

## 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 (17)											*		*	*	*			*	*	*			*					N-1S	S	
Dormitories					*	*	*	*	*	*	*	*	*	*	*			*	*	*			*					N-1		
Independent living facility (retirement community) (55)											*	*	*	*	*				S	S	S	S						N-1		
Mobile home dwelling (66)																*								*	*			N-1		
Mobile home park (See Ch. 138, Art. III) (67)																*												N-1		
Multiple family dwelling (apartment) (69)											*	*	*	*	*													S N-1	S N-1	
Multiple family dwelling, senior (senior apartment) (70)											*	*	*	*	*													N-1		
Single family dwelling (attached) (102)										*	*	*	*	*	*			*	S	*								N-1		
Single family dwelling (detached) (103)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*	*	*									N-1	
Two family dwelling (duplex) (115)									*	*	*	*	*	*	*		*	*	*	*								N-1		
Watchman or caretaker quarters	*	*	*																				*	*	*			N-1		
Educational and Institutional Uses																														
Assisted living facility, nursing home, or rest home (10)												*	*	*	*		*	*	*	*	S	S						N-1		
Cemetery	S																											N-1		
Church, rectory, or other places of worship including church-operated day-care facilities and pre-schools (25)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*	*				N-1	
Clinic (28)																	*	*	*	*	*	*	*					N-1S	S	
College or university	S	S	S	S	*	*	*	*	*	*	*	*	*	*	*			*	*	*			*					N-1		
Day-care (33)											*	*				*		*	*	*				*				N-1S	S	
Fraternal organization, lodge, civic club (46)												*	*	*	*			*	*	*			*	*	*			N-1		
Halfway house									S	S	S	*	*	*	*			*	*	*			*					N-1		
Hospital (52)												*	*	*	*			*	*	*			*					N-1		
Museum, library, art gallery (public) (71)	S	S	S	S	*	*	*	*	*	*	*	*	*	*	*	*		*	*	*			*	*	*	*	*	N-1*	*	
School, business or trade (97)																			*	*		*	*	*	*	*		N-1		
School, public, private or parochial (98)	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) (51)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		N-1		
Local utility line or utility distribution lines; Telephone exchange (no garage or shop)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	N-1S	S	
Public building (shop or yard) (88)	S																						*	*	*		N-1*	*		
Servant's quarters (100)	*	*	*			*																						N-1		
Sewage treatment plant																								*				N-1		
Utility business office																			*	*		*	*	*	*			N-1S	S	
Utility shop or yard	S																						*	*	*			N-1		
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			

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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 (30)	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) (79)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	N-1*	*
Playfield or stadium (public) (86)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	N-1	
Private club (See Ch. 138, Art. II; Sec. 146-41) (84)																			S	S			S					N-1S	S	
Recreation area (private) (89)	*					S			S	S	S	*	*	*	*	*	*	*	*	*	S	*	*	*	*	*			N-1	
Recreation center (public) (90)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*	*	*	*	*	*	*	*	*	*	N-1	
Sexually oriented business (See Ch. 138, Art. V)																			*	*			*		*			N-1		
Swim or tennis club (110)	*								S	S	S	*	*	*	*	*		*	*	*		*	*	*	*	*			N-1	
Swimming pool (public)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	N-1	
Swimming pool (private) (111)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			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)) (23)																		S	*	*			*	*	*			N-1		
Garage, auto repair (49)																			*	*			*	*	*			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) (81)																							*	*	*			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		
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 (101)																		*	*	*			*	*	*			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		

