

[#] = Conditions. Reference Section 118-633 for specific conditions to listed uses. P = Permitted by Right S = Special Use Permit Required [Blank] = Not Permitted NP = Not Permitted B = Defers to Base Zoning District A = Ancillary See Section 118-01 for definitions to some uses. Don't assume! Call the Planning Department to verify a use is permitted. (817)427-6300	SECTION 118-631: TABLE OF PERMITTED USES																													
	Conditions (ref. Section 118-633)	RESIDENTIAL DISTRICTS										NON-RESIDENTIAL DISTRICTS										TOWN CENTER				Freeway Corridor Overlay District				
		RE-1 Residential Estate	RE-2 Residential Estate	R-1 Single Family Residential	R-2 Single Family Residential	R-3 Single Family Residential	R-4-D Duplex Residential	R-6-T Townhome Residential	R-8 Zero Lot Line SF Res.	MH-1 Manufactured Home	R7MF Multi-Family Residential	O-1 Office	LR Local Retail	C-1 Commercial	C-2 Commercial	OC Outdoor Commercial	I-1 Light Industrial	I-2 Medium Industrial	U School, Church & Institutional	AG Agricultural	Edge Subzone	General Subzone	Center Subzone	Core Subzone						
A. RESIDENTIAL USES																														
Single Family Detached Dwelling Unit		P	P	P	P	P			P																P	P	P		NP	
Small Lot Single Family Cottage																											S	S		NP
Duplex Dwelling Unit							S																							NP
Triplex or Fourplex Dwelling Unit							S				S																			NP
HUD Code Manufactured Home									P																					NP
Multi-Family Dwelling Unit	22										S																	P	P	B
Boarding or Rooming House							S				S																			NP
Townhome	23						S				S																P	P	S	B
Private Street Residential Subdivision		S	S	S	S	S	S	S	S																					NP
Zero Lot Line SF Dwelling Unit									P																					NP
Personal Care Home and Community Home for Disabled Persons	16	S	S	S	S	S	S												S		S	S	S	S		S	S	S	S	NP
Assisted Living Center							S	S	S		S	S	S	S	S	S	S	S	S								S	S		B
Senior Independent Living Apartments											S																S	S		B
B. UTILITY, ACCESSORY & INCIDENTAL USES																														
Accessory Building	1	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	S	P	P	P	P		S	P	P	P	P	S
Communication Tower over 45' in Height												S	S	S	S	S	S	S	S	S							S	S		B
Detention/retention pond	20	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S	B
Gas Drilling/Production	21	P	P	P	P	P	P	P	P	P	P	S	S	S	S	S	S	S	S	P										B
Home Occupation	2	P	P	P	P	P	P	P	P		P															P	P	P	P	NP
Interim Enclosed Parking																													P	NP
Network Nodes, Small Cell Antennas	27	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							B
Outdoor Recreation Areas with Elevated Lights		S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S											B
Public and Private Utility Use (Not Office)		P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P							B
Railroad Right-of-Way (No yards or Stations)		P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P											B
Secondary Living Unit (Granny Flat)		P	P	P	P																					P	P	P		NP
Swimming Pool, Tennis Court and other Outdoor Recreation Areas without Elevated Lights		P	P	P	P	P	P	P	P			S	S	S	S	S	S	S												NP
Telephone Exchange, Switching, Relay Station		S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S	B
TV Satellite Disc Receiver	3	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P											S
Water Reservoir, Water Pumping Station, Water Well		P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P											NP
Wind Charger	4	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S											B

