

Type of Use	AG	RED-1	RED-2	RS 120	RS 84	RS 72	RS 60	RS 45	RD 30	RG 27	RG 25	RG 15 [18]	MF-1	MF-2	MF-3	MP	NC	BN	BG	C	O-1	O	BC	ML	MH	AP	GC	MTC	SF 12	SF 10	SF 8	SF 7.2	SF 5	DR	TH	SO	RO	C1	C2	C3	LI	HI						
Day-care (34)											P	P				P		P	P	P				P				N-1	S	S	S	S	S	S	S	S	S	S	P	P								
Fraternal organization, lodge, civic club (47)												P	P	P	P			P	P	P				P	P	P			N-1									S	P	P	P	P						
Halfway house									S	S	S	P	P	P	P			P	P	P				P					N-1										S	S	S	S						
Hospital (53)												P	P	P	P			P	P	P				P					N-1								S	S	S	P	P	P	P					
Museum, library, art gallery (public) (73)	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P				P	P	P		P	N-1	P	P	P	P	P	P	P	P	P	P	P	P	P	S	S				
School, business or trade (99)																			P	P		P	P	P	P	P			N-1								P	S	P	P	P	P						
School, public, private or parochial (100)	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S					P	N-1	P	P	P	P	P	P	P	P	P	P	P	P	P	S	S				
Accessory, Utility and Incidental Uses																																																
Accessory building or use (1)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Electrical generating plant																								P	P				N-1															P	P			
Home occupation (See Sec. 146-133) (52)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						N-1	P	P	P	P	P	P	P												
Local utility line or utility distribution lines; Telephone exchange (no garage or shop)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Public building (shop or yard) (90)	S																							P	P	P				N-1													S	P	P			
Servant's quarters (102)	P	P	P			P																								N-1																		
Sewage treatment plant																									P					N-1																	P	
Utility business office																				P	P		P	P	P	P				N-1									P		P	P	P	P				
Utility shop or yard	S																							P	P	P				N-1														P	P			
Utility substation or regulating 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	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		

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Water storage tank	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	N-1	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Water treatment plant	S																							P	P			N-1														P	P		
Recreational and Entertainment Uses																																													
Amusement, commercial (indoor) (4)																				P	P		P	P	P	P			N-1											S	P	P	P	P	
Amusement, commercial (outdoor) (5)																								P	P			N-1													S	S	P	P	
Carnival or circus (temporary)	T																			T	T		T	T	T	T	T	T	N-1											T	T	T	T	T	
Country club (31)	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P			P	P	P		P	P	P	P			N-1	P	P	P	P	P	P	P	S	S	S	S	S	S	S	S		
Fitness club, gymnasium, exercise area or similar use																		P	P	P			P	P	P			N-1								S	S	P	P	P	P	P			
Golf course (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N-1	P	P	P	P	P	P	P	S	S	S	S	S	S	P	P	
Golf course (private)	S								S	S	S	S	S	S	S				P				P	P	P			N-1	P	P	P	P	P	P	P	S	S	S	S	S	S	S	S		
Park or playground (public) (81)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N-1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Playfield or stadium (public) (88)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N-1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Private club (See Ch. 138, Art. II; Sec. 146-41) (89)																			S	S			S					N-1									S	S	S	S	S	S	S		
Recreation area (private) (91)	P					S			S	S	S	P	P	P	P	P	P	P	P	P	S	P	P	P	P			N-1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation center (public) (92)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	N-1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Sexually oriented business (See Ch. 138, Art. V)																									P			N-1																P	
Swim or tennis club (112)	P								S	S	S	P	P	P	P			P	P	P		P	P	P	P			N-1									S	S	P	P	P	P	P		
Swimming pool (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N-1	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Swimming pool (private) (113)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		N-1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Theater (indoor)																				P	P		P	P	P			N-1								S	P		P	P	P	P			
Theater (outdoor)																								P	P	P			N-1												P	P	P		

