

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									
Boardinghouse or rooming house (4617)											*		*	*	*			*	*	*			*						S	S
Dormitories					*	*	*	*	*	*	*	*	*	*	*			*	*	*			*							
Independent living facility (retirement community) (55)													*	*	*					S	S	S	S							
Mobile home dwelling (6466)																*								*	*					
Mobile home park (See Ch. 138, Art. III) (6567)																*														
Multiple family dwelling (apartment) (6769)												*	*	*	*													S	S	
Multiple family dwelling, senior (senior apartment) (70)												*	*	*	*													S	S	
Single family dwelling (attached) (99102)												*	*	*	*			*	S	*										
Single family dwelling (detached) (400103)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Two family dwelling (duplex) (442115)									*	*	*	*	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	
Watchman or caretaker quarters	*	*	*																				*	*	*					
Educational and Institutional Uses																														
Assisted living facility, nursing home, or rest home (10)												*	*	*	*		*	*	*	*	S	S								
Cemetery	S																													
Church, rectory, or other places of worship including church-operated day-care facilities and pre-schools (2425)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Clinic (2728)																	*	*	*	*	*	*	*	*	*	*	*	S	S	
College or university	S	S	S	S	*	*	*	*	*	*	*	*	*	*	*			*	*	*	*	*	*	*	*	*	*	*	*	
Day-care (3233)											*	*				*		*	*	*	*	*	*	*	*	*	S	S		
Fraternal organization, lodge, civic club (4546)												*	*	*	*			*	*	*	*	*	*	*	*	*	*	*	*	
Halfway house									S	S	S	*	*	*	*			*	*	*	*	*	*	*	*	*	*	*	*	
Hospital (6452)												*	*	*	*			*	*	*	*	*	*	*	*	*	*	*	*	
Museum, library, art gallery (public) (6871)	S	S	S	S	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Rest home or nursing home (88)												*	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	
School, business or trade (9497)																			*	*	*	*	*	*	*	*	*	*	*	
School, public, private or parochial (9598)	S	S	S	S	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	S	*	*	*	*	*	
Accessory, Utility and Incidental Uses																														
Accessory building or use (1)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Electrical generating plant																								*	*					
Home occupation (See Sec. 146-133) (5051)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Local utility line or utility distribution lines; Telephone exchange (no garage or shop)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	S	S	

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
Public building (shop or yard) (8588)	S																						*	*	*			*	*
Servant's quarters (97100)	*	*	*			*																							
Sewage treatment plant																									*				
Utility business office																				*	*		*	*	*			S	S
Utility shop or yard	S																						*	*	*				
Utility substation or regulating station	*	S	S	S	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	S	S
Water storage tank	S	S	S	S	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	S	S
Water treatment plant	S																							*	*				
Recreational and Entertainment Uses																													
Amusement, commercial (indoor) (4)																				*	*		*	*	*			S	S
Amusement, commercial (outdoor) (5)																								*	*			T	T
Carnival or circus (temporary)	T																			T	T		T	T	T	T	T	T	T
Country club (2930)	S	S	S	S	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Fitness club, gymnasium, exercise area or similar use																		*	*	*			*	*	*				
Golf course (public)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Golf course (private)	S								S	S	S	S	S	S	S					*			*	*	*				
Park or playground (public) (7679)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Playfield or stadium (public) (8386)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Private club (See Ch. 138, Art. II; Sec. 146-41) (84)																				S	S		S				S	S	
Recreation area (private) (8689)	*					S			S	S	S	*	*	*	*	*	*	*	*	*	*	S	*	*	*	*			
Recreation center (public) (8790)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Sexually oriented business (See Ch. 138, Art. V)																				*	*		*	*	*				
Swim or tennis club (407110)	*								S	S	S	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
Swimming pool (public)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Swimming pool (private) (408111)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Theater (indoor)																				*	*		*	*	*			*	*
Theater (outdoor)																							*	*	*			S	S
Transportation, Automobile, and Related Uses																													
Airport or landing field, and aircraft hangar																										*			
Auto painting or body shop																				*	*		*	*	*				
Auto parts sales (indoor)																			*	*	*		*	*	*		S	S	
Automobile, trailer, light truck, tool rental																			*	*		*	*	*					
Automobile, motorcycle, boat (sales, repair, or storage)																			*	*		*	*	*					
Bus station																			*	*		*	*	*					
Car Wash (See Sec 146-41(11a)) (2223)																		S	*	*		*	*	*					
Garage, auto repair (5249)																			*	*		*	*	*					
Garage or lot, parking (private)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	S	S
Garage or lot, parking (commercial)																			*	*		*	*	*	*	*	S	S	

