

LAND USE COMPARISON TABLE
14-297Z – McKinney Ranch Estates

| Type Use | (Existing) AG | (Existing) PD | (Proposed) C2 | (Proposed) SO |
|---|------------------|------------------|------------------|------------------|
| Residential Uses | | | | |
| Bed and breakfast (subject to Ch. 138, Art. IV) | S | | | |
| Boardinghouse or roominghouse (17) | | | S | |
| Dormitories | | | P | |
| Independent Living Facility (retirement community) (56) | | | S | |
| Mobile home dwelling (68) | | | | |
| Mobile home park (subject to Ch 138, Art. III) (69) | | | | |
| Multiple family dwelling (apartment) (71) | | | | |
| Multiple family dwelling, senior (senior apartment) (72) | | | | |
| Single family dwelling (attached) (104) | | | | |
| Single family dwelling (detached) (105) | P | | | |
| Two-family dwelling (duplex) (119) | | | | |
| Watchman or caretaker quarters | P | | S | |
| Educational and Institutional Uses | | | | |
| Assisted living facility, nursing home, or rest home (10) | | | P | S |
| Cemetery | S | | | |
| Church or rectory, including church-operated day-care facilities and pre-schools (25) | P | | P | |
| Clinic (28) | | P | P | |
| College or university | P | | P | |
| Day-care for children (34) | | | P | |
| Fraternal organization, lodge, civic club (47) | | | P | |
| Halfway house | | | S | |
| Hospital (53) | | | P | S |
| Museum, library, art gallery (public) (73) | S | | P | P |
| School, business or trade (99) | | P | P | |
| School, public, private or parochial (100) | S | P | P | P |
| Accessory, Utility and Incidental Uses | | | | |
| Accessory building or use (1) | P | P | P | P |
| Electrical generating plant | | | | |

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|--|------------------|------------------|------------------|------------------|
| Home occupation (See 146-133) (52) | P | | | |
| Local utility line or utility distribution lines; Telephone exchange (no garage or shop) | P | P | P | P |
| Public building (shop or yard) (90) | S | | | |
| Radio, Television, Microwave Towers | | | | |
| Servant's quarters (102) | P | | | |
| Sewage treatment plant | | | | |
| Utility business office | | P | P | |
| Utility shop or yard | S | | | |
| Utility substation or regulating station | P | P | P | P |
| Water storage tank | S | P | P | P |
| Water treatment plant | S | | | |
| Recreational & Entertainment Uses | | | | |
| Amusement, commercial (indoor) (4) | | P | P | |
| Amusement, commercial (outdoor) (5) | | | S | |
| Carnival or circus (temporary) | T | T | T | |
| Country club (31) | S | P | S | S |
| Fitness club, gymnasium, exercise area or similar use | | | P | S |
| Golf course (public) | P | P | S | S |
| Golf course (private) | S | | S | S |
| Park or playground (public) (81) | P | P | P | P |
| Playfield or stadium (public) (88) | P | P | P | P |
| Private club (subject to Ch. 138, Art. II, Sec. 146-41) (89) | | | S | |
| Recreation area (private) (91) | P | P | P | P |
| Recreation center (public) (92) | P | P | P | P |
| Sexually oriented business (subject to Ch. 138, Art. V) | | | | |
| Swim or tennis club (112) | P | P | P | S |
| Swimming pool (public) | P | P | P | P |
| Swimming pool (private) (113) | P | P | P | P |
| Theater (indoor) | | | P | S |
| Theater (outdoor) | | | | |
| Transportation, Automobile, and Related Uses | | | | |

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|---|------------------|------------------|------------------|------------------|
| Airport or landing field, and aircraft hangar | | | | |
| Auto painting or body shop | | | | |
| Auto parts sales (indoor) | | | S | |
| Automobile, trailer, light truck, tool rental | | | | |
| Automobile, motorcycle, boat (sales, repair, or storage) | | | | |
| Bus station | | | S | |
| Car Wash (See Sec 146-41(11a)) (23) | | | S | |
| Garage, auto repair (50) | | | S | |
| Garage or lot, parking (private) | P | P | P | P |
| Garage or lot, parking (commercial) | | P | P | S |
| Heliport or helistop | T | T | | |
| Motor freight terminal | | | | |
| Parking, incidental to main use | P | P | P | P |
| Parking lot (truck) (83) | | | | |
| Private street development (See Ch. 142, Art. VII) | | | | |
| Railroad freight station | | | | |
| Railroad team track | | | | |
| Railroad track or right-of-way | P | P | P | P |
| Recreational vehicle sales | | | | |
| Service station or motor vehicle fuel sales (subject to section 146-84 (103)) | | | S | |
| Taxi or shuttle service | | | | |
| Tire recapping | | | | |
| Truck Fueling Station (117) | | | | |
| Truck sales, storage, or repair | | | | |
| Truck Stop (118) | | | | |
| Commercial Type, Retail, and Service Uses | | | | |
| Antique Shop | | | | |
| Apparel and Accessory Stores | | | | |
| Art Supplies | | | | |
| Bait shop | P | | P | |
| Bakery or confectionery (retail) | | | P | |
| Bakeries (wholesale) | | | P | |
| Banks and financial institutions | | P | P | P |
| Barber or beauty shops | | P | P | |