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Bakery or confectionery (retail)																		*	*	*			*	*	*			N-1 <del>±</del>	<del>±</del>
Bakeries (wholesale)																			*				*	*	*			N-1	
Banks and financial institutions																	*	*	*	*	*	*	*	*	*			<del>±</del> N-1	<del>±</del>
Barber or beauty shops																	*	*	*	*		*	*	*	*			<del>±</del> N-1	<del>±</del>
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) (27)																	*	*	*	*			*	*	*			N-1	<del>±</del>
Department or discount store																			*	*			*	*	*			N-1 <del>±</del>	<del>±</del>
Drug-store or pharmacy																		*	*	*			*	*	*			N-1 <del>±</del>	<del>±</del>
Exterminator																			*	*			*	*	*			N-1	
Farmers market (40)	*																		*	*			*	*	*			N-1 <del>S</del>	<del>S</del>
Florist or garden shop																		*	*	*			*	*	*			N-1 <del>±</del>	<del>±</del>
Field office (42) 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	N-1 <del>T</del>	<del>T</del>
Food stores, groceries																		*	*	*			*	*	*			N-1 <del>±</del>	<del>±</del>
Frozen food lockers																			*	*			*	*	*			N-1	
Funeral homes and mortuaries												S	S	S	S				*	*			*	*	*			N-1	
Furniture sales																			*	*			*	*	*			N-1 <del>±</del>	<del>±</del>
																							*	*	*			N-2	N-2
Greenhouse or plant nursery																			*	*			*	*	*			N-1 <del>±</del>	<del>±</del>
Hardware store (paint, plumbing, and related sales)																		*	*	*			*	*	*			N-1 <del>±</del>	<del>±</del>
Heavy machinery sales and storage																							*	*	*			N-1	
Hotel or motel (53)																			*	*			*					N-1 <del>±</del>	<del>±</del>
Household appliance sales (54)																		*	*	*			*	*	*	*	*	N-1 <del>±</del>	<del>±</del>
																							*	*	*			N-2	N-2
Laboratories (medical, dental, science)																			*	*		*	*	*	*			N-1	
Mimeograph or letter shop																			*	*		*	*	*	*			N-1 <del>±</del>	<del>±</del>
Mobile home display and sales																				*			*	*	*			N-1	
Office building												S					*	*	*	*	*	*	*	*	*	*	*	N-1 <del>±</del>	<del>±</del>
Offices with showrooms																							*	*	*			N-1 <del>±</del>	<del>±</del>
Office use	*											*				*	*	*	*	*	*	*	*	*	*	*	*	N-1 <del>±</del>	<del>±</del>
Office supplies																	*		*	*		*	*	*	*	*	*	N-1 <del>±</del>	<del>±</del>
Paint and related sales																		*	*	*			*	*	*			N-1 <del>±</del>	<del>±</del>
Pawnshops																			*	*			*	*	*			N-1	
Personal service (84)																	*	*	*	*		*	*	*	*			N-1 <del>±</del>	<del>±</del>
Pet store, kennel, animal boarding (no outside runs)																		*	*	*			*	*	*			N-1 <del>±</del>	<del>±</del>
Pet store, kennel, animal boarding (outside runs)	*																						*	*	*			N-1	
Psychic/paranormal readings																		*	*	*			*	*	*			N-1	
Radio or TV broadcast studio																			*	*		*	*	*	*			N-1 <del>S</del>	<del>S</del>
																							*	*	*			N-1	N-1
Retail store (indoor)																	*	*	*	*			*	*	*			N-1 <del>±</del>	<del>±</del>
Restaurant or cafeteria (carry-out only) (93)																	*	*	*	*			*	*	*			N-1	
Restaurant or cafeteria (indoor service) (94)																	*	*	*	*		S	*	*	*			N-1 <del>±</del>	<del>±</del>
Restaurant or cafeteria (including drive-through window) (95a)																		S	*	*			*	*	*			N-1	
Restaurant or cafeteria (drive-in service) (95b)																			*	S			*	*	*			N-1	

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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		
Mini-warehouse (See Sec. 146-41)																			S	S			*	*	*				N-1		
Open storage (77)																								*	*				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 (39)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		N-1	
Hatchery (poultry), egg farm, feed lot	*																							*	*				N-1		
Livestock auction (60)	*																							*	*				N-1		
Stable, commercial (104)	*																							*	*				N-1		
Stable, private	*	*	*																										N-1		
Stockyards or slaughterhouse																									*				N-1		

- Footnotes for ~~Commercial Historic District (“CHD”) and the “MTC”~~ -- 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 “MTC” – McKinney Town Center 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.