Exhibit B

Type of Use	AG	RED-1	RED-2	RS 120	RS 84	RS 72	RS 60	RS 45	RD 30	RG 27	RG 25	RG 15 [18]	MF-1	MF-2	MF-3	MP	NC	BN	BG	C	O-1	O	BC	ML	MH	AP	GC	MTC	SF 12	SF 10	SF 8	SF 7.2	SF 5	DR	TH	SO	RO	C1	C2	C3	LI	HI					
Transportation, Automobile, and Related Uses																																															
Airport or landing field, and aircraft hangar																											P		N-1																		
Auto painting or body shop																				P				P	P	P				N-1												S	P	P			
Auto parts sales (indoor)																			P	P	P				P	P	P				N-1										S	S	S	P	P		
Automobile, trailer, light truck, tool rental																				P	P				P	P	P				N-1												S	P	P		
Automobile, motorcycle, boat (sales, repair, or storage)																				P	P				P	P	P				N-1												S	P	P		
Bus station																				P	P				P	P	P				N-1									S		S	S	P	P		
Car Wash (See Sec 146-41(11a)) (23)																			S	P	P				P	P	P				N-1									S	S	S	P	P			
Garage, auto repair (50)																				P	P				P	P	P				N-1										S	S	P	P			
Garage or lot, parking (private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N-1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Garage or lot, parking (commercial)																				P	P				P	P	P	P	P	P	N-1								S	P	S	P	P	P	P		
Heliport or helistop	T																			T	T				T	T	T	T	P	T	N-1										P		P	P	P		
Motor freight terminal																									P	P	P				N-1													P	P		
Parking, incidental to main use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N-1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Parking lot (truck) (83)																									P	P	P				N-1														P	P	
Private street development (See Ch. 142, Art. VII)		S	S	S	S	S	S	S	S	S	S	S																		N-1	S	S	S	S	S	S	S										
Railroad freight station																									P	P	P				N-1														P	P	
Railroad team truck																									P	P	P				N-1														P	P	
Railroad track or right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N-1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Recreational vehicle sales																				P	P				P	P	P				N-1													P	P	P	
Service station or motor vehicle fuel sales (subject to section 146-84 (103))																			P	P	P				P	P	P				N-1										S		S	S	P	P	
Taxi or shuttle service																									P	P	P				N-1													S	P	P	
Tire recapping																									P		P				N-1														P	P	
Truck Fueling Station (117)																										S	S																		S	S	
Truck sales, storage, or repair																									P	P	P				N-1															P	P
Truck Stop (118)																																															
Commercial Type, Retail, and Service Uses																																															
Bait shop	P																			P	P				P	P	P				N-1												P	P	P	P	
Bakery or confectionery (retail)																			P	P	P				P	P	P				N-1											P	P	P	P	P	
Bakeries (wholesale)																				P					P	P	P				N-1													P	P	P	P

Exhibit B

Type of Use	AG	RED-1	RED-2	RS 120	RS 84	RS 72	RS 60	RS 45	RD 30	RG 27	RG 25	RG 15 [18]	MF-1	MF-2	MF-3	MP	NC	BN	BG	C	O-1	O	BC	ML	MH	AP	GC	MTC	SF 12	SF 10	SF 8	SF 7.2	SF 5	DR	TH	SO	RO	C1	C2	C3	LI	HI			
Banks and financial institutions																	P	P	P	P	P	P	P	P	P			N-1									P	P	S	P	P	P	P		
Barber or beauty shops																	P	P	P	P		P	P	P	P				N-1										P	P	P	P	P	P	
Building materials sales or monument sales																				P	P			P	P	P				N-1											S	P	P		
Carpentry or sign shop																								P	P	P				N-1												P	P		
Cleaning plant (laundry)																				P	P			P	P	P				N-1											P	P	P		
Cleaning shop and pressing (small shop and pickup) (27)																	P	P	P	P				P	P	P				N-1									S	S	P	P	P	P	
Department or discount store																				P	P			P	P	P				N-1										S	P	P	P	P	
Drug-store or pharmacy																		P	P	P				P	P	P				N-1											S	P	P	P	P
Exterminator																				P	P			P	P	P				N-1											P	P	P	P	
Farmers market (40)	P																			P	P			P	P	P				N-1								S	S	S	P	P	P		
Florist or garden shop																			P	P	P			P	P	P				N-1											P	P	P	P	
Field office (43) or real estate sales office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	N-1	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Food stores, groceries																		P	P	P				P	P	P				N-1											S	P	P	P	P
Frozen food lockers																				P	P			P	P	P				N-1												S	P	P	
Funeral homes and mortuaries												S	S	S	S					P	P			P	P	P				N-1												S	P	P	P
Furniture sales																				P	P			P	P	P				N-1												P	P	P	P
Greenhouse or plant nursery																				P	P			P	P	P				N-1												P	P	P	P
Hardware store (paint, plumbing, and related sales)																		P	P	P				P	P	P				N-1										S	P	P	P	P	
Heavy machinery sales and storage																								P	P	P				N-1													P	P	
Hotel or motel (54)																				P	P			P						N-1									S	S		S	P	P	P
Household appliance sales (55)																			P	P	P			P	P	P		P		N-1												P	P	P	P
Laboratories (medical, dental, science)																				P	P		P	P	P	P				N-1									S	P		P	P	P	P
Mimeograph or letter shop																				P	P		P	P	P	P				N-1												P	P	P	
Mobile home display and sales																					P			P	P	P				N-1													P	P	
Office building												S						P	P	P	P	P	P	P	P	P	P	P	N-1										P	P	P	P	P	P	
Offices with showrooms																								P	P	P				N-1												P	P	P	P
Office use	P											P				P	P	P	P	P	P	P	P	P	P	P	P	N-1										P	P	P	P	P	P		
Office supplies																		P		P	P		P	P	P	P	P	N-1													P	P	P	P	P
Paint and related sales																			P	P	P			P	P	P				N-1												P	P	P	P

