

SCHEDULE OF USES (DRAFT)

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											
	Residential Uses																																																				
Bed and breakfast (See Ch. 138, Art. IV)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S		S								N-1	S	S	S	S	S	S	S																	
Boardinghouse or rooming house (17)											P		P	P	P			P	P	P				P					N-1											S	S	S											
Dormitories					P	P	P	P	P	P	P	P	P	P	P			P	P	P				P					N-1												P	P	P	P									
Independent living facility (retirement community) (56)												P	P	P	P					S	S	S	S					N-1						S	S	S	S	S	S	S	S												
Mobile home dwelling (68)																P								P	P			N-1																									
Mobile home park (See Ch. 138, Art. III) (69)																P												N-1																									
Multiple family dwelling (apartment) (71)													P	P	P	P			P	P	P						N-1																										
Multiple family dwelling, senior (senior apartment) (72)													P	P	P	P			P	P	P						N-1																										
Single family dwelling (attached) (104)											P	P	P	P	P	P			P	S	P						N-1															P											
Single family dwelling (detached) (105)	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																		
Two family dwelling (duplex) (119)										P	P	P	P	P	P		P	P	P	P							N-1								P																		
Watchman or caretaker quarters	P	P	P																					P	P	P		N-1												S		S	S	P	P								
Educational and Institutional Uses																																																					
Assisted living facility, nursing home, or rest home (10)												P	P	P	P		P	P	P	P	S	S					N-1										S	S	S	S	P	P	P										
Cemetery	S																										N-1																										
Church, rectory, or other places of worship including church-operated day-care facilities and pre-schools (25)	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	P	P	P	P	P	P	P				
Clinic (28)																		P	P	P	P	P	P	P			N-1													P	P	P	P	P									
College or university	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P				P	P	P			P			N-1															P		P	P	P	P	P					

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	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	N-1	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	<u>PS</u>	S	S	S	<u>PS</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	

<i>Type of Use</i>	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			
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	
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	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	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	N-1	P	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		

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	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		
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	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	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	

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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	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			
Paint and related sales																			P	P	P			P	P	P			N-1														P	P	P	P		

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		
Psychic/paranormal readings																			P	P	P			P	P	P			N-1											S	P	P	P	
Radio or TV broadcast studio																				P	P		P	P	P			N-1									S	P	S	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	
Restaurant or cafeteria (indoor service) (96)																	P	P	P	P		S		P	P	P			N-1									S	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
Restaurant or cafeteria (drive-in service) (97b)																				P	S			P	P	P			N-1											S	P	P	P	
Studios, photo, music, art, health, etc.																			P	P	P		P	P	P	P			N-1									S	P	P	P	P	P	
Tattoo Parlor																								P	P				N-1													P	P	
Travel agent																	P	P	P	P	P	P	P	P	P			N-1										P	P	P	P	P	P	
Upholstery shop																				P	P			P	P	P			N-1											S	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	
Wholesale establishments																								P	P	P			N-1												P	P	P	
Industrial and Manufacturing Uses																																												
Concrete or asphalt batch plant																									P			N-1																P
Contractor's yard																								P	P	P			N-1														P	P
Dirt or topsoil extraction; sand and gravel mining or storage	S																							S	S			N-1														S	S	
Fat rendering, animal reduction																									P			N-1																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	
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	

<i>Type of Use</i>	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					
Industrial and manufacturing plants (acid, cement, chemicals, fertilizer, gypsum, lime, paper or pulp, or similar products manufacture)																									P			N-1																	P		
Junk or salvage yard (58)																									P			N-1																			P
Machine shop or welding																								P	P				N-1															P	P		
Metal fabrication																								P	P	P			N-1															P	P		
Mini-warehouse (See Sec. 146-41)																				S	S			P	P	P			N-1												S	S	P	P			
Open storage (79)																									P	P			N-1														P	P			
Paper or pulp manufacture																									P	P			N-1																P		
Printing plant																									P	P			N-1															P	P		
Refining or storage (petroleum products, gas, butane, propane)																										P			N-1																	P	
Sanitary landfill																									P	P			N-1															S	P		
Smelting of ores or metals																										P			N-1																		P
Soft drink bottling plant																									P	P			N-1																P	P	
Warehousing																									P	P	P			N-1														S	P	P	
Agricultural and Related Uses																																															
Agricultural and ranching uses	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	P		
Community Garden (29)	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	
Creamery (dairy products)																				P	P			P	P	P			N-1															S	P	P	
Fairgrounds or rodeo	S																								P	P	P	P	N-1																P	P	
Farm implement sales and service																									P	P			N-1																	P	P
Farm, orchard or truck garden (40)	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	
Hatchery (poultry), egg farm, feed lot	P																								P	P			N-1																	S	P
Livestock auction (62)	P																								P	P			N-1																S	P	P
Stable, commercial (106)	P																								P	P			N-1																S	P	P

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			
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.