reintegration with society while still providing monitoring and support.	P-4	P-4	P-4	P-4	P-4						P-4	P-4		P-4			1 : 4 residents

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Independent Senior Living Facility	A facility containing dwelling units, accessory uses, and support services specifically designed for occupancy by persons 60 years of age or older. Such facilities may include accommodations for people who are fully ambulatory or who require no medical or personal assistance or supervision, as well as accommodations for people who require only limited or intermittent medical or personal assistance.				P	P	P	P			P	P	P				1 : Dwelling Unit
Nursing Home	A facility providing inpatient nursing and rehabilitative services and can accommodate patients for extended care. These establishments have licensed health care staff serving patients and other support staff for continuous personal care services. Convalescent homes, convalescent hospitals, inpatient care hospices, nursing homes, and rest homes with nursing care are a few examples of services these establishments provide.					P	P	P			P	P	P				1 : 4 residents

**C. Public, Civic, and Institutional Uses**

This category includes public, quasi-public and private uses that provide unique services that are of benefit to the public at-large. The public, civic, and institutional subcategories are as follows:

1. Civic and Cultural Facilities
2. Educational Service Establishments (Public And Private)
3. Health and Human Services
4. Parks and Recreation Facilities
5. Public and Other Government Functions

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
<b>Civic And Cultural Facilities</b>	Buildings, structures, or facilities owned, operated, or occupied by a governmental entity or nonprofit organization to provide a service to the public.																
Art Gallery, Museum, Or Special Purpose Recreational Institution	A facility or area that is open to the public and is intended for the acquisition, preservation, study, and exhibition of works of artistic, historical, cultural, or scientific value or recreational activity.						P	P			P	P	P	P	P	P	1 : 200 sf

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Civic, Social, Philanthropic, Or Fraternal Organization	Any organization operating under a nonprofit or similar charter, the activities of which are devoted exclusively to charitable, benevolent, patriotic, employment- related, recreational, or educational purposes not currently listed elsewhere in this Ordinance. Such an establishment may include the preparation and service of food and/or drink for members and their guests only.						P	P			P	P	P	P	P	P	1 : 500 sf
Religious Assembly Or Institution	A facility or area for people to gather together for public worship, religious training, or other religious activities including a church, temple, mosque, synagogue, convent, monastery, or other structure, together with its accessory structures, including a parsonage or rectory. This use does not include home meetings or other religious activities conducted in a privately occupied residence. Accessory uses may include meeting rooms and childcare provided for persons while they are attending assembly functions. Schools and other child care services are not accessory uses and shall require approval as separate principal uses.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Non-Fixed Seats (main assembly) 1 : 150 sf  Fixed Seats (main assembly) 1 : 4 seats
<b>Educational Service Establishments (Public And Private)</b>	Public, private, and parochial institutions at the primary, elementary, middle, high school, or post-secondary level, or trade or business schools, that provide educational instruction to students. Accessory uses include play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school day care.																
Child Day Care	Child day care establishments primarily care for more than six (6) infants and preschool children and often may offer pre-kindergarten education programs. Some provide care services for older children. These facilities are licensed, certified, or registered by the State to provide their respective services.					S	P	P	S		S	P	P	P	P	P	1 : 400 sf + 1 : employee
Nursery And Pre-School	These facilities are appropriately licensed, certified, or registered by the State to provide daytime care, training and education for more than six (6) children. This definition may include after-school and summer programs which coincide with the age brackets for public and private schools as provided in this Ordinance.	P	P	P	P	P	P	P			P	P	P	P	P	P	1 : 400 sf + 1 : employee
Elementary And Middle School	These are public or private educational facilities that provide the appropriate grade school education that satisfies the compulsory education laws of the State of Texas.	P	P	P	P	P	P	P			P	P	P	P	P	P	1 : classroom
Senior And High School	These are public or private educational facilities that provide the appropriate higher grade school education that satisfies the compulsory education laws of the State of Texas.	P	P	P	P	P	P	P			P	P	P	P	P	P	2.5 : classroom

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
College Or University	Public or private junior colleges, colleges, universities, and professional schools. These establishments furnish academic or technical courses and grant degrees, certificates, or diplomas at the associate, baccalaureate, or graduate levels. The requirement for admission is at least a high school diploma or equivalent general academic training. This use may include a Seminary which is an institution for the training of candidates for the priesthood, ministry, or rabbinate.	P	P	P	P	P	P	P			P	P	P	P	P	P	1 : classroom + 1 : full-time employee - Dormitories 1 : 4 rooms
Technical, Trade, And Specialty School	Public or private institutions offer vocational and technical training in a variety of technical subjects and trades such as auto repair, welding, bricklaying, machinery operation, cosmetology, or other similar trades or crafts. The training often leads to job-specific certification.						P	P	P	P							1 : classroom + 1 : full-time employee
<b>Health And Human Services</b>	Health and Human Services are characterized by activities focusing on medical services, particularly licensed public or private institutions that provide primary health services and medical or surgical care to persons suffering from illness, disease, injury, or other physical or mental conditions. Accessory uses may include laboratories, outpatient, or training facilities, and parking, or other amenities primarily for the use of employees in the firm or building.																
Clinic Or Lab	An establishment primarily engaged in furnishing medical and lab services included but not limited to chiropractic, dental, medical, surgical, medical imaging, or other services to individuals on an outpatient basis. This includes the offices of chiropractors, physicians, dentists, and other health practitioners, medical and dental laboratories, blood donation centers, outpatient care, and outpatient care facilities. Patients are not kept overnight except under emergency conditions.						P	P			P	P	P	P	P	P	1 : 500 sf
Hospital	A facility or area for providing human-related health services primarily for in-patient medical or surgical care for the sick or injured and including related facilities such as laboratories, out-patient departments, emergency rooms, training facilities, central services facilities, food service establishments, retail stores, and staff offices that are an integral part of the facilities.	P	P	P	P	P	P	P			P	P	P	P	P	P	3 : bed
Social Assistance And Welfare Services	Social assistance and welfare services provide public or community related service or charity services directly to individuals. They do not offer residential or accommodation services.						P	P			P	P	P	P	P	P	1 : 200 sf