[#] = Conditions. Reference Section 118-633 for specific conditions to listed uses. P = Permitted by Right S = Special Use Permit Required [Blank] = Not Permitted NP = Not Permitted B = Defers to Base Zoning District A = Ancillary	SECTION 118-631: TABLE OF PERMITTED USES																							
	Conditions	RESIDENTIAL DISTRICTS										NON-RESIDENTIAL DISTRICTS							TOWN CENTER				Freeway	
		RE-1	RE-2	R-1	R-2	R-3	R-4-D	R-6-T	R-8	MH-1	R7MF	O-1	LR	C-1	C-2	OC	I-1	I-2	U	AG	Edge	General		Center
C. EDUCATIONAL AND INSTITUTIONAL																								
Cemetery/Mausoleum													S	S		S	S							NP
Church, Sanctuary, Rectory or Synagogue	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P		P	P	P	P	B
Civic, Social/Fraternal Organization													S	S	S	S	S	S				S	S	B
College/University													P			P	P	P				P	P	B
Dance Studio/Martial Arts Studio												P	P	P	P	P	P		P			P	P	B
Day Care Center/Kindergarten										S	S	S	P	P	S	S	S	P			S	P	P	NP
Emergency Clinic (After hours)											S		S	S		P	P					S	S	B
Facility for care of Alcoholic, Narcotic, Psychiatric rehab											S		S	S	S									NP
Family Counseling Clinic												P	P	P								P	P	B
Fire Station	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	B
Hospital											S		S	P		P	P					S	S	B
Library																				P	P	P	P	B
Medical Clinic (More than three doctors)											S	S	P	P		P	P					P	P	B
Municipal Building	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P						B
Municipal Community Center	P	P	P	P	P	P	P	P		P	P				P	P	P	P			P	P	P	B
Municipal Senior Citizen Center	P	P	P	P	P	P	P	P		P		P	P	P							P	P	P	B
Senior Citizen Center (Commercial)																						P	P	B
Museum											P		P	P				P				P	P	S
Nursing Home/Orphanage													S	S		S	S					S	S	NP
Post Office	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P		P	P	P	P	B
Private or Parochial School													S	S		P	P	P				P	P	B
Public School	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P		P	P	P	P	B
Social Services Administrative Office											P	P	P	P			S					P	P	S
Social Services Facility w/ Temp. Lodging										S	S		S	S	S			S						NP
Solar Panel Systems	24	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Trade or Business School											S		S	S	S	P		P				P	P	B
D. RECREATIONAL & ENTERTAINMENT USES																								
Amusement Arcade (Indoor)	5												S	S	S							S	S	B
Billiard Parlor	6												S	S	S							S	S	B
Bingo Hall														S		S	S							NP
Bowling Lanes														P	P	P	P					P	P	B
Carnival, Circus or Special Fund Raising Event (Temporary)	7	P	P	P	P	P	P	P		P	P	P		P	P	P	P	P		P	P	P	P	NP
Children's Entertainment Center														P	P							P	P	B
Commercial Amusement (Indoor)																						P	P	B

[#] = Conditions. Reference Section 118-633 for specific conditions to listed uses. P = Permitted by Right S = Special Use Permit Required [Blank] = Not Permitted NP = Not Permitted B = Defers to Base Zoning District A = Ancillary	SECTION 118-631: TABLE OF PERMITTED USES																								
	Conditions	RESIDENTIAL DISTRICTS										NON-RESIDENTIAL DISTRICTS							TOWN CENTER			Freeway			
		RE-1	RE-2	R-1	R-2	R-3	R-4-D	R-6-T	R-8	MH-1	R7MF	O-1	LR	C-1	C-2	OC	I-1	I-2	U	AG	Edge		General	Center	Core
D. RECREATIONAL & ENTERTAINMENT USES (CONT.)																									
Commercial Recreation (Outdoors)														S	P								S	S	B
Country Club														S	P			P					P	P	B
Dance Studio or Martial Arts Studio											P	P	P									P	P	P	B
Drive-in Theater															S										B
Golf Course														S	P				P						B
Golf Driving Range														S	P										B
Indoor shooting range														S		S	S								B
Miniature Golf Course													S	P	P								P	P	B
Movie Theater (Indoor)													P	P	P	P	P						P	P	B
Park or Playground (Public / Private)		P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	B
Private Club/Night Club											S		S	S	S								S	S	B
Race Track															S	S	S								NP
Rodeo Ground	B														S	S			S						NP
Roller or Ice Skating Rink													S	S	P								P	P	B
Sexually Oriented Businesses	18																	P							NP
Spa, Health Studio, Fitness or Recreation Center												P	P	P	P	P	P						P	P	B
Stable (commercial)														S	S	S									NP
Swim or Tennis Club													S	P	P				P				P	P	B
E. AUTOMOBILE & TRANSPORTATION RELATED USES																									
Accessory Non-Required Off-Street Parking Lots	19											S	S	S	S	S	P	P							NP
Airport, Heliport/Landing Field											S		S	S	S	S	S					S	S		NP
Auto laundry/car wash														S		S	S								NP
Auto/Truck Dealer - New (9) ¹	9													S		S	S						S		B
Auto/Truck Dealer - Used (10) ¹	10													S		S	S								NP
Auto Parts and Accessory Sales (w/machine Shop)														S		P	P								NP
Auto Parts and Accessory Sales (w/o Machine shop)													P	P		P	P								B
Auto, Truck, Trailer Rental														S		P	P								B
Automobile & Light Truck Repair Shop													S	S		P	P								NP
Automobile Inspection Station													S	P		P	P								NP
Automobile Lubrication Center													S	P		P	P								NP
Auto Alarm/Stereo/Window Tinting Store													S	P		P	P								NP
Auto Upholstery Shop													S	P		P	P								NP
Bus Passenger Terminal														S		P	P						S		B
Fuel Sales													S	S		S	S								B

