

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			
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-1		
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)											*	*	*	*	*				*	*	*								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-1	
College or university	S	S	S	S	*	*	*	*	*	*	*	*	*	*	*			*	*	*	*			*						N-1	
Day-care (33)											*	*				*		*	*	*				*						N-1	
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-1
Public building (shop or yard) (88)	S																							*	*	*				N-1	
Servant's quarters (100)	*	*	*				*																								N-1
Sewage treatment plant																										*					N-1

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Utility business office																			*	*		*	*	*	*			N-1	
Utility shop or yard	S																						*	*	*			N-1	
Utility substation or regulating station	*	S	S	S	*	*	*	*	*	*	*	*	*	*	*		*	*	*	*	*	*	*	*	*	*	*	N-1	
Water storage tank	S	S	S	S	*	*	*	*	*	*	*	*	*	*	*		*	*	*	*	*	*	*	*	*	*	*	N-1	
Water treatment plant	S																							*	*			N-1	
Recreational and Entertainment Uses																													
Amusement, commercial (indoor) (4)																				*	*		*	*	*	*			N-1
Amusement, commercial (outdoor) (5)																								*	*			N-1	
Carnival or circus (temporary)	T																			T	T		T	T	T	T	T	N-1	
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-1	
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-1	
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-1	
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-1	
Garage or lot, parking (commercial)																			*	*		*	*	*	*	*	*	N-1	
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	

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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 (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) (27)																	*	*	*	*			*	*	*				N-1
Department or discount store																				*	*		*	*	*				N-1
Drug-store or pharmacy																		*	*	*	*		*	*	*				N-1
Exterminator																				*	*		*	*	*				N-1
Farmers market (40)	*																			*	*		*	*	*				N-1
Florist or garden shop																			*	*	*			*	*	*			N-1
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	T	N-1
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 (53)																			*	*		*	*	*					N-1
Household appliance sales (54)																		*	*	*		*	*	*		*	*		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 (84)																	*	*	*	*	*	*	*	*	*	*	*	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-1
Retail store (indoor)																	*	*	*	*	*	*	*	*	*	*	*	N-1
Restaurant or cafeteria (carry-out only) (93)																	*	*	*	*	*	*	*	*	*	*	*	N-1
Restaurant or cafeteria (indoor service) (94)																	*	*	*	*	*	S	*	*	*	*	*	N-1
Restaurant or cafeteria (including drive-through window) (95a)																		S	*	*	*	*	*	*	*	*	*	N-1
Restaurant or cafeteria (drive-in service) (95b)																			*	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
Mini-warehouse (See Sec. 146-41)																			S	S	*	*	*	*	*	*	*	N-1

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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 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):

*	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.