

- a. Where Table 2-26: Table of Uses, indicates “C”:
 - I. This use shall be limited to no more than 6 persons plus two staff members; and
 - II. No new crisis support home shall be established within a half-mile of any other use in the Group Living category.

6. Crisis Support Facility ([back to table](#))

A temporary residence which provides special care for survivors of domestic violence or emotional or mental abuse, except in the C2 zoning district.

- a. Where Table 2-26: Table of Uses, indicates “C”:
 - I. This use shall be limited to no more than 12 residents at the same time. The maximum number of allowable residents may be increased with the approval of a Specific Use Permit.

7. Displacement Shelter ([back to table](#))

A supervised private facility that provides temporary living accommodations for homeless persons. Such shelters are temporary housing for individuals and families experiencing homelessness.

- a. Where Table 2-26: Table of Uses indicates an “S”:
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

F. Non-Residential Uses

1. Agriculture and Ranching, Private or Wholesale ([back to table](#))

A form of agriculture focused on raising animals or crops. Animal agriculture focuses on the breeding, raising, and sheltering large or small livestock or poultry for sale or use, or for the sale or use of their products or byproducts. Animal agriculture includes ranching, dairy farming, grazing, and pasturing, but does not include operation of a commercial feedlot, slaughterhouse, creamery, or animal rendering. Crop agriculture focuses on planting and harvesting fruit, vegetables, grain, and timber or trees for sale or use. Uses classified as agriculture and ranching, private or wholesale, are not open to the general public.

2. Agriculture and Ranching, Retail ([back to table](#))

A form of agriculture focused on raising animals or crops. Animal agriculture focuses on the breeding, raising, and sheltering large or small livestock or poultry for sale or use, or for the sale or use of their products or byproducts. Crop agriculture focuses on planting and harvesting fruit, vegetables, grain, and timber or trees for sale or use. Agriculture and ranching, retail uses are open to the general public, with produce, animal products, and byproducts sold directly to consumers. These establishments may offer on-site tastings, or offer activities including hayrides, horse rides, or allowing customers to pick their own produce.

- a. Where Table 2-26: Table of Uses indicates an “S”:
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

3. Airport, Heliport, Landing Field, and Aircraft Hangar ([back to table](#))

A landing area, runway, or other facility designed, used, or intended to be used for air transportation, including all necessary taxiways, control towers, aircraft storage and tie-down areas, hangars, and other necessary buildings, facilities, and open spaces. Auxiliary facilities may include parking, waiting rooms, fueling, and maintenance equipment.

- a. Where Table 2-26: Table of Uses indicates an “S”:
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*, together with any applicable requirements set out in Chapter 30 - Aviation and Chapter 118 – Airport Height, Hazard, and Land Use Regulations of the McKinney Code.

4. Airport Terminal ([back to table](#))

A building that serves as an arrival and departure facility for aircraft service, and that offers passenger-serving uses that include, but are not limited to, duty-free and general retail, restaurants, and personal services.

5. Amenity Center, Neighborhood [\(back to table\)](#)

Recreational facilities as part of a private residential development including clubhouses, swimming pools, or play areas, operated for the exclusive use of private residents or neighborhood groups and their guests, but not accessible to the general public. A neighborhood amenity center may serve any type of residential development.

6. Animal Care and Services, Indoor Only [\(back to table\)](#)

A commercial facility where dogs, cats, or other domestic animals are housed, groomed, bred, trained, sold, or boarded during the day or overnight, or a facility where such animals receive medical care. This type of facility does not include an outdoor component, such as an outdoor play area or run.

7. Animal Care and Services, Outdoor Area [\(back to table\)](#)

A commercial facility where dogs, cats, or other domestic animals are housed, groomed, bred, trained, sold, or boarded during the day or overnight, or a facility where such animals receive medical care. This type of facility includes an outdoor component, such as an outdoor play area or run, but does not include outdoor pens or kennels for boarding.

a. Where Table 2-26: Table of Uses indicates an "S":

I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

8. Animal Care and Services, Outdoor Boarding [\(back to table\)](#)

A commercial facility where dogs, cats, or other domestic animals are housed, groomed, bred, trained, sold, or boarded during the day or overnight, or a facility where such animals receive medical care. This type of facility includes outdoor pens or kennels for boarding and may also include an outdoor play area or run.

a. Where Table 2-26: Table of Uses indicates an "S":

I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

9. Arts or Cultural Center [\(back to table\)](#)

A public, private, or non-profit institution with the purpose of preserving and displaying objects with cultural significance. This use includes museums, art galleries, libraries, and performing arts centers.

a. Where Table 2-26: Table of Uses indicates an "S":

I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

10. Auto, Motorcycle, Truck, or Boat, Rental or Sales [\(back to table\)](#)

A business involved in the sale, leasing, and rental, of new or used automobiles, commercial vans, trucks, semi-trailer trucks, motorcycles, or boats. Ancillary uses such as service, repair, and washing, may take place on-site in conjunction with this use.

a. Where Table 2-26: Table of Uses indicates an "S":

I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

11. Banks and Financial Services [\(back to table\)](#)

An establishment that provides retail banking services, mortgage lending, or similar financial services to individuals and businesses. This classification includes credit unions, savings institutions, and Automated Teller Machines (ATMs) located within a fully enclosed space or building, or along an exterior building wall intended to serve walk-up customers only.

