

Type Use	AG	RED-1	RED-2	RS SM	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		
Public building (shop or yard) (8578)	S																				*	*	*	*	*	*	*	*	*	*	*	
Public utilities (79)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Servant's quarters (97)	*	*	*																													
Sewage treatment plant																																
Utility business office																					*	*		*	*	*				S	S	
Utility shop or yard	S																								*	*	*					
Utility substation or regulating station	*	S	S		S	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	S	S	
Water storage tank	S	S	S		S	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	S	S		
Water treatment plant	S																								*	*						
Recreational and Entertainment Uses																																
Amusement, commercial (indoor) (4)																				S	*	*		*	*	*			S	S		
Amusement, commercial (outdoor) (5)																				S	*	*		*	*	*			T	T		
Carnival or circus (temporary)	T																				T	T		T	T	T	T	T	T	T	T	
Country club (29)	S	S	S		S	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*					
Fitness club, gymnasium, exercise area, gymnastics, or similar use																		S	*	*	*		S	*	*	*						
Golf course (public)	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Golf course (private)	S									S	S	S	S	S	S	S					*			*	*	*						
Park or playground (public) (76)	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Playfield or stadium (public) (83)	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Private club (See Ch. 138, Art. II; Sec. 146-41) (8476)																			S	S	S			S	S	S		S	S			
Recreation area (private) (8680)	*	*	*	*	*	*	S*	S*	S*	*	*	*	*	*	*	*	*	*	*	*	*	S	*	*	*	*	*					
Recreation center area (public) (8781)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Sexually oriented business (See Ch. 138, Art. V)																					*	*		*	*	*						
Swim or tennis club (107)	*									S	S	S	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*					
Swimming pool (public)	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Swimming pool (private) (108)	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Theater (indoor)																					*	*		*	*	*				*	*	
Theater (outdoor)																					*	*		*	*	*			S	S		
Transportation, Automobile, and Related Uses																																
Airport or landing field, and aircraft hangar																															*	
Auto painting or body shop																					*	*		*	*	*						
Auto parts sales (indoor)																					*	*		*	*	*			S	S		
Automobile, trailer, light truck, tool rental																					*	*		*	*	*						
Automobile, light truck, all terrain vehicle, motorcycle, boat (sales, service, rental, repair, paint, or storage)																					*	*		*	*	*						
Bus station																					*	*		*	*	*						
Car Wash (See Sec 146-41(11a)) (2218)																				S	*	*		*	*	*						

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Fueling station or gasoline station (subject to section 146-84) (40)																			*	*	*			*	*	*						
Garage, auto-repair (52)																				*	*			*	*	*						
Garage or lot, parking (private)	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	S	S		
Garage or lot, parking (commercial)																				*	*		*	*	*	*	*	*	S	S		
Helipad or helistop Helistop or heliport (42)	<u>T</u> *																			<u>TS</u>	<u>TS</u>	<u>S</u>	<u>TS</u>	<u>TS</u>	<u>T</u> *	<u>T</u> *	*	<u>T</u> *				
Motor and railroad freight terminal and team truck																								*	*	*						
Parking, incidental to main use	*	*	*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		
Parking garage or lot (69)																				*	*		*	*	*	*	*	<u>S</u>	<u>S</u>			
Parking lot (truck) (7870)																								*	*	*						
Private street development (See Ch. 142, Art. VII)		S	S	<u>S</u>	S	S	S	S	S	S	S	S	S																			
Railroad freight station																								*	*	*						
Railroad team truck																								*	*	*						
Railroad track or right-of-way	*	*	*	<u>-</u>	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	<u>-</u>	<u>-</u>		
Recreational vehicle sales																					*	*		*	*	*						
Service station or motor vehicle fuel sales (subject to section 146-84) (9889)																				*	*	*		*	*	*						
Taxi or shuttle service																						<u>S</u>		*	*	*						
Tire recapping																								*	*	*						
Truck fueling station (10098)																									<u>S</u>	<u>S</u>						
Truck (heavy), recreational vehicle, and boat (sales, storage, paint or, rental, repair, or service)																								*	*	*						
Truck stop (10199)																																
Commercial Type, Retail, and Service Uses																																
Bait shop	*																				*	*		*	*	*						
Bakery or confectionery (retail)																				*	*	*		*	*	*			*	*		
Bakeries (wholesale)																					*	*	*	*	*	*						
Banks and financial institutions																		*	*	*	*	*	*	*	*	*		*	*			
Barber or beauty shops																				*	*	*	*	*	*	*	*	*	*	*		
Building materials sales, lumber yard or monument sales																					*	*		*	*	*						
Carpentry or sign shop																								*	*	*						
Check cashing, payday loan, or similar uses																								*	*	*						
Cleaning plant (laundry) (22)																								*	*	*						
Cleaning shop and pressing shop (small shop and pickup) (2621)																			*	*	*	*		*	*	*		*	*			
Department or discount store																								*	*	*			*	*		
Drug store or pharmacy																			*	*	*	*		*	*	*		*	*			
Exterminator																								*	*	*						
Farmers market (3932)	*																						<u>S</u>	<u>S</u>	*	*	*		S	S		
Farm implement, heavy machinery, or equipment sales, service, rental, repair, or storage	<u>S</u>																							*	*	*						
Florist or garden shop																			*	*	*	*		*	*	*		*	*			