[#] = Conditions. Reference Section 118-633 for specific conditions to listed uses. P = Permitted by Right S = Special Use Permit Required [Blank] = Not Permitted NP = Not Permitted B = Defers to Base Zoning District A = Ancillary	SECTION 118-631: TABLE OF PERMITTED USES																								
	Conditions	RESIDENTIAL DISTRICTS										NON-RESIDENTIAL DISTRICTS							TOWN CENTER						
		RE-1	RE-2	R-1	R-2	R-3	R-4-D	R-6-T	R-8	MH-1	R7MF	O-1	LR	C-1	C-2	OC	I-1	I-2	U	AG	Edge	General	Center	Core	Freeway
E. AUTOMOBILE & TRANSPORTATION RELATED USES (CONT.)																									
LPG/CNG Dispensing Station														S		S	S								B
Marine Equipment Sales/Repair														S		P	P								S
Motorcycle Sales														S		S	S								B
Paint and Body Shop													S	S		P	P								NP
Railroad or Motor Freight Terminal														S		P	P								B
RV or Camper Sales Lot														S		P	P								NP
Service Station													S	S		S	S								B
Tire & Battery Sales Store													S	S		P	P								NP
Truck Service Center														S		P	P								NP
Vehicle Storage Facility	11													S		P	P								NP
Wrecker/Towing Service														S		S	S								NP
Wrecking/Auto Salvage Yard	12																S								NP
Motorcycle Sales														S		S	S								B
F. OFFICE USES																									
Contractor's Office (W/O Shop & Garage)													P	P	P		P	P							B
Office, Administrative, Business or Professional		A	A	A	A	A	A	A		A	P	P	P	P						A	A	P	P		B
Office, Medical or Dental											P	P	P	P								P	P		B
Research & Development Laboratory											S		S	P	S	P	P					P	P		B
Telemarketing Office											S	S	S	S											B
G. RETAIL AND SERVICE USES																									
Acupuncture, Reflexology Clinic, Foot Spa											S	S	S	S										S	B
Bar	29													S											B
Brewpub, Tap Room, Wine Bar													S	S		S	S							S	B
Alternative Financial Establishments																	S								NP
Arts & Crafts Store												P	P	P								P	P		B
Bakery Shop												P	P	P		P	P					P	P		B
Bank and Savings and Loan											P	P	P	P		P						P	P		B
Barber Shop/Beauty Salon											P	P	P	P		P						P	P		B
Bicycle Shop											P	P	P	P		P	P					P	P		B
Blood Plasma Collection Facility	28												S	S		S	S								B
Bookstore											P	P	P	P		P	P					P	P		B
Beauty Supply Store												P	P	P								P	P		B
Camera Sales and Service Store												P	P	P								P	P		B
Carpet & Tile Sales Store												P	P	P		P	P					P	P		B

[#] = Conditions. Reference Section 118-633 for specific conditions to listed uses. P = Permitted by Right S = Special Use Permit Required [Blank] = Not Permitted NP = Not Permitted B = Defers to Base Zoning District A = Ancillary	SECTION 118-631: TABLE OF PERMITTED USES																								
	Conditions	RESIDENTIAL DISTRICTS										NON-RESIDENTIAL DISTRICTS							TOWN CENTER				Freeway		
		RE-1	RE-2	R-1	R-2	R-3	R-4-D	R-6-T	R-8	MH-1	R7MF	O-1	LR	C-1	C-2	OC	I-1	I-2	U	AG	Edge	General		Center	Core
G. RETAIL AND SERVICE USES (CONT.)																									
Cart Based Retail (Outdoor)																							P	P	B
Cigarette & Cigar Shop												S	S	S											B
Clock Store												P	P	P									P	P	B
Cleaning and Pressing Pick-up Station												P	P	P		P	P						P	P	B
Clothing Store											P	P	P	P		P	P						P	P	B
Coffee Shop/Tea Room											P	P	P	P									P	P	B
Computer Sales and Service Store												P	P	P									P	P	B
Computer Software Store												P	P	P									P	P	B
Consumer Electronics Store												P	P	P									P	P	B
Copy Center											P	P	P	P									P	P	B
Convenience Store												P	P	P		P	P						P	P	B
Department Store													P	P		P	P						P	P	B
Dog Training School													S	S		S	S								B
Drive Through Buildings of less than 1,400 square feet													S	S		S	S								NP
Dry Cleaners	13												S	P		P	P						P	P	B
Equipment Rental Requiring Outdoor Display Area																S	S								NP
Fabric Shop											P	P	P	P									P	P	B
Farmer's Market													S	S	S	S	S						S	S	NP
Florist Shop											S	P	P	P		P	P						P	P	B
Furniture & Home Furnishing Store													P	P									P	P	B
Gift Shop											P	P	P	P		P	P						P	P	B
Greeting Card Store											P	P	P	P									P	P	B
Grocery Store/Supermarket												P	P	P		P	P						P	P	B
Hardware Store													P	P		P	P						P	P	B
Health and Nutrition Food Store											S	P	P	P									P	P	B
Hot Tubs and Spas																									B
Imported Goods Store												P	P	P									P	P	B
Jewelers											P	P	P	P									P	P	B
Kennel																P	P		P						NP
Key Shop/Locksmith												P	P	P		P	P						P	P	B
Laundry, Self Service												S	S	S		P	P						S	S	NP
Luggage Sales Store											S	P	P	P									P	P	B
Medical Appliances and Fittings											P	P	P	P		P	P						P	P	B
Massage Establishment											S	P	P	P									S	P	B

