

SCHEDULE OF USES

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			PS	PS	PS			PS					N-1														S	S	S												
Dormitories					P	P	P	P	P	P	P	P	P	P	P			PS	PS	PS			PS					N-1														P	P	P	P											
Independent living facility (retirement community) (56)												P	P	P	P					S	S	S	S					N-1						S	S	S	S	S	S	S	S															
Mobile home dwelling (68)																P								P	P			N-1																												
Mobile home park (See Ch. 138, Art. III) (69)																P												N-1																												
Multiple family dwelling (apartment) (71)													P	P	P	P			P	P	P						N-1																													
Multiple family dwelling, senior (senior apartment) (72)													P	P	P	P			P	P	P						N-1																													
Single family dwelling (attached) (104)										P	P	P	P	P	P			P	S	P							N-1																	P												
Single family dwelling (detached) (105)	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) (119)									P	P	P	P	P	P	P			P	P	P	P						N-1																													
Watchman or caretaker quarters	P	P	P																					PS	PS	PS		N-1														S		S	S	P	P									
Educational and Institutional Uses																																																								
Assisted living facility, nursing home, or rest home (10)												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	N-1	P	P	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																					P	P	P	P	P				

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College or university	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P			P	P	P			P					N-1									P		P	P	P	P				
Day-care (34)											P	P				P		P	P	P				P			N-1	S	S	S	S	S	S	S	S	S	S	S	S	P	P					
Fraternal organization, lodge, civic club (47)												P	P	P	P			P	P	P			P	P	P			N-1										S	P	P	P	P				
Halfway house									S	S	S	P	P	P	P			P	P	P			P					N-1											S	S	S	S				
Hospital (53)												P	P	P	P			P	P	P			P					N-1								S	S	S	P	P	P	P				
Museum, library, art gallery (public) (73)	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	S	S			
School, business or trade (99)																			P	P		P	P	P	P			N-1									P	S	P	P	P	P				
School, public, private or parochial (100)	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	S				P	N-1	P	P	P	P	P	P	P	P	P	P	P	P	P	S	S			
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	P	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) (52)	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	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public building (shop or yard) (90)	S																						P	P	P			N-1													S	P	P			
Servant's quarters (102)	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			

Type of Use	RS											MF											NC											SF																					
	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													
Utility substation or regulating station	S	S	S	S	S	S	S	S	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	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
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	N-1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Water treatment plant	S																										N-1																					P	P						
Recreational and Entertainment Uses																																																							
Amusement, commercial (indoor) (4)																												N-1																		S	P	P	P	P					
Amusement, commercial (outdoor) (5)																												N-1																				S	S	P	P				
Carnival or circus (temporary)	T																											N-1																						T	T	T	T	T	
Country club (31)	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	P	P	P	P	P	S	S	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	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	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	P	P	P	P	S	S	S	S	S	S	S	S	S						
Park or playground (public) (81)	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	P	P	P	P	P	P				
Playfield or stadium (public) (88)	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	P	P	P	P	P	P				
Private club (See Ch. 138, Art. II; Sec. 146-41) (89)																			S	S			S					N-1														S	S	S	S	S	S								
Recreation area (private) (91)	P					S			S	S	S	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	P	P	P	P	P	P					
Recreation center (public) (92)	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	P	P	P	P			
Sexually oriented business (See Ch. 138, Art. V)																												N-1																									P		
Swim or tennis club (112)	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	P	P	P	P	P	P				
Swimming pool (private) (113)	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	P	P	P	P	P				
Theater (indoor)																			P	P		P	P	P	P			N-1													S	P			P	P	P	P							
Theater (outdoor)																												N-1																					P	P	P				

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Transportation, Automobile, and Related Uses																																																
Airport or landing field, and aircraft hangar																											P		N-1																			
Auto painting or body shop																			P					P	P	P				N-1												S	P	P				
Auto parts sales (indoor)																		P	P	P				P	P	P				N-1											S	S	S	P	P			
Automobile, trailer, light truck, tool rental																			P	P				P	P	P				N-1												S	P	P				
Automobile, motorcycle, boat (sales, repair, or storage)																			PS	PS				PS	PS	PS				N-1												S	P	P				
Bus station																			P	P				P	P	P				N-1										S		S	S	P	P			
Car Wash (See Sec 146-41(11a)) (23)																		S	P	P				P	P	P				N-1											S	S	S	P	P			
Garage, auto repair (50)																			P	P				P	P	P				N-1											S	S	P	P				
Garage or lot, parking (private)	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			
Garage or lot, parking (commercial)																			P	P				P	P	P	P	P	P	N-1										S	P	S	P	P	P	P		
Heliport or helistop	T																		T	T				T	T	T	T	P	T	N-1										P		P	P	P				
Motor freight terminal																								P	P	P				N-1														P	P			
Parking, incidental to main use	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			
Parking lot (truck) (83)																								P	P	P				N-1															P	P		
Private street development (See Ch. 142, Art. VII)		S	S	S	S	S	S	S	S	S	S	S																	N-1	S	S	S	S	S	S	S												
Railroad freight station																								P	P	P				N-1															P	P		
Railroad team truck																								P	P	P				N-1															P	P		
Railroad track or right-of-way	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			
Recreational vehicle sales																			PS	PS				PS	PS	PS				N-1													P	P	P			
Service station or motor vehicle fuel sales (subject to section 146-84 (103))																		P	P	P				P	P	P				N-1										S		S	S	P	P			
Taxi or shuttle service																								P	P	P				N-1													S	P	P			
Tire recapping																								P		P				N-1															P	P		
Truck Fueling Station (117)																									S	S																		S	S			
Truck sales, storage, or repair																								PS	PS	PS				N-1															P	P		
Truck Stop (118)																																																
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		

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	N-1	SF 12	SF 10	SF 8	SF 7.2	SF 5	DR	TH	SO	RO	C1	C2	C3	LI	HI					
	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 (86)																	P	P	P	P			P	P	P	P			N-1										S	P	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	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) (95)																	P	P	P	P						P	P	P			N-1										S	P	P	P	P	P		
Restaurant or cafeteria (indoor service) (96)																	P	P	P	P			S		P	P	P			N-1										S	P	P	P	P	P			
Restaurant or cafeteria (including drive-through window) (97a)																			S	P	P				P	P	P			N-1										S	S	P	P	P	P			
Restaurant or cafeteria (drive-in service) (97b)																				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	P		
Tattoo Parlor																									P	P			N-1																P	P		
Travel agent																	P	P	P	P	P	P	P	P	P	P			N-1											P	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		
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	
Indoor Gun Range (57)																									S	S																			S	S		

Livestock auction (62)	P																																		S	P	P						
Stable, commercial (106)	P																																		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	
Stable, private	P	P	P																																								
Stockyards or slaughterhouse																										P																	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.