12. Batch Plant [\(back to table\)](#)

A permanent facility that produces concrete or asphalt, where its ingredients or products are ground up, mixed, or otherwise prepared for use on-site or for transportation to another construction site. Requests for operation of a temporary batch plant shall be reviewed and approved by the Director of Engineering.

13. Body Art Studio ([back to table](#))

An establishment offering tattooing and/or body piercing services. Tattooing shall mean the permanent placement of designs, letters, figures, symbols, or other marks upon or under the skin by means of the use of needles or other instruments designed to contact or puncture the skin. Body piercing shall mean the creation of an opening in an individual's body to insert jewelry or other decoration. For the purposes of zoning, jewelry store or other retail facilities that provide piercing as an incidental and accessory use shall not be classified as body art studios.

a. Where Table 2-26: Table of Uses, indicates "C":

- I. Body art studios shall not be located within 500 feet of any residential use or zone, or within 1,000 feet of any other body art studio.

14. Car Wash ([back to table](#))

A self-service or full-service facility for washing, cleaning and drying vehicles including automobiles, motorcycles, buses, or recreational vehicles. This definition excludes facilities that serve semi-trailer trucks with at least 3 axles that are designed to tow trailers.

a. Where Table 2-26: Table of Uses, indicates "C":

- I. This use may not be located within ½ mile of another car wash.
- II. All buildings, vacuums, outdoor speakers, air and water dispensers, and other structures in conjunction with a car wash use shall be located a minimum of 200 feet away from any residential use or zoning district. This provision shall not apply to a car wash use within 200 feet of a residential use or zoning district that is separated from the residential use or zone by an existing street.
- III. The provisions above may be modified or eliminated with approval of a Specific Use Permit.

b. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*; and
- II. The extent to which the proposed request aligns with the "C" standards for this use.

15. Cemetery ([back to table](#))

Land dedicated or designated for the burial of human remains or pet animal remains. Cemeteries may include columbaria and mausoleums, when operated in conjunction with and within the boundaries of cemetery grounds.

a. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

16. Civic Club or Fraternal Organization ([back to table](#))

A nonprofit membership organization that holds regular meetings and pursues a common interest, usually cultural, civic, religious, or social, and has formal written membership rules along with the requirement for members to pay dues. A "club or lodge" may, subject to other regulations controlling such uses, maintain dining facilities; engage professional entertainment for the enjoyment of members and their guests; or store, sell, possess, or serve any alcoholic beverage permitted by the law of the State of Texas. This definition does not include any form of sleeping accommodations.

a. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

17. Clinic, Medical or Dental ([back to table](#))

An establishment where patients receive consultation, diagnosis, and treatment by doctors, dentists, or similar practitioners. This use includes medical services offered exclusively on an outpatient basis, including emergency services such as urgent care centers, and licensed facilities offering substance abuse treatment, blood banks, and plasma centers. A medical clinic may offer permanent makeup services, as long as such services are in conjunction with the medical clinic, and are generally for cosmetic or reconstructive purposes.

18. College or University ([back to table](#))

An institute of higher education authorized by the State to award associate, baccalaureate, or higher degrees, which may include on-site student, faculty, and/or employee housing facilities.

- a. Where Table 2-26: Table of Uses indicates an “S”:
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

19. Commercial Entertainment, Indoor ([back to table](#))

An amusement or recreation enterprise wholly enclosed in a building that is treated acoustically to reduce the transmission of sound from the indoor activities. Commercial amusement facilities include indoor recreation area, bowling alley, indoor theatre, skating rink, sports courts, and enclosed trampoline parks.

- a. Where Table 2-26: Table of Uses indicates an “S”:
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

20. Commercial Entertainment, Outdoor ([back to table](#))

An amusement or recreation enterprise offering entertainment or games of skill where any portion of the activity takes place in the open including outdoor recreation area, golf driving range and golf course, archery range, axe-throwing, outdoor theatre, performance venue, miniature golf course, stadiums, and sports courts.

- a. Where Table 2-26: Table of Uses indicates an “S”:
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

21. Commercial Laundry ([back to table](#))

An industrial facility that cleans clothing, carpeting, drapes, and other cloth or synthetic fiber materials using a chemical process. Commercial laundry facilities typically serve commercial or institutional customers, but may provide service to individuals as well.

22. Community Garden ([back to table](#))

An area with a lot size of less than 3 acres used to cultivate goods including fruits, vegetables, flowers, and herbs.

- a. Where Table 2-26: Table of Uses indicates “C”:
 - I. The use shall not engage in the retail sale of any goods.

23. Contractor’s Yard ([back to table](#))

A lot or portion of a lot or parcel used to store and maintain construction equipment and other materials and facilities customarily required in the building trade by a construction contractor. This definition includes a contractor’s office on the same lot or parcel.

- a. Where Table 2-26: Table of Uses indicates an “S”:
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

24. Cottage Industrial ([back to table](#))

An establishment or business where the primary purpose is small-scale and individualized (i.e., not mass-produced) assembly and light manufacturing of commodities and is characterized by low to no external impact. This use includes workshops and studios for cottage industries such as pottery, glassblowing, metal-working and fabrication, weapon bluing, and furniture-making. Cottage industrial enterprises may include direct sales to consumers and repair or rehabilitation of household goods, appliances, or furnishings. This use does not include any maintenance or repair work done on automobiles.

