

Use	R1	R2	R3	R4	R-OT	R5	MH1	MH2	C1	C2	C3	C4	C5	Park
Life care services.	-	-	-	CS	-	P	-	-	CS	-	P	-	-	-
Retirement housing for the elderly providing residential housing and care for retired, elderly, and/or disabled people including congregate housing with common meals and/or community facilities for social events, community recreation, convalescent services, guidance services, personal services and personal improvement services, or self-contained dwelling units specifically designated for the needs of the elderly, either rented or owner-occupied. To qualify as life care housing or facilities, a minimum of eighty (80) percent of the total units shall have a household head fifty-five (55) years of age or greater and no long term or permanent skilled nursing care or related services are provided.														
Local utility services.	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Services which are necessary to support principal development and involve only minor structures such as lines and poles which are necessary to support principal development.														
Maintenance and service facilities.	-	-	-	-	-	-	-	-	-	-	P	CS	-	-
A facility supporting maintenance, repair, vehicular or equipment servicing, materials storage and similar activities, including corporation yards, equipment service centers and similar uses having characteristics of commercial services or contracting or industrial activities.														
Major utility facilities.	-	-	-	-	-	-	-	-	-	-	CS	CS	-	CS

Use	R1	R2	R3	R4	R-OT	R5	MH1	MH2	C1	C2	C3	C4	C5	Park
Generating plants, electrical switching facilities and primary substations, refuse collection or disposable facilities, water and wastewater treatment plants and similar facilities of public agencies or public utility firms having potentially significant impact upon surrounding uses. (Subject to site plan review.)														
Park and recreation services.	-P	-P	-P	-P	-P	-P	-P	-P	P	-P	-P	-P	-P	P
Publicly owned and operated parks, playgrounds, recreation facilities and open spaces.														
Postal facilities.	-	-	-	-	-	-	-	-	GP	-	P	-	-P	-
Postal services, including post offices, bulk mail processing or sorting centers, operated by the United States Postal Service or private enterprise.														
Primary educational facilities.	-S	CS	PS	PS	PS	CS	C	C	P	-	C	-	-	-
A public, private or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of the State of Texas.														
Public assembly.	-S	-S	-S	-S	-S	-S	-S	-S	-P	-P	GP	-P	-P	P
Publicly owned or operated facilities for major public assembly, recreation, sports, amusement or entertainment, including civic or community auditoriums, sports stadiums, convention facilities, fairgrounds and exhibition facilities.														
Railroad facilities.	-	-	-	-	-	-	-	-	-	-	-	CS	-	-
Railroad yards, equipment servicing facilities, and terminal facilities. (Subject to site plan review.)														
Religious assembly.	-S	-S	-S	CS	CS	CS	-S	-S	P	-	C	-	-	-

Use	R1	R2	R3	R4	R-OT	R5	MH1	MH2	C1	C2	C3	C4	C5	Park
The use of a permanent location providing regular organized religious worship and religious education incidental thereto, but excluding primary or secondary education facilities.														
Safety services.	-S	-S	-S	-S	-S	-S	-S	-S	PS	CS	PS	CS	-S	-S
Facilities for conduct of public safety and emergency services, including police and fire protection services and emergency medical and ambulance services.														
Secondary educational facilities.	-S	-S	-S	-S	-S	-S	-	-	P	-	C	-	-	-
A public, private or parochial school offering instruction at the middle, junior and senior high school levels in the branches of learning and study required to be taught in a public school of the State of Texas.														
Transportation terminal.	-	-	-	-	-	-	-	-	-S	-S	CS	CS	-S	-
A facility for loading, unloading, and/or interchange of passengers, baggage and incidental freight or package express between modes of transportation, including bus terminals, railroad stations, airport terminals and public transit facilities.														