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Funeral Homes And Services (With Or Without Cremation Services)	This use includes establishments preparing the dead for burial or interment and conducting funerals (i.e., providing facilities for wakes, arranging transportation for the dead, selling caskets and related merchandise). Funeral homes combined with crematories may also be included in this category.	P					P	P				P	P				Funeral Service Rooms   1 : 50 sf
Cemetery	A facility or area used or intended to be used for the interment or burial of the dead, including graveyard, burial park, mausoleum, columbarium, or any other area containing one or more graves.	P	P				P	P	P								n/a
Plasma Center	A facility for the sale of blood plasma for use in medical or other products.							P-17									1 : 400 sf
<b>Parks And Recreation Facilities</b>	Parks, recreation, and open space uses or facilities focus on a range of space types including natural areas, large areas consisting mostly of vegetative landscaping, hardscaping, or outdoor recreation or a combination thereof, community gardens, public greens, public squares, sports playing fields, and public plazas.																
Community Garden	A facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one (1) person or family for personal consumption or donation.	P	P	P	P	P	P	P			P	P	P	P	P	P	n/a
Farmers' Market	A seasonal and/periodic outdoor market open to the public, operated by a governmental agency, a non-profit, or other community organization at which regular vendors sell locally grown and made produce and products for home consumption.	P					P	P				P	P	P	P	P	n/a
Park Or Playground	A facility or area for recreational, cultural, or aesthetic use owned or operated by a public agency and available to the general public. This definition may include, but is not limited to, plazas, square, greens, lawns, decorative plantings, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, pavilions, wooded areas, and water courses.	P	P	P	P	P	P	P			P	P	P	P	P	P	n/a
Nature Preserve Or Open Space	A Nature Preserve includes protected natural habitats including significant environmentally sensitive areas such as wetlands, woodlands, etc. Public access may be limited to protect the nature preserve and there may be research or educational activities held on the land. Open space is land set aside in its natural or improved state for passive recreation use.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	n/a

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Recreation Center	A facility or area for sports or recreation open to the general public where the activity takes place within an enclosed structure or outside courts and pools. Examples include but are not limited to, gymnasium or indoor arena; basketball, handball, and tennis courts; hockey rinks; swimming pools; and physical fitness centers. This category shall not include entertainment and amusement centers.		P-8	P-8	P-8	P	P	P			P	P	P				1 : 300 sf
<b>Public And Other Government Functions</b>	Local, state, or federal government services or similar functions, that are not otherwise classified. Typical uses include health departments, courthouses, soup/food kitchens, and food pantries.																
Legislative And Executive Functions	General government administration functions such as City Hall, County or School District Administration functions.						P	P			P	P	P	P	P	P	1 : 300 sf
Courts (Local, State, And Federal)	All judicial functions such as courts.						P	P			P	P	P	P	P	P	1 : 300 sf
Correctional Institutions	Public, quasi-public, or private care facilities that, because their operation, have the potential for affecting property values, compatibility, and enjoyment of surrounding land uses. Typical uses include forced detention or correctional facilities or work release facilities.						S-7	S-7	S-7								Established per SUP
Public Safety Facility	Government-owned or volunteer establishments providing fire and rescue, police, and emergency response services.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1 : 500 sf
Other Government Functions	This use includes any other government-owned and/or operated establishments not classified elsewhere in this UDC.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1 : 500 sf

**D. Commercial Uses**

The commercial use category includes uses that provide a business service or involve the selling, leasing or renting of merchandise to the general public. Commercial subcategories and uses are as follows:

1. Agricultural Uses
2. Animal Production and Ranching
3. Animal-Related Services
4. Auto-Related Sales and Service
5. Business, Professional and Technical Services
6. Financial and Real Estate Services
7. Food And Beverage Services
8. Lodging Facilities
9. Other Commercial Uses
10. Recreation and Entertainment Uses (Indoor)
11. Recreation and Entertainment Uses (Outdoor)
12. Rental and Leasing
13. Retail Sales

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
<b>Agricultural Uses</b>	The use of land for purposes including farming, dairying, pasturage, horticulture, animal and poultry husbandry, and the necessary accessory uses for treating or storing of farm products and parking of equipment.																
Crop Production	An area for raising or harvesting agricultural crops such as wheat, field forage, and other plant crops intended to provide food or fiber.	P															n/a
Greenhouse, Nursery, Floriculture	Establishments in this class grow nursery products, nursery stock, shrubbery, bulbs, fruit stock, sod, and so forth; or, grow short rotation woody trees with a growth and harvest cycle of 10 years or less for pulp or tree stock. These uses also include floriculture establishments which grow or produce floriculture or ornamental horticulture products (e.g., cut flowers and roses, cut cultivated greens, potted flowering and foliage plants, and flower seeds).	P					P	P	P								1 : 500 sf of retail space



Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Support Functions For Agriculture	This use includes support establishments employed by the agriculture and forestry industries. They perform activities associated with production and distribution of forest and agricultural products. Many support establishments are independently run. This may include farm and farm labor management, agricultural equipment sales and service, and similar functions.	P						P	P								n/a
<b>Animal Production And Ranching</b>	This category is intended for facilities or areas for raising animals (including fish and birds) and the development of animal products, such as meat, fur, or eggs, on a commercial basis. Typical uses include beef, horse, or sheep ranching; other cattle for meat production; poultry; dairy; and fish farming. Establishments keep, graze, breed, or feed animals in ranches, farms, or feedlots. This use does not include raising animals to sell as pets. This category shall not include slaughter houses.																
Apiculture	Establishments raising bees. These establishments collect and sell honey; and sell queen bees, packages of bees, royal jelly, bees' wax, propolis, venom, or other bee products.	P															n/a
Ranches And Farming	Establishments in this category raise cattle for dairy farming or feed cattle for fattening purposes. This use includes establishments raising horses, mules, donkeys, and other equines. These establishments may also raise sheep, lambs, and goats, or feed lambs for fattening. Sheep or lambs may be raised for sale or wool production.	P-11															n/a
Fish Hatcheries And Aquaculture	This use comprises establishments that farm raise finfish, shellfish, or any other kind of animal aquaculture. These establishments use some form of intervention in the rearing process to enhance production, such as holding in captivity, regular stocking, feeding, or protecting from predators.	P															n/a
<b>Animal-Related Services</b>	The boarding and care of animals on a commercial basis. Accessory uses may include confinement facilities for animals, parking, and storage areas.																
Kennels, Commercial	A facility or area for keeping four (4) or more dogs, cats, or other household pets or where grooming, breeding, boarding, training, or selling of animals is conducted as a business. This definition does not include a veterinary clinic (as defined in this UDC), a pet store, or an animal grooming shop.	P-11						P-11	P-11								1 : 1000 sf
Pet And Animal-Related Sales And Services (Including Grooming And Care)	These establishments provide animal and pet care services (except veterinary), such as boarding, grooming, sitting, and training.	P-11					P-11	P-11			P-11	P-11	P-11	P-11	P-11	P-11	1 : 300 sf

