

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 (4617)											*		*	*	*			*	*	*			*							N-1S	S			
Dormitories					*	*	*	*	*	*	*	*	*	*	*			*	*	*			*							N-1				
Independent living facility (55)													*	*	*				S	S	S	S								N-1				
Mobile home dwelling (6466)																*								*	*					N-1				
Mobile home park (See Ch. 138, Art. III) (6567)																*														N-1				
Multiple family dwelling (apartment) (6769)												*	*	*	*														S	S				
Multiple family dwelling, senior (senior apartment) (70)												*	*	*	*															N-1				
Single family dwelling (attached) (99102)											*	*	*	*	*			*	S	*										N-1				
Single family dwelling (detached) (400103)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*	*	*											N-1			
Two family dwelling (duplex) (442115)									*	*	*	*	*	*	*		*	*	*	*											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 (2425)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*					N-1		
Clinic (2728)																	*	*	*	*	*	*	*								N-1S	S		
College or university	S	S	S	S	*	*	*	*	*	*	*	*	*	*	*			*	*	*	*	*	*	*								N-1		
Day-care (3233)											*	*				*		*	*	*				*							N-1S	S		
Fraternal organization, lodge, civic club (4546)											*	*	*	*	*			*	*	*			*	*	*							N-1		
Halfway house									S	S	S	*	*	*	*			*	*	*			*									N-1		
Hospital (5452)												*	*	*	*			*	*	*			*									N-1		
Museum, library, art gallery (public) (6871)	S	S	S	S	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		N-1*	*	
Rest home or nursing home (88)												*	*	*	*		*	*	*	*												N-1		
School, business or trade (9497)																			*	*		*	*	*	*	*	*					N-1		
School, public, private or parochial (9598)	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) (5051)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		N-1	
Local utility line or utility distribution lines; Telephone exchange (no garage or shop)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		N-1S	S
Public building (shop or yard) (8588)	S																							*	*	*							N-1*	*
																																	N-4	N-4

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Servant's quarters (97100)	*	*	*			*																							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		
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 (2930)	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	S				*				*	*	*			N-1		
Park or playground (public) (7679)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	N-1*	*	
Playfield or stadium (public) (8386)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	N-1		
Private club (See Ch. 138, Art. II; Sec. 146-41) (84)																				S	S			S				N-1S	S		
Recreation area (private) (8689)	*					S			S	S	S	*	*	*	*	*	*	*	*	*	S	*	*	*	*			N-1			
Recreation center (public) (8790)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	N-1		
Sexually oriented business (See Ch. 138, Art. V)																			*	*			*		*			N-1			
Swim or tennis club (407110)	*								S	S	S	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	N-1			
Swimming pool (public)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	N-1		
Swimming pool (private) (408111)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	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)) (2223)																		S	*	*			*	*	*			N-1			
Garage, auto repair (5249)																			*	*			*	*	*			N-1			
Garage or lot, parking (private)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	N-1S	S		
Garage or lot, parking (commercial)																			*	*		*	*	*	*	*	*	N-1S	S		
Helipport or helistop	T																		T	T		T	T	T	T	*	T	N-1			
Motor freight terminal																							*	*	*			N-1			

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Parking, incidental to main use	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	N-1*	-
Parking lot (truck) (7881)																							*	*	*			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 (98101))																		*	*	*			*	*	*			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) (2627)																	*	*	*	*			*	*	*			N-1*	-	
Department or discount store																			*	*			*	*	*			N-1*	-	
Drug-store or pharmacy																		*	*	*			*	*	*			N-1*	-	
Exterminator																			*	*			*	*	*			N-1		
Farmers market (3940)	*																		*	*			*	*	*			N-1S	S	
Florist or garden shop																		*	*	*			*	*	*			N-1*	-	
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	N-1T	T	
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 (5253)																			*	*			*					N-1*	-	
Household appliance sales (5354)																		*	*	*			*	*	*	*	*	N-1*	*	
Laboratories (medical, dental, science)																			*	*		*	*	*	*		*	N-1*	*	
																						*	*	*	*			N-2	N-2	

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Mimeograph or letter shop																			*	*		*	*	*	*			N-1*	*
Mobile home display and sales																				*			*	*	*			N-1	
Office building												S					*	*	*	*	*	*	*	*	*	*	*	N-1*	*
Offices with showrooms																							*	*	*			N-1*	*
Office use	*											*				*	*	*	*	*	*	*	*	*	*	*	*	N-1*	*
Office supplies																	*		*	*		*	*	*	*	*		N-1*	*
Paint and related sales																		*	*	*			*	*	*			N-1*	*
Pawnshops																			*	*	*		*	*	*			N-1	
Personal service (8484)																	*	*	*	*		*	*	*	*			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																			*	*		*	*	*	*			S N-1	S N-1
Retail store (indoor)																	*	*	*	*			*	*	*			N-1*	*
Restaurant or cafeteria (carry-out only) (9093)																	*	*	*	*			*	*	*			N-1	
Restaurant or cafeteria (indoor service) (9494)																	*	*	*	*		S	*	*	*			N-1*	*
Restaurant or cafeteria (including drive-through window) (92a95a)																		S	*	*			*	*	*			N-1	
Restaurant or cafeteria (drive-in service) (92b95b)																			*	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	

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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 (7477)																								*	*				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 (3839)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	N-1
Hatchery (poultry), egg farm, feed lot	*																							*	*				N-1	
Livestock auction (5860)	*																							*	*				N-1	
Stable, commercial (104104)	*																							*	*				N-1	
Stable, private	*	*	*																										N-1	
Stockyards or slaughterhouse																									*				N-1	

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

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