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Type of Use	AG	RED-1	RED-2	RS 120	RS 84	RS 72	RS 60	RS 45	RD 30	RG 27	RG 25	RG 15 [18]	MF-1	MF-2	MF-3	MP	NC	BN	BG	C	O-1	O	BC	ML	MH	AP	GC	MTC	SF 12	SF 10	SF 8	SF 7.2	SF 5	DR	TH	SO	RO	C1	C2	C3	LI	HI							
Pawnshops																			P	P			P	P	P			N-1													S	P	P						
Personal service (86)																	P	P	P	P		P	P	P	P			N-1										S	P	P	P	P	P	P					
Pet store, kennel, animal boarding (no outside runs)																			P	P	P			P	P	P			N-1												P	P	P	P	P				
Pet store, kennel, animal boarding (outside runs)	P																							P	P	P			N-1												S	P	P	P	P				
Psychic/paranormal readings																		P	P	P				P	P	P			N-1													S	P	P	P	P			
Radio or TV broadcast studio																				P	P		P	P	P			N-1										S	P	S	P	P	P	P	P				
Retail store (indoor)																	P	P	P	P				P	P	P			N-1												P	P	P	P	P				
Restaurant or cafeteria (carry-out only) (95)																	P	P	P	P				P	P	P			N-1											S	P	P	P	P	P				
Restaurant or cafeteria (indoor service) (96)																	P	P	P	P		S		P	P	P			N-1									S	P	P	P	P	P	P					
Restaurant or cafeteria (including drive-through window) (97a)																			S	P	P				P	P	P			N-1										S	S	P	P	P	P	P			
Restaurant or cafeteria (drive-in service) (97b)																				P	S				P	P	P			N-1												S	P	P	P	P			
Studios, photo, music, art, health, etc.																		P	P	P		P		P	P	P			N-1									S	P	P	P	P	P	P	P				
Tattoo Parlor																									P	P			N-1															P	P	P			
Travel agent																	P	P	P	P	P	P	P	P	P	P			N-1										P	P	P	P	P	P	P	P			
Upholstery shop																				P	P				P	P	P			N-1													S	P	P	P	P		
Veterinarian (no outside runs)																				P	P				P	P	P			N-1												P	P	P	P	P			
Veterinarian (with outside runs)	P																								P	P	P			N-1												S	P	P	P	P			
Wholesale establishments																									P	P	P			N-1														P	P	P	P		
Industrial and Manufacturing Uses																																																	
Concrete or asphalt batch plant																										P			N-1																		P	P	
Contractor's yard																									P	P	P			N-1																P	P	P	
Dirt or topsoil extraction; sand and gravel mining or storage	S																								S	S			N-1																S	S	S		
Fat rendering, animal reduction																										P			N-1																			P	P
Food processing																									P	P			N-1																		P	P	
Forestry, mining and oil/gas drilling uses	P																								P	P			N-1																	P	P		
Forge plant																										P			N-1																		P	P	
Indoor Gun Range (57)																									S	S																			S	S			
Industrial and manufacturing plants (apparel, drugs and pharmaceuticals, electronic, plastic, or similar products manufacture)																									P	P			N-1																	P	P		

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Stable, private	P	P	P																									N-1																						
Stockyards or slaughterhouse																									P			N-1																						P

- Footnotes for the McKinney Town Center District (“MTC”):
 N-1 → Refer to Appendix G, Section G-2 for the Schedule of Uses specifically applicable to only the MTC – McKinney Town Center District.

- The following is the legend for interpreting schedule of uses (Sec. 146-66):

P	Use is permitted by right.
	Use is prohibited.
S	Use is permitted with a Specific Use Permit under Sec. 146-41.
T	Use is permitted with a Temporary Use Permit.

- The following is a legend for interpreting the applicability of the various zoning districts:

These zoning districts were created on March 4, 2014. Properties zoned/rezoned after March 4, 2014 may be zoned to these districts.
These zoning districts were established prior to March 4, 2014. Properties zoned/rezoned after March 4, 2014 may be zoned to these districts.
These zoning districts were established prior to March 4, 2014. No properties may be zoned/rezoned to these districts after July 1, 2014.

- The numbers following a prescribed use (for example: Accessory building or use **(1)**) refer to a corresponding definition found in Section 146-46 of the Code of Ordinances.
- For a listing of uses allowed in a specific “PD” – Planned Development District, please contact the City of McKinney’s Planning Department.