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Stables, Commercial	A facility or area where horses, mules, or other domestic animals are kept, housed, boarded, lodged, fed, hired, trained, sold, or bred as a commercial activity. The definition includes accessory uses such as riding lessons, clinics, and similar activities.	P-11															n/a
Veterinary Clinic	A facility for the diagnosis, treatment, or hospitalization of animals. The incidental boarding or breeding of animals is included in this definition. Outdoor kennels, pens or runs must be permitted separately as an accessory use.	P-11					P-11	P-11	P-11		P-11	P-11	P-11	P-11	P-11	P-11	1 : 300 sf
<b>Auto-Related Sales And Service</b>	This category includes a broad range of uses for the maintenance, sale, or rental of motor vehicles and related equipment. Accessory uses may include incidental repair, storage, and offices.																
Auto Repair And Service, Major	A facility or area that includes overnight, outdoor storage of customer vehicles but not the storage of salvage vehicles, for one or more of the following activities: a. Reconditioning of any type of motorized vehicle, including any repairs made to vehicles over 10,000 pounds gross vehicle weight. b. Collision services, including body, frame, or fender straightening or repair. c. Overall painting of vehicles or painting of vehicles in a paint shop or paint booth. d. Dismantling of motorized vehicles in an enclosed structure.							P	P								1 : 750 sf
Auto Repair And Service, Minor	A facility or area for the servicing and minor repair of motor vehicles within enclosed service bays or stalls. Typical services include the retail sale and dispensing of lubricating oils, tires, filters, and other limited repair and maintenance work including the replacement of new or reconditioned parts in motorized vehicles of 10,000 pounds or less gross vehicle weight. Does not include the overnight, outdoor storage of customer vehicles. This definition includes quick-lube shops and tire shops, but does not include any operation included in the definition of "Auto Repair and Service, Major."						P	P	P				P				1 : 500 sf

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Auto-Related Parts And Accessory Sales	Primarily comprised of automotive supply stores, these establishments retail new, used, or rebuilt automotive parts and accessories. They may also include repair and installation services. Examples include parts and supply stores, automotive stereo stores, speed shops, truck cap stores, and tires and tube shops.						P	P	P				P				1 : 500 sf
Car Wash	A facility or area for the cleaning or steam cleaning, washing, polishing, or waxing of passenger vehicles by machine or hand-operated facilities. A car wash may be: a. A single unit type that has a single bay or a group of single bays with each bay to accommodate one vehicle only; or b. A tunnel type that allows washing of multiple vehicles in a tandem arrangement while moving through the structure.						P	P	P				P				Wash bays + 5 queue spaces
Large Vehicle Sales And Service	These establishments retail new or used larger vehicles (not included in car dealers' category), such as buses, recreational vehicles (RVs), motor homes, and large trucks. Often these establishments also provide repair services and sell replacement parts and accessories.							P	P								Indoor   1 : 500 sf - Outdoor   1 : 1000 sf
Motor Vehicle Sales, New	A motor vehicle retail establishment or "car dealer" operated by a franchised dealer. A "franchised dealer" means a person who holds a franchised motor vehicle dealer's license issued under the Texas Transportation Code, and is engaged in the business of buying, selling, or exchanging new motor vehicles at an established and permanent place of business under a franchise in effect with a manufacturer or distributor. Accessory uses may include the sale of used motor vehicles, auto service, and auto repair activities, as defined elsewhere in this UDC. Vehicles that are stored for more than twenty-four (24) hours and are not for sale or rent are considered Outdoor Storage.						P	P	P								Indoor   1 : 500 sf - Outdoor   1 : 1000 sf
Motor Vehicle Sales, Used	An establishment operated by a non-franchised or independent dealer, and is engaged in the business of selling used motor vehicles. A "used motor vehicle" is a vehicle that has been sold to a retail customer for purposes other than resale.							5									Indoor   1 : 500 sf - Outdoor   1 : 1000 sf

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios	
Specialty Vehicle Sales, New	This use comprises establishments retailing new specialty vehicles. Specialty vehicles include motorcycles, motor scooters, motor bikes, mopeds, off-road all-terrain vehicles, boats, jetskis, and other similar vehicles and trailers. Included in this use are repair services and sales of replacement parts and accessories. Accessory uses may include the sale of used specialty vehicles.						P	P	P									Indoor   1 : 500 sf - Outdoor   1 : 1000 sf
Specialty Vehicle Sales, Used	This use comprises establishments retailing used specialty vehicles. Specialty vehicles include motorcycles, motor scooters, motor bikes, mopeds, off-road all-terrain vehicles, boats, jetskis, and other similar vehicles and trailers. Included in this use are repair services and sales of replacement parts and accessories.							S										Indoor   1 : 500 sf - Outdoor   1 : 1000 sf
<b>Business, Professional And Technical Services</b>	This subcategory includes a range of office and business services and facilities that include executive, management, administrative, medical, professional and business support services not specifically listed elsewhere in this Ordinance, but not involving the sale of merchandise except as incidental to a permitted use. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.																	
General Office - Includes Administrative Services, Business, Professional, And Technical Services	Typical office establishments in any business area fall in this category. Offices for corporate, professional, scientific, and technical and administrative services for others.						P	P			P	P	P	P	P	P		1 : 500 sf
Services Related To Buildings (Janitorial, Landscaping, Cleaning, Etc.)	These establishments provide services, such as pest control, janitorial activities, landscaping, carpet and upholstery cleaning, and other services for buildings and dwellings.						P	P	P		P	P	P	P	P	P		1 : 500 sf
<b>Financial And Real Estate Services</b>	This subcategory includes a range of uses related to retail banking and financial services to individuals and businesses.																	
Alternative Finance Institution	A payday advance/loan business or a motor vehicle title loan business. An alternative financial institution does not include state or federally chartered banks, community development financial institutions, savings and loans, credit unions, or regulated lenders licensed in accordance with Chapter 342 of the Texas Finance Code. If a regulated lender licensed in accordance with Chapter 342 of the Texas Finance Code also offers services as a 'credit service organization' and/or a 'credit access business' under Chapter 393 of the Texas Finance Code, that business is an alternative financial establishment.						P-10	P-10				P-10	P-10			P-10		1 : 500 sf

