

SCHEDULE OF USES

Type 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	CHD	
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		
Boardinghouse or rooming house (16)												*		*	*	*			*	*	*			*					SN-1	S	
Dormitories						*	*	*	*	*	*	*	*	*	*	*			*	*	*			*					N-1		
Mobile home dwelling (64)																	*							*	*			N-1			
Mobile home park (See Ch. 138, Art. III) (65)																	*								*	*			N-1		
Multiple family dwelling (apartment) (67)												*	*	*	*	*												S N-1	S N-1		
Single family dwelling (attached) (99)											*	*	*	*	*	*			*	S	*							N-1			
Single family dwelling (detached) (100)	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*		*	*	*	*								N-1		
Two family dwelling (duplex) (112)										*	*	*	*	*	*	*		*	*	*	*								N-1		
Watchman or caretaker quarters	*	*	*																					*	*	*			N-1		
Educational and Institutional Uses																															
Cemetery	S																											N-1			
Church, rectory, or other places of worship including church-operated day-care facilities and pre-schools (24)	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*	*			N-1		
Clinic (27)																		*	*	*	*	*	*	*				N-1	S		
College or university	S	S	S		S	*	*	*	*	*	*	*	*	*	*	*			*	*	*	*			*				N-1		
Day-care (32)												*	*				*		*	*	*				*			N-1	S		
Fraternal organization, lodge, civic club (45)													*	*	*	*			*	*	*			*	*	*			N-1		
Halfway house										S	S	S	*	*	*	*			*	*	*			*					N-1		
Hospital (51)													*	*	*	*			*	*	*			*					N-1		
Museum, library, art gallery (public) (68)	S	S	S		S	*	*	*	*	*	*	*	*	*	*	*	*		*	*	*	*		*	*	*	*	*	N-1	*	
Rest home or nursing home (88)													*	*	*	*		*	*	*	*								N-1		
School, business or trade (94)																				*	*		*	*	*	*	*		N-1		
School, public, private or parochial (95)	S	S	S		S	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	S			*	N-1		
Accessory, Utility and Incidental Uses																															
Accessory building or use (1)	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	N-1	*	
Electrical generating plant																								*	*			N-1			
Home occupation (See Sec. 146-133) (50)	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*				N-1		
Local utility line or utility distribution lines; Telephone exchange (no garage or shop)	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	N-1	S	
Public building (shop or yard) (85)	S																							*	*	*		N-1	*		
Servant's quarters (97)	*	*	*				*																					N-1			
Sewage treatment plant																									*			N-1			
Utility business office																				*	*		*	*	*	*		N-1	S		
Utility shop or yard	S																							*	*	*		N-1			

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Utility substation or regulating station	*	S	S		S	*	*	*	*	*	*	*	*	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	N-1S	S
Water storage tank	S	S	S		S	*	*	*	*	*	*	*	*	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	N-1S	S
Water treatment plant	S																								*	*			N-1		
Recreational and Entertainment Uses																															
Amusement, commercial (indoor) (4)																				*	*		*	*	*	*			N-1S	S	
Amusement, commercial (outdoor) (5)																									*	*			N-1T	T	
Carnival or circus (temporary)	T																			T	T		T	T	T	T	T	T	N-1T	T	
Country club (29)	S	S	S		S	*	*	*	*	*	*	*	*	*	*	*			*	*	*		*	*	*	*	*			N-1	
Fitness club, gymnasium, exercise area or similar use																		*	*	*				*	*	*			N-1		
Golf course (public)	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	N-1	
Golf course (private)	S									S	S	S	S	S	S	S				*				*	*	*			N-1		
Park or playground (public) (76)	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	N-1*	*
Playfield or stadium (public) (83)	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	N-1	
Private club (See Ch. 138, Art. II; Sec. 146-41) (84)																				S	S			S				N-1S	S		
Recreation area (private) (86)	*						S			S	S	S	*	*	*	*	*	*	*	*	*	S	*	*	*	*	*			N-1	
Recreation center (public) (87)	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	N-1	
Sexually oriented business (See Ch. 138, Art. V)																				*	*			*		*			N-1		
Swim or tennis club (107)	*									S	S	S	*	*	*	*	*	*	*	*	*		*	*	*	*	*			N-1	
Swimming pool (public)	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	N-1	
Swimming pool (private) (108)	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			N-1	
Theater (indoor)																				*	*		*	*	*	*			N-1*	*	
Theater (outdoor)																								*	*	*			N-1S	S	
Transportation, Automobile, and Related Uses																															
Airport or landing field, and aircraft hangar																											*		N-1		
Auto painting or body shop																				*				*	*	*			N-1		
Auto parts sales (indoor)																			*	*	*			*	*	*			N-1S	S	
Automobile, trailer, light truck, tool rental																				*	*			*	*	*			N-1		
Automobile, motorcycle, boat (sales, repair, or storage)																				*	*			*	*	*			N-1		
Bus station																				*	*			*	*	*			N-1		
Car Wash (See Sec 146-41(11a)) (22)																			S	*	*			*	*	*			N-1		
Garage, auto repair (52)																				*	*			*	*	*			N-1		
Garage or lot, parking (private)	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	N-1S	S
Garage or lot, parking (commercial)																				*	*		*	*	*	*	*	*	N-1S	S	
Heliport or helistop	T																			T	T		T	T	T	T	*	T	N-1		
Motor freight terminal																								*	*	*			N-1		
Parking, incidental to main use	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	N-1*	*
Parking lot (truck) (78)																								*	*	*			N-1		
Private street development (See Ch. 142, Art. VII)		S	S		S	S	S	S	S	S	S	S	S																N-1		
Railroad freight station																								*	*	*			N-1		