[#] = Conditions. Reference Section 118-633 for specific conditions to listed uses. P = Permitted by Right S = Special Use Permit Required [Blank] = Not Permitted NP = Not Permitted B = Defers to Base Zoning District A = Ancillary	SECTION 118-631: TABLE OF PERMITTED USES																								
	Conditions	RESIDENTIAL DISTRICTS										NON-RESIDENTIAL DISTRICTS							TOWN CENTER				Freeway		
		RE-1	RE-2	R-1	R-2	R-3	R-4-D	R-6-T	R-8	MH-1	R7MF	O-1	LR	C-1	C-2	OC	I-1	I-2	U	AG	Edge	General		Center	Core
G. RETAIL AND SERVICE USES (CONT.)																									
Mortuary/Funeral Parlor													P	P		P	P								B
Music Instruction	A	A	A	A	A	A	A	A		A										A	A	P	P		B
Nail Salon											S	P	P	P									P	P	B
Non-traditional Smoking Business												S	S	S											
Nursery Retail Sales												S	S	S		P	P								B
Office Supplies and Equip. Store												P	P	P		P	P						P	P	B
Paint Retail Store													P	P		P							P	P	B
Pawn Shop																P	P								NP
Pet Day Care													P	P		P	P								B
Pet Lodging											S	S	S	S											B
Pet Store													P	P		P	P						P	P	B
Pharmacy											S	P	P	P		P	P						P	P	B
Photofinishing Store																							P	P	B
Photography Studio											P	P	P	P						A	A	P	P		B
Private Tutoring	A	A	A	A	A	A	A	A		A										A	A	P	P		B
Produce Market												S	S	S	S								P	P	B
Restaurant, Fast Casual	26										S	P	P	P	P	S	S						P	P	B
Restaurant, Full Service	26										S	P	P	P	P	S	S						P	P	B
Restaurant, Quick Service	26										S	S	S	S	S	S	S						S	S	B
Retail Store and Shop											S	P	P	P		P	P						P	P	B
Sales and Service of Heavy Equipment														S			P								NP
Secondhand Dealer											S	S	S	S									S	S	B
Shoe Repair Shop											S	P	P	P									P	P	B
Shoe Store													P	P									P	P	B
Shopping Mall or Shopping Center													P	P		P	P						P	P	B
Sporting Goods Store													P	P									P	P	B
Specialty Personal Service Shop																S									NP
Sports Card Store											P	P	P	P									P	P	B
Tailor/Alteration Shop												P	P	P									P	P	B
Tanning Salon											S	P	P	P									P	P	B
Telephone Business/Sales Office											S	S	P	P									P	P	B
Television Sales and Service Store													P	P											B
Toy Store												P	P	P									P	P	B
Trophy & Awards Shop												P	P	P									P	P	B