- a. Where Table 2-26: Table of Uses, indicates “C”:
 - I. All operations shall occur within a fully enclosed building.
 - II. The maximum square footage allowed for artisanal manufacturing operations is 20,000 square feet.

25. Country Club ([back to table](#))

A privately owned club, with restricted membership. Such a club may include a golf course, swimming pool, cabanas, tennis courts and facilities for dining, entertainment, and other recreational uses.

- a. Where Table 2-26: Table of Uses, indicates "C":

I. A minimum area of 25 acres is required.

26. Craft Consumables ([back to table](#))

A small-scale commercial operation engaged in the production and distribution of any variety of nonalcoholic beverages, alcoholic beverages, and/or food in conjunction with a restaurant or with retail sales for on-site or off-premises consumption, and may offer limited off-site distribution. A Craft Consumables establishment that is less than 20,000 square feet in area shall not be required to have a retail or restaurant component.

- a. Where Table 2-26: Table of Uses, indicates "C":

I. A Craft Consumables establishment shall not exceed 20,000 square feet.

II. A Craft Consumables establishment can be up to 50,000 square feet if it contains a restaurant component that accounts for at least 30 percent of the building's gross floor area.

- b. Where Table 2-26: Table of Uses indicates an "S":

I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, Specific Use Permit; and

II. The extent to which the proposed request aligns with the "C" standards for this use.

27. Data Center ([back to table](#))

A facility whose primary service is data processing or storage and is used to house computer systems and associated components such as telecommunications and storage systems, including web hosting organizations, and internet service organizations. A server farm, telecom hotel, carrier hotel, telco hotel, telehouse co-location center, or any other term applicable to facilities that are used for these purposes shall be deemed to be a data center.

- a. Where Table 2-26: Table of Uses indicates an "S":

I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

28. Day Care Center ([back to table](#))

A facility where children, or elderly and/or people with special needs, receive care from a provider for a period of less than 24 hours per day. The term "Day Care Center" includes the following: nursery schools, childcare centers, Montessori schools, private pre-kindergartens, and play groups. Day care center does not include kindergartens accredited or recognized by the Texas State Board of Education or that are supported in whole or in part by state tax funds. Day care facility also does not include "Assisted Living Facility," or any other group living situations where residents remain overnight, or for periods of 24 hours or more.

- a. Where Table 2-26: Table of Uses, indicates "C":

I. No portion of the day care center site may be located within 300 feet of gasoline pumps or underground gasoline storage tanks, or any other storage area for explosive materials.

II. In the C3, O2, I1, and I2 zoning districts, a day care center shall only be permitted in conjunction with an office building.

III. Where required by state law, day care centers shall be and remain licensed by the state and shall operate in accordance with their license and all applicable state laws. A day care center exempt from state licensing requirements shall provide proof of exemption.

IV. The provisions above may be modified or eliminated with approval of a Specific Use Permit.

29. Dirt or Topsoil Extraction, Sand or Gravel Mining or Storage ([back to table](#))

An area where sand, gravel, or other rocks and minerals are removed from the ground and prepared for sale, along with any structures for containing or storing extracted materials prior to sale.

- a. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

30. Dispatch Office [\(back to table\)](#)

An office with the primary purpose of dispatching services to customers off-site. Examples of services provided from such offices include plumbing, heating and air conditioning, extermination, and landscape maintenance. Minor repairs may take place on-site, but the dispatching office shall not serve as a repair shop/workshop. Company vehicles may be stored on-site overnight.

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. Storage of service vehicles shall be screened from adjacent public right-of-way and adjacent residential zones or uses.

31. Electric Vehicle Charging Facility [\(back to table\)](#)

A property that is primarily devoted to charging electric vehicles for free or for a charge. An Electric Vehicle Charging Facility may include structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. Electric vehicle charging parking spaces shall maintain a minimum width of 10 feet.
 - II. EVCS may be de-energized or otherwise restricted after normal business hours of the use(s) it serves.
 - III. Cords shall be retractable or have a place to hang the connector and cord sufficiently above the pedestrian surface. Any cords connecting the charger to a vehicle shall be configured so that they do not cross a driveway, sidewalk, or passenger unloading area.

32. Fairgrounds or Rodeo Grounds [\(back to table\)](#)

An open area for holding fairs, exhibitions, rodeos, circuses, or other large gatherings, and that contains a combination of indoor display/exhibition areas and outdoor display/staging areas.

- a. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

33. Farmers' Market, Permanent [\(back to table\)](#)

An area where space is rented to individual vendors who sell agricultural or horticultural goods. Vendors may also include specialty food producers selling baked goods, candies, jams, jellies, spices, condiments, cheeses, eggs, milk, honey, meats, fish, and pasta, but this definition does not include the sale of arts and crafts products, or any other item not specifically allowed per this ordinance.

- a. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

34. Food and Beverage Processing [\(back to table\)](#)

A facility which produces food and/or beverages for human consumption in its final form, such as candy, baked goods, dairy products, canned fruit or vegetables, and other items, and the food is distributed to retailers or wholesalers for off-premises resale. Beverages may be alcoholic or non-alcoholic, and may be bottled or canned on-site. This use does not include commercial feedlots, meatpacking, poultry dressing, stockyards, or the processing or storing of green hides or skins.