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Banks, Investment, Or Financial Institution	An establishment, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds and that is licensed by the appropriate state or federal agency as a bank, savings and loan association, or credit union. Accessory uses may include automatic teller machines, drive-thru service, offices, and parking. This excludes bail bonds, pawnshops, payday advance/loan businesses, and motor vehicle title loan businesses. Additionally, it excludes regulated lenders licensed in accordance with Chapter 342 of the Texas Finance Code that also offer services as credit access businesses under Chapter 393 of the Texas Finance Code.						P	P				P	P	P	P	P	1 : 500 sf
Bail Bond Service	An establishment that solicits, negotiates, and executes bonds or other security to guarantee the appearance in court of a person accused of a crime.						P-10	P-10					P-10	P-10	P-10		1 : 500 sf
Property Management Services	This use comprises establishments that manage real property for others. Management includes performing various services associated with overall operation of property, such as collecting rents, and overseeing services such as maintenance, security, and trash removal. Included in this category are owner-leasers and establishments renting real estate and then acting as leasers in subleasing it to others. Establishments may manage the property themselves or have another establishment manage it for them.						P	P			P	P	P	P	P	P	1 : 500 sf
Real Estate Services	Establishments that are in the business of selling or leasing real estate including residential, retail, office buildings, manufactured homes and sites, vacant lots, and acreage. It also includes real estate appraisers (which estimate the market value of real estate), and other establishments performing real estate related services while not leasing buildings.						p	p			p	p	p	p	p	p	1 : 500 sf
Food And Beverage Services	Businesses that serve prepared food or beverages for consumption on or off the premises. Accessory uses may include food preparation areas, offices, and parking.																

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Alcohol Production and Tasting/Tap Room, Micro with Food Sales	A facility 15,000 sq. ft. or smaller where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and consumption, and that possess the appropriate licenses from the State of Texas. This facility also prepares and sells beverages for immediate consumption on-site.						P-12	P-12			P-12	P-12	P-12	P-12	P-12	P-12	Production Area 1 : 1000 sf - Tasting Room 1 : 250 sf
Alcohol Production and Tasting/Tap Room, Macro with Food Sales	A facility 15,000 sq. ft. or smaller where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and consumption, and that possess the appropriate licenses from the State of Texas. This facility also prepares and sells beverages for immediate consumption on-site.						P-12	P-12					P-12				Production Area 1 : 1000 sf - Tasting Room 1 : 250 sf
Bar Or Drinking Establishment	An establishment licensed by the State for the sale of alcoholic beverages, that derives more than 75 percent of the establishment's gross revenue from the on-premise sale of alcoholic beverages for on-premise consumption.						P-12	P-12			P-12	P-12	P-12	P-12	P-12	P-12	1 : 250 sf
Catering Service	A food establishment without on-site banquet facilities that provides, prepares, and/or serves food at off-site locations for groups, where all food and service expenses are paid by the group and not for individual sale.						P	P			P	P	P	P	P	P	1 : 500 sf
Food Truck Park	More than three (3) mobile food businesses that congregate at an established private property location to offer food or beverages for sale to the public.							P-15				P-15	P-15	P-15	P-15	P-15	2 : Food truck site
Full-Service Restaurant	Full-service restaurants provide food services to patrons who order and are served while seated (i.e., waiter/waitress service) and pay after eating. They may provide this service in combination with selling alcoholic beverages, providing takeout services, or presenting live nontheatrical entertainment. If alcoholic beverages are sold for on-premise consumption, such use is considered a Bar Or Drinking Establishment.						P	P	P		P	P	P	P	P	P	1 : 250 sf

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Restaurant With Take-Out Or Delivery Only (Limited Service)	A food establishment that is open to the public, where food and beverages are prepared primarily for carry-out by the consumer or delivery by the establishment and not for consumption on the premises. This classification typically includes pizza delivery, specialty food and beverage shops, or baked goods shops. This classification does not include mobile food establishments.						P	P			P	P	P	P	P	P	1 : 400 sf
<b>Lodging Facilities</b>	This subcategory includes for-profit establishments where lodging, meals, and the like are provided to transient visitors and guests for a defined period.																
Bed And Breakfast Establishment	A bed and breakfast (B&B) establishment is defined as a private residence that offers sleeping accommodations to lodgers in five (5) or fewer rooms for rent, is the innkeeper's principal residence while renting rooms, and serves breakfast at no extra cost. A lodger is a person who rents a room in a B&B establishment for less than thirty (30) days.										S-13	P-13	P-13	P	P	P	1 : Bedroom
Full-Service Hotel	A building or group of buildings providing transient lodging accommodations to the general public for compensation, where each guest room is accessed from an interior corridor, and that includes ancillary facilities and services such as restaurants, meeting rooms, personal services, recreational facilities, daily housekeeping service, and 24-hour front desk service.						P	P				P	P	P	P	P	1 : Guest room + 1 : 8 seats for meeting room/restaurant
Limited Service Or Extended Stay Hotel/Motel	A building or group of buildings providing transient lodging accommodations to the general public for compensation, where each guest room may be accessed from an interior or exterior hallway. Accessory uses may include meeting rooms, clubhouse, and recreational facilities intended for the use of residents and their guests. This definition shall not include other dwelling units as defined by this UDC.						P	P				P	P	S	S	S	1 : Guest room
<b>Other Commercial Uses</b>	Commercial uses not listed in other subcategories.																

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Sexually Oriented Business	Any commercial enterprise in which the primary business is the offering of a service or the selling, renting, or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customers. This use shall include, but not be limited to, adult arcades, adult bookstores or adult video stores, adult cabarets, adult motels, adult motion picture theaters, or nude model studios.							S-19									Established per SUP
Structured Parking	As a principal use, a structure for parking that is operated as a business enterprise with a service charge or fee being paid to the owner or operator for the storage or parking of privately owned vehicles, and is not reserved or required to accommodate occupants, clients, customers, or employees of a particular establishment or premises. Such use may also include a municipal parking garage.						P	P	P			P	P	P	P	P	n/a
Surface Parking Lots	As a principal use, a surface parking area that is operated as a business enterprise with a service charge or fee being paid to the owner or operator for the storage or parking of privately owned vehicles, and is not reserved or required to accommodate occupants, clients, customers, or employees of a particular establishment or premises. Such use may also include a municipal parking lot.						P	P	P				P				n/a
<b>Recreation And Entertainment Uses (Indoor)</b>	Uses that provide recreation or entertainment activities within an enclosed environment. Accessory uses may include concessions, snack bars, parking, and maintenance facilities.																
Banquet Or Meeting Facility	An establishment that is leased on a temporary basis before the day of the event by individuals or groups who reserve the facility to accommodate private functions, including, but not limited to, banquets, weddings, anniversaries, receptions, business and organizational meetings, and other similar functions, to which the general public is not admitted and for which no admission charge is imposed. Such establishments may include kitchen facilities for the preparation of food or catering of food and areas for dancing, dining, and other entertainment activities that customarily occur in association with banquets, weddings, or receptions.							S						S	S	S	Non-Fixed Seats 1 : 150 sf or Fixed Seats 1 : 4 seats



Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Indoor Amusement Establishment	This category shall include facilities for a wide variety of sport, entertainment, games of skill, or recreation to the general public for a fee where the activity takes place within an enclosed structure. Examples include but are not limited to bowling, billiards, darts, paintball, laser tag or similar activities; gymnasium or indoor arena; basketball, handball, soccer, and tennis courts; hockey rinks; swimming pools; physical fitness centers; and amusement devices.						P	P				P	P	P	P	P	Theater   1 : 4 seats Bowling Alley   1 : 3 lanes Other   1 : 300 sf
Shooting Club (Indoor)	This category includes indoor facilities especially designed for the safe discharge and use of handguns, rifles, or other firearms for the purpose of sport-shooting or law enforcement training.						P	P					P				1:500 sf
Theater (Movie, Music, Drama, Or Dance)	A structure that is used for dramatic, operatic, musical, motion picture, or other performance or entertainment-related activities, where admission is charged per performance or event. Such establishments may include incidental services such as food and beverage sales and other concessions.						P	P				P	P	P	P	P	1 : 4 seats
<b>Recreation And Entertainment Uses (Outdoor)</b>	Uses that provide recreation or entertainment activities inside and/or outside of an enclosed environment. Accessory uses may include concessions, snack bars, parking, and maintenance facilities.																
Country Club Or Golf Course	A facility or area laid out for recreational, athletic, and social purposes that may have limited membership. A golf course may be included as an additional principal use, or may be a stand-alone use. Accessory uses may include retail sales, concessions, maintenance facilities, a club house, and other recreational facilities.	P	P				P	P									9 : hole + 1 : 150 sf clubhouse
Outdoor Amusement Establishment	Uses that provide a variety of outdoor activities for entertainment and recreation including amusement rides, basketball, baseball, batting cages, go-cart tracks, tennis courts, amusement and theme parks, water parks, marinas, water sports, and other activities not specifically listed under this general category. These uses may include indoor arcade facilities and food and beverage sales as well.	P					P	P	P				P				1 : 3 patrons

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Shooting Club (Outdoor)	A facility or area for the sport of shooting at targets to test accuracy in rifle, pistol, or archery practice, owned or operated by a corporation, association, or persons, and conducted outside of an enclosed structure. This category includes skeet shooting facilities, target ranges, archery, and similar activities as well as shooting ranges that include both indoor and outdoor activities.							P	P								1 : 3 patrons
<b>Rental And Leasing</b>	Establishments in the rental and leasing category include establishments that provide tangible goods, such as computers, video games, consumer goods, and industrial machinery and equipment, to customers in return for a periodic rental or lease payment. This category does not include car and truck rental which are included in the Auto-related sales and service subcategory.																
Car Rental	A facility for the rental of cars and passenger truck vehicles. Vehicles kept on the lot for rental purposes are not considered to be outside storage.						P	P	P				P				1 : 500 sf office space
Commercial And Industrial Machinery Leasing And Rental	These establishments rent or lease: a) office machinery and equipment, such as computers, office furniture, duplicating machines (i.e., copiers), or facsimile machines; b) heavy equipment without operators used for construction, mining, or forestry, such as bulldozers, earthmoving equipment, well-drilling machinery and equipment, or cranes; c) other non-consumer machinery and equipment, such as manufacturing equipment; metalworking, telecommunications, motion picture, or theatrical equipment; institutional (i.e., public building) furniture; or agricultural equipment without operators.						P	P	P	P							Office   1 : 500 - Showroom/equipment storage 1 : 1000

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios	
Recreational And Consumer Goods Rental	These establishments rent recreational goods, such as skis, canoes, bicycles, sailboats, etc. This category also includes establishments that rent personal and household type goods. Establishments generally provide short-term rental although in some instances, the goods may be leased for longer periods of time. These establishments often operate from a retail-like or store-front facility. Rental items include: home health equipment; consumer electronics equipment, such as televisions, stereos, and refrigerators; clothing, such as formal wear, costumes, (except laundered uniforms and work apparel); furniture; and party supplies.						P	P					P	P	P	P	1 : 500 sf	
RV, Trailers, And Truck Rental	Establishments in this classification rent or lease trucks, truck tractors or buses, semi-trailers, utility trailers, RVs (recreational vehicles), or off-highway transportation equipment.							P	P								1 : 1000 sf	
<b>Retail Sales</b>	Retail sales establishments sell merchandise directly to the general public from a fixed point-of-sale location. Retail establishments are designed to attract a high volume of walk-in customers and they often have displays of merchandise and sell to the general public for personal or household consumption. Accessory uses may include offices, parking, primarily indoor storage of goods, and assembly, repackaging, or repair of goods for on-site sale.																	
Alcoholic Beverage Sales (package store)	A retail establishment that sells packaged alcoholic beverages, such as ale, beer, liquor, and wine for off-premise consumption only.						P-9	P-9					P-9	P-9	P-9	P-9	P-9	1 : 300 sf
Building Materials, Home And Garden Centers	These establishments include the retail sale of home building and repair, lawn, and garden supplies, and construction materials such as brick, lumber, and other similar materials. They may also sell other products, such as plumbing goods, electrical goods, tools, housewares, hardware, and home appliances.						P	P	P				P				1 : 500 sf	
Bulk Apparel Sales (Used)	The business of receiving and selling clothing and apparel in larger quantities than they are sold to final consumers but in smaller quantities than they are purchased from manufacturers.						P-14	P-14					P-14				1 : 300 sf	
Convenience Store	A retail establishment that sells convenience goods and other consumable and non-consumable products for off-premise use or consumption that is 6,000 sq. ft. or less.						P	P	P		P	P	P	P	P	P	1 : 300 sf	

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Department Store, Superstore, Or Warehouse Club	These establishments are unique in that they have the equipment and staff capable of retailing a large variety of consumer goods from a single, and relatively large location (generally over 80,000 sq.ft.). They retail a wide range of products with no one merchandise line predominating. Products may include: apparel, furniture, appliances and home furnishings, paint, hardware, toiletries, cosmetics, photographic equipment, jewelry, toys, and sporting goods. Merchandise lines may be arranged in separate departments. Use this classification for establishments known as warehouse clubs, superstores or supercenters retailing a general line of groceries in combination with general merchandise.						P	P						P	P	P	1 : 300 sf 1 : 500 if larger than 50,000 sf
Durable Consumer Goods Sales (Computers, Clothing, Art Supplies, Florist, Shoes, Jewelry, Etc.)	Establishments in this retail sales category offer a wide range of product lines that often include: clothing, florists, sporting goods, art supplies, shoes, jewelry, toiletries, cosmetics, photographic equipment, toys, books and magazines, furniture, furnishings, appliances, electronics, automotive parts, and dry goods. Examples of such establishments are: department stores, warehouse clubs, superstores or super centers (with the exception of grocery stores).						P	P			P	P	P	P	P	P	1 : 300 sf
Fuel Pumps (Accessory)	Any lot or parcel of land or portion thereof used partly or entirely for storing or dispensing flammable liquids, combustible liquids, liquefied flammable gas, or flammable gas into the fuel tanks of motor vehicles. Such use is permitted only in conjunction with a permitted primary use.						P-26	P-26	P-26		P-26	P-26	P-26	P-26	P-26		n/a