[#] = Conditions. Reference Section 118-633 for specific conditions to listed uses. P = Permitted by Right S = Special Use Permit Required [Blank] = Not Permitted NP = Not Permitted B = Defers to Base Zoning District A = Ancillary	SECTION 118-631: TABLE OF PERMITTED USES																								
	Conditions	RESIDENTIAL DISTRICTS										NON-RESIDENTIAL DISTRICTS						TOWN CENTER				Freeway			
		RE-1	RE-2	R-1	R-2	R-3	R-4-D	R-6-T	R-8	MH-1	R7MF	O-1	LR	C-1	C-2	OC	I-1	I-2	U	AG	Edge		General	Center	Core
G. RETAIL AND SERVICE USES (CONT.)																									
Veterinarian Clinic (W/ kennels)														S			P	P							B
Veterinarian Clinic (W/O kennels)											P	P	P	P			P	P					P	P	B
Video Tapes and Records Store											S	P	P	P									P	P	B
Wedding Chapel													P	P											NP
Weight Loss Center												P	P	P									P	P	B
Women's Accessory Store												P	P	P									P	P	B
H. COMMERCIAL USES																									
Contractor's Office (w/shop & garage)	17													S			P	P							B
Feed and Seed Store														S	S		P	P							NP
Garden Center												S	S	S		P	P								B
Greenhouse or Plant Nursery (wholesale)													S	S		S	S								NP
Hardware & Building Materials Retail/ Wholesale														S			P	P							B
Home Improvement Center														P			P	P							B
Janitorial Supply and Service Company														P			P	P							NP
Lawn Maintenance Service Shop														P			P	P							NP
Lumber Yard																	S	S							NP
Mini-warehouse (Self Storage)														S			S	S							NP
Motel or Hotel	14											S	P				P	P					S	S	B
Moving or Storage Company														S			P	P							NP
Newspaper Printing Plant																	P	P							NP
Pest Control Service Store														P			P	P							NP
Printing Shop														P			P					S	P		B
Sign Shop												S	P				P	P							B
Swimming Pool Sales & Service Store														P			P	P							B
Truck & Heavy Machinery Sales/ Service/Rental														S			P	P							NP
Upholstery Shop														P			P	P							B
Warehousing																	P	P							NP
Wholesale Distributor														S			P	P							B
Warehousing & Storage of any Commodity except heavy steel, large diameter pipe, junk, salvage, explosive or hazardous chemicals																S	P								NP
I. AGRICULTURAL USES																									
Agricultural including the raising of field Crops, horticulture, animal husbandry, subject to the rules and regulations of the City, County, and State Health Dept.	15																								NP
Farm, Ranch, Garden, or Orchard																									NP

[#] = Conditions. Reference Section 118-633 for specific conditions to listed uses. P = Permitted by Right S = Special Use Permit Required [Blank] = Not Permitted NP = Not Permitted B = Defers to Base Zoning District A = Ancillary	SECTION 118-631: TABLE OF PERMITTED USES																								
	Conditions	RESIDENTIAL DISTRICTS										NON-RESIDENTIAL DISTRICTS						TOWN CENTER				Freeway			
		RE-1	RE-2	R-1	R-2	R-3	R-4-D	R-6-T	R-8	MH-1	R7MF	O-1	LR	C-1	C-2	OC	I-1	I-2	U	AG	Edge		General	Center	Core
J. MANUFACTURING AND INDUSTRIAL USES																									
Asphalt or Concrete Batching Plant - Temporary	25	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								B
Assembling Operations of Commodities all Operations Conducted in Fully Enclosed Building													S			P	P							S	NP
Brewery, Distillery, Winery																S	S								NP
Cabinet Shop																P	P							S	NP
Chemical Laboratory																	P								NP
Cabinet Shop																P	P							S	NP
Cold Storage Plant																	P								NP
Commercial Bakery Plant																P	P								NP
Commercial Carpet Cleaning													S			P	P								NP
Commercial Laundry/Dying Plant																S	S								NP
Food Processing Plant																	P								NP
Furniture Manufacturing Plant																	P								NP
Machine Shop																	P								NP
Manufacturing and Assembling Operations of Commodities except Large steel structures																	P								NP
Micro-Brewery													S	S	S	P	P						S	S	B
Petroleum Collection/Storage Facility																	S								NP
Reclamation Center																P	P								NP
Sheet Metal Shop																P	P						S	S	NP
Soft Drink Bottling Plant																P	P								NP
Storage of Stone, Rock, or Gravel																S	S								NP
Welding Shop/Foundry																P	P								NP

¹ 5-Acre minimum lot area unless internet sales only with no outside storage or display.

DISCLAIMER: This is an unofficial version of the Table of Permitted Uses formatted and designed for ease of use. For the official list/version, see Chapter 118 (Zoning) of the Code of Ordinances of the City of North Richland Hills online at <http://library.municode.com/index.aspx?clientId=13926>.