

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	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	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>	

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				
	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	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	S		
Fitness club, gymnasium, exercise area or similar use																		P	P	P			P	P	P			N-1									S	S	P	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	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	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	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	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	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	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	P	P
Theater (indoor)																				P	P		P	P	P	P			N-1									S	P		P	P	P	P		
Theater (outdoor)																								P	P	P			N-1														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				
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	P	N-1									P	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	P			
Office supplies																	P		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		

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			
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	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	
Tattoo Parlor																								P	P				N-1													P	P	P	
Travel agent																	P	P	P	P	P	P	P	P	P			N-1									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
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	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	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			P	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	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.