COMMERCIAL USES

Use	C1	C2	C3	C4	C5
Administrative and business offices.	CP	CS	PS	P	P
Offices or private firms or organizations which are primarily used for the provision of executive, management or administrative services. Typical uses include administrative offices, and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, photocopy and reproduction, and business offices or public utilities, organizations and associations, or other use classifications when the service rendered is that customarily					

Use	C1	C2	C3	C4	C5
associated with administrative office services.					
Agricultural sales and services.	-	-	-	CS	-
Establishments or places of business engaged in sale (from the premises) of feed, grain, fertilizers, pesticides and similar goods or in the provision of agricultural related services with incidental storage on lots other than where the service is rendered. Typical uses include nurseries, hay, feed and grain stores and tree service firms.					
Automotive washing.	CS	-	P	P	-
Washing and cleaning of automobiles and related light equipment. Typical uses include auto laundries or car washes, not collocated with a gas station.					
Service station.	G	-	P	P	P
An establishment for retail sale of petroleum products, automobile accessories and/or minor auto tune-ups. All services provided and all storage supplies, parts, equipment and accessories are indoors.					
Commercial off-street parking.	-S	CS	CS	PS	-
Parking of motor vehicles on a temporary basis within a privately owned off-street parking facility, other than accessory to a principal use. Typical uses include commercial parking lots or parking garages.					
Automotive rentals.	-	-	PS	CS	CS
Rental of automobiles, noncommercial trucks, trailers and recreational vehicles, including incidental parking and servicing of vehicles available for rent or lease. Typical uses include auto rental agencies, trailer rental agencies and taxi cab parking and dispatching.					
Automotive sales.	-	-	CS	PS	PS
Sale or rental of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles or boats, including incidental storage, maintenance and servicing. Typical uses include new and used car dealerships, motorcycle dealerships and boat, trailer and recreational vehicle dealerships.					
Equipment sales.	-	-	CS	P	-
Sale or rental of trucks, tractors, construction equipment, agricultural implements, mobile homes, similar heavy equipment, including incidental storage, maintenance and servicing. Typical uses include truck dealerships, construction equipment dealerships and mobile home sales establishments.					
Automotive repair services.	-	-	PS	GP	G
Repair of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles or boats, including the sale, installation and servicing of equipment and parts. Typical uses include muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops and similar repair and service activities, but excluding dismantling or salvage.					
Equipment repair services.	-	-	-	P	-
Repair of trucks, tractors, construction equipment, agricultural implements					

Use	C1	C2	C3	C4	C5
and similar heavy equipment. Typical uses include truck repair garages, tractor and farm implement repair services and machine shops, but exclude dismantling or salvage.					
Building maintenance services.	G	-	P	P	-
Establishments primarily engaged in the provision of maintenance and custodial services to firms rather than individuals. Typical uses include janitorial, landscape maintenance or window cleaning services.					
Business support services.	P	G	PS	P	PS
Establishments or places of business primarily engaged in the sale, rental or repair of equipment and supplies used by office, professional and service establishments to the firms themselves rather than to individuals, excluding automotive, construction and farm equipment. Typical uses include office equipment and supply firms, small business machine repair shops or hotel equipment and supply firms.					
Business or trade school.	GS	-	P	-	GS
A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college or university or public or private educational facility.					
Cocktail lounge.	GS	P	P	-	P
A use engaged in the preparation and retail sales of alcohol beverages for consumption on the premises, including taverns, bars, cocktail lounges and similar uses.					
Indoor sports and recreation.	G	GS	P	-P	P
Uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks and arcades.					
Outdoor sports and recreation.	G	-	P	GS	P
Uses conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf courses, golf courses, swimming pools, tennis courts, racquetball courts and marinas.					
Indoor entertainment.	G	-S	P	-	P
Predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, meeting halls and dance halls.					
Outdoor entertainment.	-	-	-	-	PS
Predominantly spectator uses conducted in open facilities. Typical uses include sports arenas, racing facilities and amusement parks. Subject to site plan review.					
Communications services.	-	-	P	GP	GS
Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms but excludes those classified as major utility facilities. Typical uses include television studios, telecommunication service centers or telegraph service offices.					
Construction sales and services.	G	G	PS	P	GS