35. Fuel Sales, Passenger Vehicles [\(back to table\)](#)

A facility for the retail dispensing and sale of vehicle fuels, including gasoline, gas/oil mixtures, diesel fuel, ethanol, electricity, or compressed natural gas through fixed dispensing equipment, operated by customers or employees. Accessory uses may include the sale of convenience items, food, lubricants, batteries, inspection of vehicles for state registration, car wash tunnels, and similar accessory uses.

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. Fuel pump islands shall be located at least 250 feet from a property line of a single family, duplex, triplex, and quadplex residential zone or use.
 - II. No more than two fueling stations may be allowed at any roadway intersection.
 - III. In the C2 zoning district only, a maximum of 16 pumps per site may be allowed.
 - IV. The provisions above may be modified or eliminated with approval of a Specific Use Permit.
- b. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*;
 - II. The proposed number of fueling pumps is appropriate for the area and the surrounding land uses; and
 - III. The extent to which the proposed request aligns with the "C" standards for this use.

36. Fuel Sales, Truck [\(back to table\)](#)

A facility for the retail dispensing and sale of fuel to motor vehicles and semi-trailer trucks with at least three axles that are designed to tow trailers, limited to no more than one fueling pump per semi-trailer truck fueling bay. The truck fueling station may be attended or automated and include accessory truck scales/weight stations. Only trucks awaiting access to fueling pumps may remain on-site.

- a. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*;
 - II. In addition to the evaluation criteria listed in §203C.3, *Specific Use Permit*, the following criteria shall also be considered:
 - a. Whether the number of fueling pumps is appropriate for the area.

37. Funeral Home or Mortuary [\(back to table\)](#)

A place for the storage of human bodies prior to their interment (burial, cremation, aquamation, or other similar preparation), or a building used for the preparation of the deceased for burial and the display of the deceased and associated ceremonies prior to interment.

- a. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

38. Government Facilities (city, excluding airport uses) [\(back to table\)](#)

Any building, structure, facility, site feature, or property owned, leased, or operated by the City of McKinney, including but not limited to a municipal complex, public safety building, fire station, fleet maintenance facility, equipment and material storage yard, government office, public infrastructure, golf course, library, arts or cultural center, park or playground, playfield or stadium, recreation center, or swimming pool.

39. Government or Public Facilities (non-city) [\(back to table\)](#)

Any non-municipal public or governmental building, structure, facility, site feature, or property owned, leased, or operated by a public or governmental agency including but not limited to a public building, fleet maintenance facility, equipment and material storage yard, government office, public infrastructure, arts or cultural center, park, or playfield or stadium.

- a. Where Table 2-26: Table of Uses indicates "C":
 - I. The outdoor storage of materials and the equipment and vehicle repair and storage areas shall adhere to all applicable screening requirements for these uses; and
 - II. Where the outdoor storage of materials and equipment and vehicle repair or storage is proposed adjacent to a residential zone or use, a specific use permit shall be required pursuant to §203C.3, *Specific Use Permit*.

40. Greenhouse or Plant Nursery ([back to table](#))

An establishment for the growth, display, and/or sale of plants, shrubs, trees, and materials used in indoor or outdoor planting, conducted within or outside an enclosed building.

41. Gun Range, Indoor ([back to table](#))

An indoor facility where firearms are discharged at targets and which is designed so that discharges from the firearms are prevented, by means of backstops, berms, or other barriers, from going beyond the walls of the facility.

- a. Where Table 2-26: Table of Uses, indicates "C" standards for this use include:
 - I. Gun ranges shall not be located within 500 feet of any residential use or zone.
- b. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*; and
 - II. The extent to which the proposed request aligns with the "C" standards for this use.

42. Gun Range, Outdoor ([back to table](#))

An outdoor facility where firearms are discharged at targets and which is designed so that discharges from the firearms are prevented from going beyond the boundaries of the facility, by means of backstops, berms, or other barriers,

- a. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

43. Gym or Fitness Studio ([back to table](#))

Any facility where members or nonmembers use equipment or space or receive instruction for the purpose of physical exercise, fitness, flexibility, and/or weight control. Facilities may include amenities such as whirlpools, saunas, and massage rooms, as well as locker rooms, and showers. Gyms and fitness studios may also cater to children with instruction classes and lessons, as well as free play areas.

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. Gyms and fitness studios shall not include an outdoor component.

44. Heavy Machinery, Rental, Sales, and Storage ([back to table](#))

A business involved in the sale of large machinery and heavy-duty vehicles designed for executing construction or farming tasks, often ones involving earthwork operations. Ancillary uses, such as service, repair, and washing, may take place on-site in conjunction with this use.

- a. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

45. Hospital ([back to table](#))

An institution providing medical and surgical care to the sick or injured, including surgical facilities and beds for patients to remain overnight. Hospitals may include facilities such as helipads, operating rooms, laboratories, outpatient facilities, and training facilities as licensed by the State of Texas.

- a. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

46. Hotel or Motel ([back to table](#))

A non-residential building or group of buildings designed for and occupied as a temporary dwelling place of individuals and providing short-term occupancy. Services including daily housekeeping and upkeep of furnishings must be provided. Meeting rooms, fitness facilities, indoor and outdoor pools, recreational facilities, and dining services shall be permitted as accessory uses. This definition shall not include bed-and-breakfasts, or other dwelling units as defined by this Code.