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Field office (4134) 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	T	T
Food stores, groceries																			*	*	*			*	*	*			*	*
Frozen food lockers																				*	*			*	*	*				
Funeral homes and mortuaries													S	S	S	S			S	*	*			*	*	*				
Furniture sales																				*	*			*	*	*			*	*
Greenhouse or plant nursery	*																			*	*			*	*	*			*	*
Hardware store (paint, plumbing, and related sales)																			*	*	*			*	*	*			*	*
Heavy machinery sales and storage																								*	*	*				
Hotel or motel (5244)																				*	*			*					*	*
Household appliance sales (53)																			*	*	*			*	*	*			*	*
Laboratories (medical, dental, science)																				*	*			*	*	*				
Mimeograph or letter shop																				*	*			*	*	*				
Mobile home display and sales																			*	*	*			*	*	*				
Office building													S					*	*	*	*	*	*	*	*	*	*	*	*	*
Offices with showrooms																				*	*			*	*	*			*	*
Office and medical office -use	*												*				*	*	*	*	*	*	*	*	*	*	*	*	*	*
Office/retail/ warehouse flex space (64)																				*	*		S	*	*	*				
Office supplies																		*	*	*	*	*	*	*	*	*	*	*	*	*
Paint and related sales																			*	*	*			*	*	*			*	*
Pawnshops																			S	*	*			*	*	*				
Personal service (8473)																		*	*	*	*	*	*	*	*	*			*	*
Pet store, kennel, animal boarding (no outside runs)	*																		*	*	*			*	*	*			*	*
Pet store, kennel, animal boarding (outside runs)	*S																		S	S	S			*	*	*				
Psychic/paranormal readings																			*	*	*			*	*	*				
Radio or TV broadcast studio																			S	*	*	*	*	*	*	*			S	S
Retail store (indoor)																		*	*	*	*	S	S	*	*	*	S	*	*	
Restaurant or cafeteria (carry-out only) (9083)																		*	*	*	*	S	S	*	*	*				
Restaurant or cafeteria (indoor service) (9484)																		*	*	*	*	S	S	*	*	*	S	*	*	
Restaurant or cafeteria (including drive-through window or drive-in window service) (92a85)																		S	S	*	*	S	S	*	*	*				
Restaurant or cafeteria (drive-in service) (92b85b)																			S	*	S*			*	*	*				
Studios, photo, music, art, dance, dojo, health, etc.																		S	*	*	*	S	*	*	*	*			*	*
Tattoo Parlor																								*	*	*				
Travel agent																		*	*	*	*	*	*	*	*	*			*	*
Upholstery shop																			S	*	*			*	*	*				
Veterinarian (no outside runs)	*																	*	*	*	*	*	*	*	*	*				
Veterinarian (with outside runs)	*S																	*	*	S	S	S	S	*	*	*				

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Wholesale establishments																								*	*	*						
Industrial and Manufacturing Uses																																
Brewery or Distillery																						<u>S</u>			*	*	*					
Carpentry, furniture, kitchen countertop, or sign fabrication																						<u>S</u>			*	*	*					
Concrete or asphalt batch plant																											*					
Contractor's yard	<u>S</u>																								*	*	*					
Dirt or topsoil extraction; sand and gravel mining or storage	<u>S</u>																									<u>S</u>	<u>S</u>					
Fat rendering, animal reduction																											*					
Food processing																										*	*					
Forestry, mining and oil/gas drilling uses	<u>*S</u>																									*	*					
Forge plant																											*					
Indoor gun range (46)																										<u>S</u>	<u>S</u>					
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 (5447)	<u>S</u>																										*					
Laboratories, medical, dental, science																									*	*	*	*				
Machine shop, metal fabrication, or welding																									*	*	*					
Metal fabrication																									*	*	*					
Mini-warehouse/public storage (See Sec. 146-41)	<u>S</u>																					<u>S</u>	<u>S</u>		*	*	*					
Open storage (7467)																									*	*	*					
Paper or pulp manufacture																											*					
Printing plant																										*	*					
Recycling center																									*	*	*					
Refining or storage (petroleum products, gas, butane, propane)																											*					
Sanitary landfill																										*	*					
Smelting of ores or metals																											*					
Soft drink bottling plant																										*	*					
Warehousing																									*	*	*					
Winery	<u>*</u>																						<u>S</u>		*	*	*					
Agricultural and Related Uses																																
Agricultural and ranching uses	*	*	*	<u>*</u>	*	*	*	<u>*</u>	*	*	*	*	*	<u>*</u>	<u>*</u>	<u>*</u>	*	*	*	*	*	*	*	*	<u>*</u>	*	*	*	*	*	*	*
Creamery (dairy products)																						<u>*S</u>	*		*	*	*					
Fairgrounds or rodeo	<u>S</u>																									*	*	<u>*</u>	<u>*</u>			
Farm implement sales and service																						<u>*</u>	<u>*</u>		<u>*</u>	<u>*</u>	<u>*</u>					
Farm, orchard or truck garden (3831)	*	*	*	<u>*</u>	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Hatchery (poultry), egg farm, feed lot	<u>*S</u>																								<u>S</u>	*	*					

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Livestock auction (5850)	<u>*S</u>																							<u>S</u>	*	*				
Riding Academy	*																							<u>S</u>	*	*				
Rodeo	<u>S</u>																							<u>S</u>	*	*		*		
Stable, commercial (40490)	*																							<u>S</u>	*	*				
Stable, private	*	*	*																											
Stockyards or slaughterhouse																								<u>S</u>	*					

- Footnotes for Commercial Historic District (“CHD”) and the McKinney Town Center District (“MTC”):
 - N-1 Above ground level only.
 - ~~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-4-2 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 Zoning Regulations](#).
- For a listing of uses allowed in a specific “PD” – Planned Development District, please contact the City of McKinney’s Planning Department.