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Heliport or helistop	T																		T	T		T	T	T	T	*	T			
Motor freight terminal																								*	*	*				
Parking, incidental to main use	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Parking lot (truck) (7881)																								*	*	*				
Private street development (See Ch. 142, Art. VII)		S	S	S	S	S	S	S	S	S	S	S																		
Railroad freight station																								*	*	*				
Railroad team truck																								*	*	*				
Railroad track or right-of-way	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Recreational vehicle sales																				*	*			*	*	*				
Service station or motor vehicle fuel sales (subject to section 146-84 (98101))																			*	*	*			*	*	*				
Taxi or shuttle service																								*	*	*				
Tire recapping																								*		*				
Truck sales, storage, or repair																								*	*	*				
Commercial Type, Retail, and Service Uses																														
Bait shop	*																			*	*			*	*	*				
Bakery or confectionery (retail)																			*	*	*			*	*	*			*	*
Bakeries (wholesale)																				*				*	*	*				
Banks and financial institutions																	*	*	*	*	*	*	*	*	*	*			*	*
Barber or beauty shops																	*	*	*	*		*	*	*	*	*			*	*
Building materials sales or monument sales																				*	*			*	*	*				
Carpentry or sign shop																								*	*	*				
Cleaning plant (laundry)																				*	*			*	*	*				
Cleaning shop and pressing (small shop and pickup) (2627)																	*	*	*	*			*	*	*			*	*	
Department or discount store																				*	*			*	*	*			*	*
Drug-store or pharmacy																			*	*	*			*	*	*			*	*
Exterminator																				*	*			*	*	*				
Farmers market (3940)	*																			*	*			*	*	*			S	S
Florist or garden shop																			*	*	*			*	*	*			*	*
Field office (4442) 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	T	T
Food stores, groceries																			*	*	*			*	*	*			*	*
Frozen food lockers																				*	*			*	*	*				
Funeral homes and mortuaries												S	S	S	S					*	*			*	*	*				
Furniture sales																				*	*			*	*	*			N-2	N-2
Greenhouse or plant nursery																				*	*			*	*	*			*	*
Hardware store (paint, plumbing, and related sales)																			*	*	*			*	*	*			*	*
Heavy machinery sales and storage																								*	*	*				
Hotel or motel (5253)																				*	*			*					*	*

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Household appliance sales (5354)																		*	*	*			*	*	*		*	*	*			
Laboratories (medical, dental, science)																			*	*		*	*	*	*							
Mimeograph or letter shop																			*	*		*	*	*	*			*	*			
Mobile home display and sales																				*		*	*	*								
Office building												S					*	*	*	*	*	*	*	*	*	*	*	*	*			
Offices with showrooms																							*	*	*			*	*			
Office use	*											*				*	*	*	*	*	*	*	*	*	*	*	*	*	*			
Office supplies																	*		*	*		*	*	*	*	*	*	*	*			
Paint and related sales																		*	*	*			*	*	*			*	*			
Pawnshops																			*	*			*	*	*							
Personal service (8184)																	*	*	*	*		*	*	*	*			*	*			
Pet store, kennel, animal boarding (no outside runs)																		*	*	*			*	*	*			*	*			
Pet store, kennel, animal boarding (outside runs)	*																						*	*	*							
Psychic/paranormal readings																		*	*	*			*	*	*							
Radio or TV broadcast studio																				*	*		*	*	*			S	S			
Retail store (indoor)																	*	*	*	*			*	*	*			*	*			
Restaurant or cafeteria (carry-out only) (9093)																	*	*	*	*			*	*	*							
Restaurant or cafeteria (indoor service) (9494)																	*	*	*	*		S	*	*	*			*	*			
Restaurant or cafeteria (including drive-through window) (92a95a)																		S	*	*			*	*	*							
Restaurant or cafeteria (drive-in service) (92b95b)																			*	S			*	*	*							
Studios, photo, music, art, health, etc.																		*	*	*		*	*	*	*			*	*			
Tattoo Parlor																								*	*							
Travel agent																	*	*	*	*	*	*	*	*	*			*	*			
Upholstery shop																			*	*			*	*	*							
Veterinarian (no outside runs)																			*	*			*	*	*							
Veterinarian (with outside runs)	*																						*	*	*							
Wholesale establishments																							*	*	*							
Industrial and Manufacturing Uses																																
Concrete or asphalt batch plant																									*							
Contractor's yard																							*	*	*							
Dirt or topsoil extraction; sand and gravel mining or storage	S																							S	S							
Fat rendering, animal reduction																									*							
Food processing																								*	*							
Forestry, mining and oil/gas drilling uses	*																							*	*							
Forge plant																									*							
Industrial and manufacturing plants (apparel, drugs and pharmaceuticals, electronic, plastic, or similar products manufacture)																								*	*							

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Industrial and manufacturing plants (acid, cement, chemicals, fertilizer, gypsum, lime, paper or pulp, or similar products manufacture)																									*					
Junk or salvage yard (54)																									*					
Laboratories, medical, dental, science																							*	*	*	*				
Machine shop or welding																								*		*				
Metal fabrication																								*	*	*				
Mini-warehouse (See Sec. 146-41)																				S	S			*	*	*				
Open storage (7477)																									*	*				
Paper or pulp manufacture																										*				
Printing plant																									*	*				
Refining or storage (petroleum products, gas, butane, propane)																										*				
Sanitary landfill																									*	*				
Smelting of ores or metals																										*				
Soft drink bottling plant																									*	*				
Warehousing																								*	*	*				
Agricultural and Related Uses																														
Agricultural and ranching uses	*	*	*	*	*	*		*	*	*	*	*				*		*	*	*		*		*	*	*	*	*	*	*
Creamery (dairy products)																				*	*			*	*	*				
Fairgrounds or rodeo	S																								*	*	*	*		
Farm implement sales and service																				*	*			*	*	*				
Farm, orchard or truck garden (3839)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Hatchery (poultry), egg farm, feed lot	*																								*	*				
Livestock auction (5860)	*																								*	*				
Stable, commercial (404104)	*																								*	*				
Stable, private	*	*	*																											
Stockyards or slaughterhouse																										*				

- Footnotes for Commercial Historic District (“CHD”) and the McKinney Town Center District (“MTC”):
 - N-1 Above ground level only.
 - 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.

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