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Furniture And Home Furnishings	These establishments sell products, such as household furniture (e.g., baby furniture box springs and mattresses) and outdoor furniture, office furniture (except those sold in combination with office supplies and equipment), floor coverings (rugs, carpets, vinyl floor coverings, and floor tile not only ceramic or wood), and window treatments (curtains, drapes, blinds, and shades). Some of these items may be sold in combination with major appliances or home electronics, or in combination with installation and repair services.						P	P	P			P	P	P	P	P	1 : 500 sf
Grocery Store or Supermarket	Supermarkets and other grocery stores retail a general line of food, such as canned and frozen foods; fresh fruits and vegetables; and fresh and prepared meats, fish, and poultry. Included in this class are meat and seafood markets, delicatessen-type establishments, and establishments retailing baked goods (usually made off-premises). These establishments may include pharmacies, banks, or cafes.						P	P	P		P	P	P	P	P	P	1 : 300 sf
Pawn Shop	A building or premise (other than a bank, savings and loan, or mortgage banking company) used for the business of lending money on the security of pledged goods, or for the business of the purchase of tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time, and for the retail sale of pawned or repurchased items.							P-16									1 : 300 sf
Personal Services	An establishment, whether for compensation or not, that provides care, advice, aid, maintenance, repair, treatment, or assistance. Typical examples include barber/beauty shop, spa/salon, shoe repair, tailor, laundry or dry cleaning services, handcrafted or instructional arts studio, photography studio, safe deposit boxes, travel bureau, house cleaning services, weight reduction centers, florist (excluding greenhouses), or pet grooming shop. Boarding is not an incidental use to pet shops or pet grooming shops.						P	P			P	P	P	P	P	P	1 : 200 sf

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Used Goods Sales	Establishment for the sale of any goods, materials, or other articles of merchandise that are not new. This definition includes items that have been used or worn previously by another, consignment stores, antique malls, and "cash for gold" businesses. Such use does not include bulk sales.						P	P			P	P	P	P	P	P	1 : 300 sf

**E. Industrial Uses**

This category includes uses that produce goods from extracted and raw materials or from recyclable or previously prepared materials, including the design, storage and handling of these products and the materials from which they are produced. Industrial subcategories and uses are as follows:

1. Construction-Related Businesses
2. Manufacturing
3. Transportation-Related Businesses
4. Utilities and Utility Services
5. Warehouse and Storage
6. Wholesale Trade (Not Resale)

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
<b>Construction-Related Businesses</b>	These establishments either build buildings or structures, or perform additions, alterations, reconstruction, installation, and repairs. They may also provide building demolition or wrecking services. Establishments engaged in blasting, test drilling, landfill, leveling, earthmoving, excavating, land drainage, and other land preparation are included as well. This category reflects the unique processes and site needs such as equipment and material storage, etc. of these establishments.																
Machinery Related Contractors' Yards And Storage	A facility or area for the outdoor storage of building materials, tools, heavy machinery, dump trucks, or commercial and heavy equipment used in relation to construction uses and related businesses.								P	P							1 : 1000 sf
Specialty Trade Contractor	Establishments that specialize in construction activities, such as plumbing, painting, and electrical work. Special trade contractors usually work at the job site, although they may have shops for storage, prefabrication and other work. Specialty trade contractors include carpentry, floor, tile, roof, concrete, electrical, glass, glazing, masonry, drywall, painting, plumbing, HVAC, and similar activities.						P-20	P	P	P			P-20				1 : 1000 sf
Asphalt Or Concrete Batch Plant	A facility or area, which is not temporary in nature, for mixing concrete or asphalt.									P							5 spaces
Excavation Related Services	These establishments provide a range of excavation related services needed for development and building construction. Activities performed include shaft drilling, foundation digging, foundation drilling, and grading.									P							n/a

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Wrecking And Demolition Establishment (Including Junk Yards)	These establishments provide wrecking and demolition of buildings and structures; this includes underground tank removal and the dismantling of non-hazardous steel oil tanks. This category also includes establishments that provide wrecking or disassembling of automobiles, trucks, tractors, or machinery of any kind, or for the storing or leaving of worn out, wrecked, or abandoned automobiles, trucks, tractors, stoves, refrigerators, or machinery of any kind or of any of the parts thereof, or for the maintenance or operation of such place for the accumulation of rubbish of any description such as old iron, glass, paper or other waste that may be used again in some form. Some of these establishments may sell materials derived from demolishing operations.									P							1 : 1000 sf
<b>Manufacturing</b>	This subcategory includes establishments involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Manufacturing establishments are located in plants, factories, or mills and employ power-driven machines and materials-handling equipment. Natural, constructed, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Custom industry is included, such as establishments primarily engaged in the on-site production of goods by hand manufacturing involving the use of hand tools and small-scale equipment. Goods are generally not displayed or sold on site, but if so, such activity is a subordinate part of sales. Relatively few customers come to the manufacturing site.																
Food And Beverage Processing	A facility or area in which food for human consumption in its final form, such as candy, baked goods, tortillas, soda, beer, and ice cream is produced, and the food is distributed to retailers or wholesalers for resale on or off the premises. Food or beverage processing using mechanized assembly line production of canned or bottled goods is excluded from this definition.									P							1 : 1000 sf
Alcohol Production, Macro	A facility over 15,000 sq. ft. where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and that possess the appropriate licenses from the State of Texas. No alcoholic beverages are consumed on-site.							P	P	P							1 : 1000 sf



Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Paper And Printing Services	These uses primarily manufacture paper and offer printing-related products. Excluded are photosensitive papers, which are classified in chemical and plastics. Printing establishments print products (e.g. newspapers, books, periodicals, and greeting cards) and perform support activities, such as bookbinding, plate making services, and data imaging. Clothing printers are included if their primary activity is printing, not clothing manufacturing (e.g., T-shirt printing is included, but fabric printing is not).									P							1 : 1000 sf
Furniture And Related Product Manufacturing	These establishments manufacture furniture and related articles, such as mattresses, window blinds, cabinets, fixtures, furniture parts, and frames. Processes include the cutting, bending, molding, laminating, and assembling of materials, such as wood, metal, glass, plastics, and rattan. Aesthetic and functional design also plays an important part in the production of furniture. Design services may be performed by the furniture establishment's work force or may be purchased from industrial designers.									P							1 : 1000 sf
Machinery, Appliance, Electrical Equipment, Electronics, And Components	These uses include a range of manufacturing activities. It includes establishments that make machinery for particular applications, such as agriculture, construction, mining, ventilation, industrial/commercial heating and cooling, and metalworking. It also includes establishments manufacturing electrical products, including motors and generators and manufacturers of household appliances, including heaters, refrigerators, and air conditioners.								P	P							1 : 1000 sf
Transportation Equipment And Automobiles	These establishments produce equipment for transporting people and goods. Although transportation equipment is a type of machinery, assembly tends to be distinct from the production processes common in the machinery manufacturing.									P							1 : 1000 sf

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MIU	TN-C	DE	DG	DC	Parking Ratios
Miscellaneous Manufacturing (Jewelry, Toys, Games, Office Supplies, Custom Crafts, Etc.)	All other manufacturing establishments not classified elsewhere. Some of these include jewelry, silverware, dolls, toys, games, musical instruments, office supplies, inks, and signs.								P	P							1 : 1000 sf
Chemicals, And Metals, Machinery, And Heavy Manufacturing	These industries transform or refine chemicals or metals, and manufacture products from chemicals or metals. Establishments in this category include petroleum or coal products; chemical, plastics, or rubber products; or primary metal manufacturing.									P							1 : 1000 sf
<b>Transportation-Related Businesses</b>	Physical facilities involved in the movement of people or goods, which may include highways, flight-related facilities, rail transit lines, and other similar facilities.																
Impound Yard For Towed Vehicles (Not Inoperable Vehicles)	A parking lot that serves as a holding place for cars that have been impounded until they are placed back in the control of the owner.								P-29	P-29							1 : 1000 sf
Air Transportation Related Uses	A facility or area for the landing and taking off of fixed or rotary wing aircraft. This uses shall include any airport terminal, air traffic control towers, aircraft hangars, and other related facilities. It shall also include heliports for the landing and takeoff of helicopters								P	P							1 : 1000 sf
Rail Transportation Related Uses	A facility or area for the maintenance, repair, or storage of bus, rail (including freight), or other transit vehicles.								P	P							1 : 1000 sf
Other Local, Regional, Intercity Transportation Uses (Public And Commercial)	All other transportation related activities and storage, including but not limited to: school bus transportation, rural and special needs transit operations, local transit, inter-city bus, charter bus, and similar establishments.							P	P	P							1 : 1000 sf
Taxi, Bus, And Limousine Service	These establishments provide passenger transportation by automobile or van, not over regular routes or regular schedules. Taxicab owner/operators, taxicab fleet operators, and taxicab organizations are included. Also included are limousine and luxury sedan establishments, which may provide an array of specialty and luxury passenger transportation services including dispatch centers and support services.							P	P	P				P	P	P	1 : 1000 sf

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Courier, Messenger, And Postal Service Centers	These establishments include courier and messenger services that provide air, surface, or combined courier delivery services of parcels and messages within or between metropolitan areas or urban centers. These establishments may form a network including local, and point-to point pick-up and delivery. This category also includes USPS establishments that perform one or more postal services, such as sorting, routing, and delivery on a contract basis. This category shall not include customer service and retail operations of such courier, messenger, or postal service. These shall be considered under the Business, Professional, and Technical Services category or Public or Governmental Functions (USPS).							P	P	P							1 : 1000 sf
Truck And Freight Transportation Services	Truck and freight transportation uses provide over the-road transportation of cargo using motor vehicles, such as trucks and tractor trailers. This category includes general freight trucking and specialized freight trucking. General freight transportation establishments handle a wide variety of commodities, generally palletized, and transported in a container or van trailer. Specialized freight transportation requires specialized equipment due to the size, weight, shape, or other inherent characteristics of the cargo. These establishments may be located in conjunction with Warehouse and Storage establishments.								P	P							1 : 1000 sf
<b>Utilities And Utility Services</b>	The use of land for lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and facilities for the generation of electricity.																
Utility Lines, Towers Or Metering/Pumping Station	Local utilities such as electrical power, telephone, gas, water, and sewer drainage lines; air pollution monitoring stations; in-line facilities such as gas regulating stations and water wells or pumping stations; sewage pumping stations; telephone exchange, switching and transmitting equipment; and electrical transmission lines operated by a municipality or a franchised utility company.								P	P							n/a

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Sewer, Solid Waste, Recycling, And Related Services	These facilities collect, treat, and recycle or dispose of waste materials. Establishments locally haul waste materials; operate materials recovery facilities (i.e., sort recyclable materials from trash); provide remediation services (i.e., the cleanup of contaminated sites); operate sewer systems or sewage treatment facilities; or provide septic pumping or other miscellaneous waste management services.									P							1 : employee on largest shift
Natural Gas, Petroleum, Fuel Related Services	This use encompasses: 1) establishments operating fuel (gas or petroleum) distribution systems (e.g., mains, meters); 2) fuel marketers that buy fuel from the well and sell it to a distribution system; 3) fuel brokers or agents that arrange the sale of fuel over fuel distribution systems operated by others; and 4) establishments that transmit and distribute fuel to final consumers.									P							1 : 1000 sf
Electric Utility Services (Includes Generating Plants And Sub-Stations)	A facility or area that generates electricity from mechanical power produced by solar, gas, coal, wind, hydraulic power sources, or nuclear fission franchised by the State. This category also includes electric transmission lines, substation facilities for transforming electricity for distribution to individual customers.									P							n/a
Telecommunications Equipment And Facilities (Building Mounted)	Any telecommunications equipment and facilities attached to an existing building or tower not built for the exclusive purpose of hosting such facilities or equipment.						P	P	P	P		P	P				n/a