47. Impound Lot or Yard ([back to table](#))

A garage, parking lot, or other facility where operable or temporarily inoperable towed vehicles are kept pending retrieval by the owner. Such facilities may include related towing, recovery, and repossession services. This definition shall not include a wrecking and salvage facility, where vehicles may be stored for more than 90 days, or surface parking lots or parking garages where the primary use is for short term (under 48 hours) parking of vehicles.

48. Junk or Salvage Yard ([back to table](#))

A lot upon which waste or scrap materials are bought, sold, exchanged, stored, packed, disassembled, or handled, including, but not limited to, scrap iron and other metals, paper, rags, rubber tires and bottles. A "junkyard" includes an automobile wrecking yard and automobile parts yard, where such activities are not conducted entirely within an enclosed building.

a. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*; and
- II. All junkyards, salvage yards or wrecking yards shall be fenced on all sides and shall be screened from view from the public right-of-way and from adjacent residential property.

49. Livestock Auction ([back to table](#))

Premises with barns, pens, and sheds for the temporary holding of livestock that are to be offered for sale.

50. Manufacturing, Heavy ([back to table](#))

Establishments engaged in the fabrication, assembly, processing, or manufacturing of goods and materials that have the potential to create negative impacts on surrounding areas due to the types of materials used, byproducts created, hours of operations, volumes of heavy truck or rail traffic, noxious odors produced, outdoor processing and storage areas, or other factors. Such uses include the processing or production of petroleum products, heavy machinery manufacture, chemicals manufacturing, leather tanning, steel and other metal manufacture, fertilizer production, paper/pulp production, animal reduction or fat rendering, and the smelting of ores or metals.

51. Manufacturing, Light ([back to table](#))

Establishments for the assembly, fabrication, processing and packaging of goods and materials using processes that allow impacts to be contained within the building and that do not create nuisances to surrounding properties. Such uses include fabrication of apparel, drugs and pharmaceuticals, medical and dental equipment, electronics, plastic, or similar products manufacture. This use may also include a machine shop where tools are used for making, finishing, or repairing machines or machine parts; metalwork, forging and welding; and printing plants, including related large-scale storage and shipment.

52. Motor Freight Terminal ([back to table](#))

An area or building where trucks, including tractor-trailer units, load and unload cargo on a regular basis, and where this cargo may temporarily be stored prior to or following transport.

53. Office Showroom/Warehouse ([back to table](#))

An establishment that primarily consists of sales offices and display areas for products and/or services delivered or performed off-premises. Catalog and telephone sales facilities are examples of this use. Incidental retail sales is permitted. Warehousing facilities shall be incidental to the primary use and shall not exceed 50 percent of the total floor area. This designation does not include service contractor.

a. Where Table 2-26: Table of Uses indicates an "S":

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

54. Office ([back to table](#))

A building or suite used to provide professional services; or provide individual services related to personal needs directly to customers at the site of the business; or receive goods from and return goods to the customer, after those goods have been treated or processed at that location or another location. Sale of merchandise is not considered an office use, except as incidental to a permitted primary use. Ancillary uses

include on-site cafeterias or other amenities primarily for the use of employees in the firm or building. The definition of office use excludes medical and dental office uses.

55. Parking Garage or Lot, Paid or Private ([back to table](#))

A paved area or structure where individuals park personal vehicles, and where this is the primary purpose of the lot or structure. This use does not include overnight storage of vehicles.

a. Where Table 2-26: Table of Uses indicates an "S":

- I.** Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

56. Pawn Shop ([back to table](#))

An establishment where money is loaned on the security of personal goods pledged in the keeping of the owner or proprietor of the shop. A pawn shop also includes the retail sale of pledged items.

57. Personal Service ([back to table](#))

Establishments primarily engaged in providing personal care services, including barber shops, beauty salons, spas, laundromat, businesses offering classes for small groups or individuals, and dry cleaners. A beauty salon may offer permanent makeup services, as long as such services are in conjunction with the beauty salon and are limited to parts of the body above the neck and are generally for cosmetic or reconstructive purposes.

58. Power Plant or Electrical Generating Station ([back to table](#))

An industrial facility for the generation and distribution of electric power.

59. Radio or TV Broadcast Station ([back to table](#))

A building or portion of a building used as a place to record and broadcast music, videos, and other media.

a. Where Table 2-26: Table of Uses, indicates "C":

- I.** The maximum height of the tower as measured from finished grade to the tower's highest point shall be equal to or less than the setback distance to the nearest residential zone or use.
- II.** No radio or television broadcast tower shall be closer to any residential district boundary line or residential use than a distance equal to twice the height of the support structure. Setback distance shall be measured as the shortest possible distance from the structure to the closest point of a residential district boundary line, or residential use property line.

60. Railroad Freight Terminal ([back to table](#))

An area or building where railroad cars load and unload cargo on a regular basis, and where this cargo may temporarily be stored prior to or following transport.

61. Reception or Event Center, Indoor ([back to table](#))

A commercial or non-profit facility entirely enclosed within a building that can be rented to accommodate large groups of people for entertainment, conferences, weddings, and similar activities.

a. Where Table 2-26: Table of Uses indicates an "S":

- I.** Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

62. Reception or Event Center, Outdoor ([back to table](#))

A commercial or non-profit facility that may have an indoor component, in combination with an outdoor space, that can be rented to accommodate large groups of people for entertainment, weddings, and similar activities.

a. Where Table 2-26: Table of Uses, indicates "C":

- I.** No outdoor facilities shall be permitted within 500 feet of residential zones or uses; however, a reduction in this distance may be permitted with approval of a Specific Use Permit.

b. Where Table 2-26: Table of Uses indicates an "S":

- I.** Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*; and

- II. The extent to which the proposed request aligns with the “C” standards for this use.