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Railroad team truck																								*	*	*				N-1		
Railroad track or right-of-way	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		N-1	
Recreational vehicle sales																				*	*			*	*	*				N-1		
Service station or motor vehicle fuel sales (subject to section 146-84 (98)																			*	*	*			*	*	*				N-1		
Taxi or shuttle service																								*	*	*				N-1		
Tire recapping																								*		*				N-1		
Truck sales, storage, or repair																								*	*	*				N-1		
Commercial Type, Retail, and Service Uses																																
Bait shop	*																			*	*			*	*	*				N-1		
Bakery or confectionery (retail)																			*	*	*			*	*	*				N-1*	*	
Bakeries (wholesale)																				*				*	*	*				N-1		
Banks and financial institutions																		*	*	*	*	*	*	*	*	*				N-1*	*	
Barber or beauty shops																		*	*	*	*		*	*	*	*				N-1*	*	
Building materials sales or monument sales																				*	*			*	*	*				N-1		
Carpentry or sign shop																								*	*	*				N-1		
Cleaning plant (laundry)																				*	*			*	*	*				N-1		
Cleaning shop and pressing (small shop and pickup) (26)																		*	*	*	*			*	*	*				N-1*	*	
Department or discount store																				*	*			*	*	*				N-1*	*	
Drug-store or pharmacy																			*	*	*			*	*	*				N-1*	*	
Exterminator																				*	*			*	*	*				N-1		
Farmers market (39)	*																			*	*			*	*	*				N-1S	S	
Florist or garden shop																			*	*	*			*	*	*				N-1*	*	
Field office (41) 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-1T	T	
Food stores, groceries																			*	*	*			*	*	*				N-1*	*	
Frozen food lockers																				*	*			*	*	*				N-1		
Funeral homes and mortuaries													S	S	S	S				*	*			*	*	*				N-1		
Furniture sales																				*	*			*	*	*				N-1*	*	
Greenhouse or plant nursery																				*	*			*	*	*				N-1*	*	
Hardware store (paint, plumbing, and related sales)																			*	*	*			*	*	*				N-1*	*	
Heavy machinery sales and storage																								*	*	*				N-1		
Hotel or motel (52)																				*	*			*						N-1*	*	
Household appliance sales (53)																			*	*	*			*	*	*		*		N-1*	*	
Laboratories (medical, dental, science)																				*	*		*	*	*	*				N-1		
Mimeograph or letter shop																				*	*		*	*	*	*				N-1*	*	
Mobile home display and sales																					*			*	*	*				N-1		
Office building													S					*	*	*	*	*	*	*	*	*	*	*	*	N-1*	*	
Offices with showrooms																								*	*	*				N-1*	*	

