

SCHEDULE OF USES (DRAFT)

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												
	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	S	S	S	S	S	S	S																			
Boardinghouse or rooming house (17)											P		P	P	P			P	P	P			P					N-1													S	S	S											
Dormitories					P	P	P	P	P	P	P	P	P	P	P			P	P	P			P					N-1													P	P	P	P										
Independent living facility (retirement community) (5556)											P	P	P	P	P					S	S	S	S					N-1						S	S	S	S	S	S	S	S													
Mobile home dwelling (6668)																P								P	P			N-1																										
Mobile home park (See Ch. 138, Art. III) (6769)																P												N-1																										
Multiple family dwelling (apartment) (6971)											P	P	P	P	P			P	P	P								N-1																										
Multiple family dwelling, senior (senior apartment) (7072)											P	P	P	P	P			P	P	P								N-1																										
Single family dwelling (attached) (402104)										P	P	P	P	P	P			P	S	P								N-1																	P									
Single family dwelling (detached) (403105)	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																		
Two family dwelling (duplex) (445119)										P	P	P	P	P	P		P	P	P	P								N-1									P																	
Watchman or caretaker quarters	P	P	P																					P	P	P			N-1															S		S	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											
	Educational and Institutional Uses																																																				
Assisted living facility, nursing home, or rest home (10)												P	P	P	P		P	P	P	P	S	S							N-1							S	S	S	S	P	P	P											
Cemetery	S																												N-1																								
Church, rectory, or other places of worship including church-operated day-care facilities and pre-schools (25)	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	P	P	P				
Clinic (28)																		P	P	P	P	P	P						N-1																								
College or university	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P			P	P	P				P					N-1																								
Day-care (3334)																P		P	P	P					P				N-1	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P			
Fraternal organization, lodge, civic club (4647)																P		P	P	P					P	P	P			N-1																							
Halfway house									S	S	S	P	P	P	P			P	P	P				P					N-1																								
Hospital (5253)																P		P	P	P					P				N-1																								
Museum, library, art gallery (public) (7173)	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	P	P	P	P	P	P	P	P	P	P	P	P	S	S			
School, business or trade (9799)																								P	P				N-1																								
School, public, private or parochial (98100)	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S						N-1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	S		

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					
	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	N-1	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) (6452)	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											
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	N-1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Public building (shop or yard) (8890)	S																							P	P	P			N-1													S	P	P			
Servant's quarters (400102)	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	P	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	P	P	
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	P	P	P
Water treatment plant	S																								P	P			N-1																	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				
	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 (3031)	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	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		
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	N-1	P	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	P	S	S	S	S	S	S	S	S		
Park or playground (public) (7981)	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	P	
Playfield or stadium (public) (8688)	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	P	
Private club (See Ch. 138, Art. II; Sec. 146-41) (8489)																			S	S			S					N-1											S	S	S	S	S	S		
Recreation area (private) (8991)	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) (9092)	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	P	
Sexually oriented business (See Ch. 138, Art. V)																										P			N-1																	P
Swim or tennis club (440112)	P								S	S	S	P	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	N-1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Swimming pool (private) (441113)	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	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		
	Commercial Type, Retail, and Service Uses																																											
Bait shop	P																		P	P				P	P	P			N-1										P	P	P	P		
Bakery or confectionery (retail)																			P	P	P			P	P	P			N-1										P	P	P	P	P	
Bakeries (wholesale)																			P					P	P	P			N-1											P	P	P	P	
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		
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 (4243) 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
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 (5354)																				P	P			P					N-1								S	S		S	P	P	P	
Household appliance sales (5455)																			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	N-1									P	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				
	Commercial Type, Retail, and Service Uses (continued)																																													
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	P	N-1											P	P	P	P	P	P	
Office supplies																	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	
Pawnshops																				P	P			P	P	P		N-1														S	P	P		
Personal service (8486)																	P	P	P	P			P	P	P	P		N-1											S	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) (9395)																		P	P	P	P				P	P	P		N-1											S	P	P	P	P	P	
Restaurant or cafeteria (indoor service) (9496)																		P	P	P	P			S	P	P	P		N-1										S	P	P	P	P	P		
Restaurant or cafeteria (including drive-through window) (95a97a)																			S	P	P				P	P	P		N-1											S	S	P	P	P	P	
Restaurant or cafeteria (drive-in service) (95b97b)																				P	S				P	P	P		N-1													S	P	P	P	
Studios, photo, music, art, health, etc.																			P	P	P			P	P	P		N-1												S	P	P	P	P	P	
Tattoo Parlor																									P	P			N-1															P	P	
Travel agent																		P	P	P	P	P	P	P	P	P		N-1													P	P	P	P	P	P
Upholstery shop																				P	P				P	P	P		N-1													S	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	
Wholesale establishments																									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									
	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							
<u>Indoor Gun Range (57)</u>																									<u>S</u>	<u>S</u>																<u>S</u>	<u>S</u>								
Industrial and manufacturing plants (apparel, drugs and pharmaceuticals, electronic, plastic, or similar products manufacture)																									P	P			N-1															P	P						
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 (6458)																										P			N-1																P						
<u>Laboratories, medical, dental, science</u>																																														<u>S</u>	<u>P</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>
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 (7779)																									P	P			N-1																P	P					
Paper or pulp manufacture																										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				

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				
	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		
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
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 (3940)	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	P
Hatchery (poultry), egg farm, feed lot	P																								P	P			N-1																S	P
Livestock auction (6962)	P																								P	P			N-1															S	P	P
Stable, commercial (494106)	P																								P	P			N-1															S	P	P
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.