63. Recreation Area, Private [\(back to table\)](#)

A privately owned park, garden, courtyard, or open space maintained by a community club, property owners’ association or similar organization.

64. Recreational Vehicles, Rental or Sales [\(back to table\)](#)

- a. A business involved in the sale or rental of recreational vehicles (RVs) or similar wheeled vehicles primarily used for temporary lodging during travel. RVs do not meet the specifications for permanent habitability required of mobile or manufactured homes. Ancillary uses may include service or repair. Generally, a recreational vehicle is:
 - I. Built on a single chassis;
 - II. 400 square feet in area or less when measured at the largest horizontal projection;
 - III. Designed to be self-propelled or permanently towable by a light duty truck; and
 - IV. Designed primarily as temporary living quarters for recreational, camping, travel, or seasonal use, rather than for use as a permanent dwelling.
- b. Where Table 2-26: Table of Uses indicates an “S”:
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

65. Recycling Facility [\(back to table\)](#)

A facility for the collection and/or processing of recyclable materials, primarily household and communal waste. Processing of recyclable materials for shipment may entail baling, briquetting, cleaning, compacting, crushing, flattening, grinding, mechanical sorting, remanufacturing, and shredding, or other similar means. A recycling facility does not include “Junk or Salvage” establishments and does not include the washing of equipment.

- a. Where Table 2-26: Table of Uses, indicates “C”:
 - I. All storage and recycling activities shall be conducted within a fully enclosed building.

66. Refining or Storage of Petroleum, Natural Gas, Butane, or Propane [\(back to table\)](#)

A production facility where raw materials are converted into products of value, typically as a result of chemical or materials engineering processes. Refining facilities may also include the storage tanks where finished materials are held prior to transshipment.

67. Religious Assembly [\(back to table\)](#)

Any structure dedicated to worship and religious training, that may also include on-site housing for religious personnel. Religious assembly uses may also include preschools or day cares in compliance with applicable regulations, and/or temporary free overnight lodging sponsored and operated by the religious entity as a part of its goals, mission, or ministry, provided to individuals or families having no regular home or residential address.

- a. Standards for any religious assembly providing temporary overnight lodging include:
 - I. The provision of temporary free overnight lodging is limited to a maximum of 30 nights per calendar year.
 - II. Facilities shall provide housing for no more than 14 guests per night.
 - III. Provision of temporary lodging requires an annual permit for such accessory use issued by the Chief Building Official.

68. Restaurant, Brew Pub [\(back to table\)](#)

An eating/drinking establishment that is open to the public, where food and beverages are prepared, served, and consumed within the primary building or in an outdoor seating area on the premise. This use also includes a microbrewery as an accessory use. The microbrewery in conjunction with the restaurant allows limited manufacturing and production for the primary sale on-site. Off-site distribution associated with the

microbrewery shall not be permitted. Outdoor patios ancillary to an indoor restaurant use shall be permitted subject to the following standards:

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. The outdoor patio shall not exceed 30 percent of the overall floor area of the restaurant, or 3,000 square feet, whichever is less.
 - a. The Director of Planning may approve, as part of a Site Plan, an outdoor patio greater than 30 percent of the overall floor area or greater than 3,000 square feet, if it is determined that the size of the outdoor patio is in keeping with the scale and character of the surrounding area.
 - b. In cases where outdoor patios are larger than 3,000 square feet, the use shall be classified as Commercial Entertainment, Outdoor, and shall only be permitted as indicated in Table 2-26: Table of Uses.
 - c. The outdoor patio shall not include any fixed stage or performance area.
 - II. Outdoor performances shall only be permitted within a confined patio.
 - III. No outdoor performances shall be permitted within 500 feet of a residential property line or zoning district, without the approval of a Specific Use Permit.

69. Restaurant, Carry-Out and Delivery Only ([back to table](#))

An establishment that is open to the public, where food and beverages are prepared and sold for off-premises consumption.

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. Carry-out restaurants shall be no greater than 4,000 square feet in floor area.

70. Restaurant, Dine-In ([back to table](#))

An eating/drinking establishment that is open to the public, where food and beverages are prepared, served, and primarily consumed within the primary building, or in a designated outdoor dining area, such as a deck or patio. Outdoor patios ancillary to an indoor restaurant use shall be permitted subject to the following standards:

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. The outdoor patio shall not exceed 30 percent of the overall floor area of the restaurant, or 3,000 square feet, whichever is less.
 - a. The Director of Planning may approve, as part of a Site Plan, an outdoor patio greater than 30 percent of the overall floor area or greater than 3,000 square feet, if it is determined that the size of the outdoor patio is in keeping with the scale and character of the surrounding area.
 - b. In cases where outdoor patios are larger than 3,000 square feet, the use shall be classified as Commercial Entertainment, Outdoor, and shall only be permitted as indicated in Table 2-26: Table of Uses.
 - c. The outdoor patio shall not include any fixed stage or performance area.
 - II. Outdoor performances shall only be permitted within a confined patio.
 - III. No outdoor performances shall be permitted within 500 feet of a residential property line or zoning district, without the approval of a Specific Use Permit.