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Telecommunications Tower	Any structure that is designed and constructed primarily for the purpose of supporting one or more antennae that transmit information (audio, video, data) in the form of electromagnetic signals to one or more receivers without the use of a physical connection between the transmitting and receiving source. The term includes but is not limited to lattice towers, guyed towers, and monopole towers. The term does not include a clock tower, bell tower, steeple, light pole, power pole, water tower, or similar structure that incidentally supports antennae. Towers may be freestanding or building-mounted, and may be concealed or unconcealed. An auxiliary structure housing electronic communications equipment is permitted as part of this use.	S-21						S-21	S-21	S-21							n/a
All Other Utility Related Uses (Other Than Listed)	A facility or area for a utility installation not specifically listed in this UDC.								P	P							n/a
<b>Warehouse And Storage</b>	These service establishments operate warehouse and storage facilities for wholesale trade, general merchandise, refrigerated goods, and other warehouse products. They provide the facilities to store goods but do not sell the goods they handle. They may also provide a range of services related to the distribution of goods, such as labeling, breaking bulk, inventory control and management, light assembly, order entry and fulfillment, packaging, pick and pack, price marking and ticketing, and transportation arrangement. This category also includes commercial mini-storage or self-storage facilities. There is little on-site sales activity with the customer present.																
Distribution Center Or Warehouse	Buildings or areas for distribution of manufactured products, supplies, and equipment. This definition excludes the bulk storage of materials that are flammable or explosive or that create hazardous or commonly recognized offensive conditions.								P	P							1 : 1000 sf
Self-Storage Or Mini Storage	A facility or area where enclosed storage space, divided into separate smaller compartments, is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment at another location. Related activities, such as retail sale of packing and moving materials and the rental of moving equipment, including vans and trucks, are allowed as incidental uses						P-19	P	P	P			P-19				1 : 1000 sf
Any Outdoor Storage Related To An Industrial Use	Any use in the Industrial use category that provides outside (with or without roof) storage of equipment, inventory and materials, or finished products.								P-29	P							1 : 1000 sf

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Wholesale Trade (Not Resale)	Wholesaling is an intermediate step in the distribution of merchandise. Wholesalers either sell or arrange the purchase of goods to other businesses and normally operate from a warehouse or office. They may be located in an office building or a warehouse. Unlike retailers, their warehouses and offices have little or no display of merchandise. Whether the establishment is in a warehouse or an office building depends on a combination of activity and structure-type dimensions.																
Wholesale of Durable and Nondurable Goods	Establishments in the durable goods subcategory sell or arrange the purchase or sale of durable and nondurable goods to other businesses.								P	P							1 : 1000 sf

**F. Accessory Uses**

**1. Accessory Uses Allowed**

- a.** Accessory uses are permitted only in relation to lawfully established principle uses.
- b.** Accessory uses are limited to those stated in this chapter, as well as those which are determined by the Planning Director to satisfy all of the following criteria:
  - (i)** They are customarily found in conjunction with the subject principle use;
  - (ii)** They are subordinate and clearly incidental to the principle use of the property; and
  - (iii)** They serve a necessary function for or contribute to the comfort, safety or convenience of occupants of the principle use.

**2. Time of Construction and Establishment**

- a.** Accessory uses may be established only after the principle use of the property is in place.
- b.** Accessory structures may be established in conjunction with or after the principle building or use. They may not be established before the principle building or use is in place.

**3. Location**

Accessory uses must be located on the same lot as the principle use to which they are accessory.

**4. Compliance with Zoning District Requirements**

Unless otherwise expressly stated, accessory uses are subject to the same zoning district requirements that apply to principle uses.

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Animal Related Service With Outdoor Pens Or Runs	These establishments shall include any animal-related use that has fenced outdoor areas for animals associated with the primary use.	P-11															Established per principle use
Child Care Home (< 6 Children)	Regular care occurring in the caretaker's own residence for not more than six (6) children, including children who are related to the caretaker. See Chapter 42 of the Texas Human Resources Code, Regulation of Certain Facilities, Homes, and Agencies that Provide Child Care Services.	P-6	P-6	P-6	P-6	P-6	P-6	P-6			P-6			P-6			Per dwelling unit
Child Care Home (7-12 Children)	Regular care occurring in the caretaker's own residence for not more than twelve (12) children, including children who are related to the caretaker. See Chapter 42 of the Texas Human Resources Code, Regulation of Certain Facilities, Homes, and Agencies that Provide Child Care Services.	S-6	S-6	S-6	S-6	P-6	P-6	P-6			P-6			P-6			Per dwelling unit or as established per SUP
Drive Thru (Accessory)	An accessory use typically associated with restaurants, banks, pharmacies, and other uses to accommodate drive-up traffic. Such use is permitted only in conjunction with a permitted primary use.						P-23	P-23	P-23		P-23	P-23	P-23	S-23	S-23	S-23	n/a

Use	Definition	AG	RE	R-1	R-2	R-3	CC	RC	LI	HI	TN	TN-MU	TN-C	DE	DG	DC	Parking Ratios
Dwelling, Accessory	A dwelling unit that is attached or detached from the primary on-site structure, is used as a residence, is incidental to the main structure.	P-24	P-24	P-24	P-24	P-24					P-24	P-24	P-24	P-24	P-24	P-24	1 : Dwelling unit
Food Truck (Accessory)	A large wheeled vehicle from which food is sold that typically contains cooking facilities where the food is prepared.						P-25	P-25	P-25	P-25	P-25	P-25	P-25	P-25	P-25	P-25	n/a
Fuel Pumps	Any lot or parcel of land or portion thereof used partly or entirely for storing or dispensing flammable liquids, combustible liquids, liquefied flammable gas, or flammable gas into the fuel tanks of motor vehicles. Such use is permitted only in conjunction with a permitted primary use.						P-26	P-26	P-26		P-26	P-26	P-26	P-26	P-26		n/a
Funeral Home Crematory	A place for the preparation and cremation of human or animal bodies. Only permitted as an accessory to a Funeral Home. Only permitted as an accessory to a Funeral Home.	S					S	S				S	S				Established per SUP
Home Occupation	Any occupation that is performed at home that is not apparent from outside the home. This term does not include beauty schools, doctor's office, or treatment of patients.	P-27	P-27	P-27	P-27	P-27	P-27	P-27			P-27	P-27	P-27	P-27	P-27	P-27	Established per principle use
Outdoor Display	The display of finished products and services outside of a building or structure, including burial monuments, landscape materials, pottery and yard décor, equipment not elsewhere classified, and similar materials or items. Such use is accessory to a related primary use.						P-28	P-28	P-28		P-28	P-28	P-28	P-28	P-28	P-28	Established per principle use
Outdoor Storage	The continuous keeping or storage of any unfinished goods, materials, or equipment that is related to the principal use's business operation located outside of a building for more than twenty-four (24) hours. Vehicles that are stored for more than twenty-four (24) hours and are not for sale or rent are considered Outside Storage.						P-29	P-29	P-29			P-29	P-29	P-29			Established per principle use