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|--|------------------|------------------|------------------|------------------|
| Building materials sales or monument sales | | | | |
| Carpentry or sign shop | | | | |
| Cleaning Plant (laundry) | | | | |
| Cleaning and pressing (small shop and pickup) (27) | | | P | |
| Department or discount store | | | P | |
| Drug-store or pharmacy | | | P | |
| Exterminator | | | P | |
| Farmers market (40) | P | | P | S |
| Florist or garden shop | | | P | |
| Field office (43) or real estate sales office | T | T | T | T |
| Food stores, groceries | | | P | |
| Frozen food lockers | | | | |
| Funeral homes and mortuaries | | | S | |
| Furniture sales | | | P | |
| Greenhouse or plant nursery | | | P | |
| Hardware store (paint, plumbing, and related sales) | | | P | |
| Heavy machinery sales and storage | | | | |
| Hotel or motel (54) | | | S | S |
| Household appliance sales (55) | | | P | |
| Laboratories (medical, dental, science) | | P | P | S |
| Mimeograph or letter shop | | P | | |
| Mobile home display and sales | | | | |
| Office building | | P | P | P |
| Offices with showrooms | | | P | |
| Office use | P | P | P | P |
| Office supplies | | P | P | |
| Paint and related sales | | | P | |
| Pawnshops | | | | |
| Personal service (86) | | P | P | S |
| Pet store, kennel, animal boarding (no outside runs) | | | P | |
| Pet store, kennel, animal boarding (outside runs) | P | | S | |
| Psychic/paranormal readings | | | S | |
| Radio or TV broadcast studio | | P | P | S |
| Retail store (indoor) | | | P | |

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|---|------------------|------------------|------------------|------------------|
| Restaurant or cafeteria (carry-out only) (95) | | | P | |
| Restaurant or cafeteria (indoor service) (96) | | S | P | S |
| Restaurant or cafeteria (including drive-through window) (97a) | | | P | |
| Restaurant or cafeteria (drive-in service) (97b) | | | S | |
| Studios, photo, music, art, health, etc. | | P | P | S |
| Tattoo Parlor | | | | |
| Travel agent | | P | P | P |
| Upholstery shop | | | S | |
| Veterinarian (no outside runs) | | | P | |
| Veterinarian (with outside runs) | P | | S | |
| 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 | | | |
| Fat rendering, animal reduction | | | | |
| Food processing | | | | |
| Forestry, mining and oil/gas drilling uses | P | | | |
| Forge plant | | | | |
| Indoor Gun Range (57) | | | | |
| Industrial and manufacturing plants (apparel, drugs and pharmaceuticals, electronic, plastic, or similar products manufacture) | | | | |
| Industrial and manufacturing plants (acid, cement, chemicals, fertilizer, gypsum, lime, paper or pulp, or similar products manufacture) | | | | |
| Junk or salvage yard (58) | | | | |
| Machine shop or welding | | | | |
| Metal fabrication | | | | |
| Mini-warehouse (See Sec. 146-41) | | | S | |
| Open storage (79) | | | | |
| Paper or pulp manufacture | | | | |
| Printing plant | | | | |
| Refining or storage (petroleum | | | | |

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| products, gas, butane, propane) | | | | |
| Sanitary landfill | | | | |
| Smelting of ores or metals | | | | |
| Soft drink bottling plant | | | | |
| Warehousing | | | | |
| <i>Agricultural and Related Uses</i> | | | | |
| Agricultural and ranching uses | P | P | P | P |
| Community Garden (29) | P | | P | P |
| Creamery (dairy products) | | | | |
| Fairgrounds or rodeo | S | | | |
| Farm implement sales and service | | | | |
| Farm, orchard or truck garden (40) | P | P | P | P |
| Hatchery (poultry), egg farm, feed lot | P | | | |
| Livestock auction (62) | P | | | |
| Stable, commercial (106) | P | | | |
| Stable, private | P | | | |
| Stockyards or slaughterhouse | | | | |

The following is the legend for interpreting Schedule of Uses (Appendix F, Sec. F-4):

| | |
|---|---|
| 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 |