71. Restaurant, Drive-In or Drive-Through ([back to table](#))

An eating/drinking establishment that is open to the public, where food and beverages are prepared and served to customers in motor vehicles. Food or drink may also be served for off-premises consumption as carry-out orders at drive-in or drive-through points of service. Outdoor patios ancillary to an indoor restaurant use shall be permitted subject to the following standards:

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. All buildings and speaker boxes shall be more than 200 feet from any single-family residential zone or use.

- a. This minimum distance may be decreased to 150 feet if a public right-of-way separates the building or speaker box and the use or zone.
 - b. This distance requirement may be reduced or eliminated by approval of a Specific Use Permit.
- II. Speaker boxes shall be placed at least 20 feet from any other residential zone or use not included above.
- III. The outdoor patio shall not exceed 30 percent of the overall floor area of the restaurant, or 3,000 square feet, whichever is less.
 - a. The Director of Planning may approve, as part of a Site Plan, an outdoor patio greater than 30 percent of the overall floor area or greater than 3,000 square feet, if it is determined that the size of the outdoor patio is in keeping with the scale, character, and context of the restaurant and surrounding area.
 - b. Unless otherwise approved in *above*, outdoor patios that are larger than 3,000 square feet shall be classified as Commercial Entertainment, Outdoor, and shall only be permitted as indicated in Table 2-26: Table of Uses.
 - c. The outdoor patio shall not include any fixed stage or performance area.
- IV. Outdoor performances shall only be permitted within a confined patio.
- V. No outdoor performances shall be permitted within 500 feet of a residential property line or zoning district, without the approval of a Specific Use Permit.
- b. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*;
 - II. Restaurants may not exceed 5,000 square feet;
 - III. Location of drive-through lane is beside or behind the building, and not adjacent to the public right-of-way; and
 - IV. Dumpster location and speaker box location will be a minimum of 30 feet from the nearest adjacent property line and will not have an adverse impact on adjacent residential uses.

72. Retail Sales [\(back to table\)](#)

Establishments engaged in selling goods, commodities, or merchandise to the general public for personal, household, or business consumption or use.

- a. Where Table 2-26: Table of Uses, indicates "C":
 - I. For those retail sales establishments with an outdoor display component, the following standards shall apply:
 - a. Occasional sidewalk sales of merchandise normally sold within the retail establishment are permitted.
 - b. Outdoor display shall occur within 100 feet from a customer entrance and no further than 25 feet in depth from the front façade of the primary building.
 - c. Outdoor display shall not impede pedestrian walkways or vehicular access aisles.
 - d. Goods shall not be displayed in required parking areas.
 - e. Goods that are completely surrounded by an approved screening device as described in Table 2-35: *Site Feature Screening Requirements* shall not be considered to be an outdoor display.
 - f. Occasional sidewalk sales of merchandise normally sold within the retail establishment are permitted for up to 16 hours per day. All sale items and display structures shall be brought indoors outside of store operating hours.
- b. Where Table 2-26: Table of Uses indicates an "S":
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*; and

- II. The extent to which the proposed request aligns with the “C” standards for this use.

73. Sanitary Landfill ([back to table](#))

A publicly or privately owned solid waste disposal facility designed to accommodate and dispose of certain types of solid waste, not to include hazardous waste substances. A sanitary landfill must be certified and licensed by the state department of health (TDH) and the Texas Commission on Environmental Quality (TCEQ).

- a. Where Table 2-26: Table of Uses indicates an “S”:
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*; and
 - II. The subject property is a minimum of 100 acres. This land area requirement may be reduced in size as part of a Site Plan approval process, subject to discretionary approval by the City Council.

74. School, Business or Trade ([back to table](#))

A business operating for profit and offering instruction and training in a service or art such as automotive mechanics, barbering, cosmetology, information technology, or commercial art school. Such establishments may also include on-site faculty or employee housing.

- a. Where Table 2-26: Table of Uses indicates an “S”:
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

75. School, Public, Private, or Parochial ([back to table](#))

A school under the sponsorship of a public or religious agency providing a curriculum generally equivalent to public elementary or secondary schools, but not including trade or business schools. Such establishments may also include on-site housing for faculty, students, and employees.

76. Self-Storage ([back to table](#))

A building containing separate, individual, compartmentalized storage units that can only be rented or leased for the storage of customers' household goods. Conducting sales, business, or any other activity shall be prohibited within any individual self-storage unit. This use is also commonly referred to as mini-warehouse.

- a. Where Table 2-26: Table of Uses indicates an “S”:
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*;

77. Solar Farm ([back to table](#))

Land with the necessary equipment for the commercial production of solar energy as the primary land use.

78. Stable, Commercial ([back to table](#))

A structure where horses are quartered, along with accompanying pasture, other than for the property owner's personal use, on a fee basis.

- a. Where Table 2-26: Table of Uses, indicates “C”:
 - I. No horses or other livestock shall be stabled or corralled within 100 feet of any bounding property line.
- b. Where Table 2-26: Table of Uses indicates an “S”:
 - I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*; and
 - II. The extent to which the proposed request aligns with the “C” standards for this use.

79. Stockyard or Slaughterhouse ([back to table](#))

A facility for the slaughtering and processing of animals and the refining of their byproducts, where the slaughter or processing is not conducted by the owner of the animal, and the processed meat is not intended for sale by the owner of the animal.