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Office use	*												*				*	*	*	*	*	*	*	*	*	*	*	*	*	N-1*	*	
Office supplies																		*		*	*	*	*	*	*	*	*	*		N-1*	*	
Paint and related sales																			*	*	*	*	*	*	*	*	*	*		N-1*	*	
Pawnshops																				*	*	*	*	*	*	*	*	*		N-1		
Personal service (81)																		*	*	*	*	*	*	*	*	*	*	*		N-1*	*	
Pet store, kennel, animal boarding (no outside runs)																			*	*	*	*	*	*	*	*	*	*		N-1*	*	
Pet store, kennel, animal boarding (outside runs)	*																							*	*	*	*	*		N-1		
Psychic/paranormal readings																			*	*	*	*	*	*	*	*	*	*		N-1		
Radio or TV broadcast studio																				*	*	*	*	*	*	*	*	*		N-1S N-1	S N-1	
Retail store (indoor)																		*	*	*	*	*	*	*	*	*	*	*		N-1*	*	
Restaurant or cafeteria (carry-out only) (90)																		*	*	*	*	*	*	*	*	*	*	*		N-1		
Restaurant or cafeteria (indoor service) (91)																		*	*	*	*	*	S	*	*	*	*	*		N-1*	*	
Restaurant or cafeteria (including drive-through window) (92a)																			S	*	*	*	*	*	*	*	*	*		N-1		
Restaurant or cafeteria (drive-in service) (92b)																				*	S	*	*	*	*	*	*	*		N-1		
Studios, photo, music, art, health, etc.																			*	*	*	*	*	*	*	*	*	*		N-1*	*	
Tattoo Parlor																									*	*	*	*		N-1		
Travel agent																		*	*	*	*	*	*	*	*	*	*	*		N-1*	*	
Upholstery shop																				*	*	*	*	*	*	*	*	*		N-1		
Veterinarian (no outside runs)																				*	*	*	*	*	*	*	*	*		N-1		
Veterinarian (with outside runs)	*																							*	*	*	*	*		N-1		
Wholesale establishments																								*	*	*	*	*		N-1		
Industrial and Manufacturing Uses																																
Concrete or asphalt batch plant																										*	*	*		N-1		
Contractor's yard																								*	*	*	*	*		N-1		
Dirt or topsoil extraction; sand and gravel mining or storage	S																								S	S	*	*		N-1		
Fat rendering, animal reduction																										*	*	*		N-1		
Food processing																									*	*	*	*		N-1		
Forestry, mining and oil/gas drilling uses	*																								*	*	*	*		N-1		
Forge plant																										*	*	*		N-1		
Industrial and manufacturing plants (apparel, drugs and pharmaceuticals, electronic, plastic, or similar products manufacture)																									*	*	*	*		N-1		
Industrial and manufacturing plants (acid, cement, chemicals, fertilizer, gypsum, lime, paper or pulp, or similar products manufacture)																										*	*	*		N-1		
Junk or salvage yard (54)																										*	*	*		N-1		
Laboratories, medical, dental, science																							*	*	*	*	*	*		N-1		
Machine shop or welding																								*	*	*	*	*		N-1		
Metal fabrication																								*	*	*	*	*		N-1		

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Mini-warehouse (See Sec. 146-41)																				S	S			*	*	*			N-1		
Open storage (74)																									*	*			N-1		
Paper or pulp manufacture																										*			N-1		
Printing plant																									*	*			N-1		
Refining or storage (petroleum products, gas, butane, propane)																										*			N-1		
Sanitary landfill																									*	*			N-1		
Smelting of ores or metals																										*			N-1		
Soft drink bottling plant																									*	*			N-1		
Warehousing																									*	*	*		N-1		
Agricultural and Related Uses																															
Agricultural and ranching uses	*	*	*		*	*	*		*	*	*	*	*				*		*	*	*	*		*		*	*	*	*	N-1	
Creamery (dairy products)																				*	*			*	*	*			N-1		
Fairgrounds or rodeo	S																								*	*	*	*	N-1		
Farm implement sales and service																				*	*			*	*	*			N-1		
Farm, orchard or truck garden (38)	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	N-1	
Hatchery (poultry), egg farm, feed lot	*																								*	*			N-1		
Livestock auction (58)	*																								*	*			N-1		
Stable, commercial (101)	*																								*	*			N-1		
Stable, private	*	*	*																										N-1		
Stockyards or slaughterhouse																										*			N-1		

- Footnotes for ~~Commercial Historic District (“CHD”)~~ and the McKinney Town Center District (“MTC”):
 - N-1 ~~Above ground level only.~~ Refer to Appendix G, Section G-2 for the Schedule of Uses specifically applicable only to the McKinney Town Center (“MTC”) District.
 - N-2 ~~With limited warehousing and assembly, as determined by the Director of Planning and Community Development, in support of retail services or commercial services located on premises.~~
 - N-3 ~~Signs will be considered as part of the downtown historic zoning district in the Sign Ordinance. (See Section 134-9 of the Code.)~~
 - N-4 ~~The shop or yard portion of the public building land use shall not be permitted in the Commercial Historic District (CHD)~~

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

*	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 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.
- For a listing of uses allowed in a specific “PD” – Planned Development District, please contact the City of McKinney’s Planning Department.