80. Storage, Automobile ([back to table](#))

A lot or tract on which operable motor vehicles are held for the purpose of sale, lease, distribution, or storage. This use shall not include vehicles or equipment awaiting repair, or inoperable vehicles or equipment.

a. Where Table 2-26: Table of Uses indicates an "S":

I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

81. Storage, Boat, Truck, or Recreational Vehicle ([back to table](#))

An area or structure designed for the short- or long-term storage of recreational vehicles, boats, vehicles with 3 or more axles, or equipment. This use shall not include vehicles or equipment awaiting repair, or inoperable vehicles or equipment.

82. Traders' Village ([back to table](#))

A site where space is rented to multiple vendors on a short-term basis for the sale of merchandise. Items for sale may include new and used household goods, personal effects, tools, artwork, small household appliances, and other similar merchandise, objects, or equipment in small quantities. Traders' villages shall not include wholesale sales establishments or rental services establishments, but may include personal service, food service, retail sales, and auction establishments.

83. Transportation Station ([back to table](#))

Indoor and outdoor facilities for the storage and parking of motor-driven buses, trains, light rail, or other transit vehicles, as well as the loading and unloading of passengers. A single bus stop would not constitute a transportation station.

a. Where Table 2-26: Table of Uses indicates an "S":

I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

84. Truck Stop ([back to table](#))

An establishment engaged primarily in the fueling, servicing, repair or parking of tractor trucks and similar heavy commercial vehicles, including the sale of accessories and equipment for such vehicles. A truck stop may also include overnight accommodations, showers, waste disposal or storage, and restaurant facilities mainly for the use of truck drivers and passengers.

a. Where Table 2-26: Table of Uses indicates an "S":

I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

85. Utility Substation ([back to table](#))

A facility used to convert electric power, natural gas, and telephone or television signals for transmission through a regional interconnecting grid system for distribution. This use may include a distribution and/or dedicated substation.

a. Where Table 2-26: Table of Uses indicates an "S":

I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

86. Vehicle Repair, Major ([back to table](#))

An establishment primarily engaged in providing heavy motor vehicle repair and maintenance, including activities such as engine overhauls, transmission or differential repair, automobile/truck painting, body and fender work, and welding. This definition does not include vehicle fuel sales or car washes.

a. Where Table 2-26: Table of Uses indicates an "S":

I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

87. Vehicle Repair, Minor ([back to table](#))

An establishment primarily engaged in providing minor motor vehicle repair services such as lubrication, oil and tire changes, engine tune-ups, brake repair, tire replacement, interior and exterior cleaning and polishing, installation of after-market accessories such as tinting, auto alarms, spoilers, sunroofs, headlight covers, and similar items. This definition does not include vehicle fuel sales.

- a. Where Table 2-26: Table of Uses indicates an “S”:

- I. Approval of an SUP is required pursuant to the evaluation criteria and procedure specified in §203C.3, *Specific Use Permit*.

88. Warehouse ([back to table](#))

An establishment where the primary activity is the storage of commercial, industrial, or other goods, including inventory and/or finished products, and where no such goods are sold either at wholesale or at retail. Commercial warehouse includes wholesale distribution, which involves the storage of products, supplies, and equipment offered for sale to retailers, commercial, institutional, or professional business users, but not the general public. Accessory uses may include offices, truck fleet parking, and maintenance areas. Commercial warehouse may entail open, on-site storage, but does not include storage for personal and household goods.

89. Water or Wastewater Treatment Plant ([back to table](#))

A water treatment plant is a facility for the treatment of water from a defined service area before the treated water is released back into local waterways. A wastewater treatment plant is a facility for the primary, secondary, and tertiary treatment of wastewater.

G. Accessory Uses, Buildings, and Structures

1. Purpose

- a. The purpose of this section is to establish minimum standards for accessory uses and structures that are incidental and subordinate to primary uses. These standards are intended to minimize adverse impacts on surrounding properties and the community.
- b. Accessory uses and structures are intended to allow property owners the full use of their property while maintaining the integrity and character of the area. To accomplish these goals, accessory uses and buildings shall be erected and used only for purposes that are clearly secondary and incidental to the primary use of the property and shall be located on the same lot with the primary use. Accessory uses and structures are subject to the standards in this section as well as any applicable standards for the associated primary use pursuant to §205C, *Use Definitions and Use-Specific Standards*.

2. Accessory Uses Definitions and Standards

a. Accessory Building, Detached ([back to table](#))

A building on the same lot with, and of a size and nature customarily subordinate to, a primary residential building. In residential districts, this may include, but is not limited to, storage sheds and garages. Accessory buildings attached to the primary building are considered an extension of the primary building and shall be subject to the regulations that apply to the primary building. Accessory buildings are permitted in the zoning districts as listed in Table 2-26: Table of Uses. See Table 2-27: *Standards for Detached Accessory Buildings and Structures*.

b. Accessory Dwelling Unit ([back to table](#))

A residential dwelling unit that is subordinate to and detached from the primary dwelling unit but located on the same lot. An accessory dwelling unit may also be referred to as a backyard cottage.

- I. Standards for this use include:

- a. No more than one accessory dwelling unit may be located on any conforming lot as identified in the summary for residential district standards, Table 2-24: Residential Zoning Districts.
 - b. An accessory dwelling unit shall not exceed 50 percent of the total square footage of the primary dwelling. If the primary dwelling is 1,200 square feet or less, the ADU shall not exceed 75 percent of the total square footage of the primary dwelling.