Use	C1	C2	C3	C4	C5
Establishments or places of business primarily engaged in construction activities and incidental storage on lots other than construction sites as well as the retail or wholesale sale, from the premises, of materials used in the construction of buildings to other structures other than retail sale of paint, fixtures and hardware excluding those classified as one of the automotive and equipment services use types. Typical uses included building materials stores, tool and equipment rental or sales or building contractors.					
Consumer repair services.	PS	PS	P	P	P
Establishments primarily engaged in the provision or repair services to individuals and households rather than firms, but excluding automotive and equipment use types. Typical uses included appliance repair shops, watch or jewelry repair or musical instrument repair firms. All incidental storage shall be enclosed.					
Financial services.	CS	G	PS	P	P
Establishments primarily engaged in the provision of financial and banking services. Typical uses include banks, savings and loan institutions, loan and lending activities and similar services.					
Food sales.	CS	P	P	-	P
Establishments or places of business primarily engaged in the retail sale of food or household products for home consumption. Typical uses include groceries, delicatessens, meat markets, retail bakeries and candy shops.					
Funeral services.	-	-	PS	P	-S
Establishments engaged in undertaking services such as preparing the human dead for burial and arranging and managing funerals.					
Events Center	-	-	S	-	S
A multi-use facility either run by a nonprofit or for-profit entity consisting of a building, group of buildings and/or outdoor areas intended for individuals and/or groups to gather and promote common interests, celebrations and events for commercial, civic, educational, political or social purposes.					
General retail sales.	-P	P	P	-	P
Sales or rental of commonly used goods and merchandise for personal or household use. Typical uses include department stores, apparel stores, furniture stores, mail order stores or establishments providing the following products: alcoholic beverages, antiques, appliances, art, art supplies, baked goods, bicycles, books, cameras, carpet and floor coverings, crafts, clothing, computers, convenience goods, dry goods, electronic equipment, fabric, flowers, furniture, garden supplies, gifts, groceries, hardware, home improvements, household products, jewelry, medical supplies, musical instruments, pet food and/or pets, pharmaceuticals, photo finishing, picture frames, plants, printed material, produce, sporting goods, stationery, tobacco and related products, vehicle parts, and videos.					
Kennels and Pet Services.	CS	-S	P	-P	GP
Boarding and care services for dogs, cats and similar small animals. Typical uses include boarding kennels, pet motels, or dog training centers.					

Use	C1	C2	C3	C4	C5
Retail sales and grooming of dogs, cats, birds, fish, and similar small animals customarily used as household pets. Typical uses include pet stores, dog bathing and clipping salons or pet grooming shops.					
Laundry services.	-	-	-	P	-
Establishments primarily engaged in the provision of laundering, dry cleaning or dyeing services other than those classified as personal services. Typical uses include bulk laundry and cleaning plants, diaper services, or linen supply services.					
Limited manufacturing.	G	-	P	P	-
Establishments primarily engaged in the on-site, indoor production and storage of goods by hand manufacturing equipment not exceeding two (2) HP or a single kiln not exceeding eight (8) kilowatts. On-site retail sale of these products is permitted. Basic industrial processing activities are excluded.					
Liquor sales.	GS	P	P	-	P
Establishments or places of business engaged in retail sale for consumption (off the premises) of alcoholic beverages. Typical uses include liquor stores, bottle shops or any licensed sales for off-site consumption.					
Health care offices.	P	GS	P	-	P
A use providing consultation, diagnosis, therapeutic, preventative or corrective personal treatment services by physicians, dentists, medical and dental laboratories and similar practitioners of medical and healing arts, including emergency clinics.					
Personal improvement services.	GS	P	P	-P	P
Establishments primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include photography studios, driving schools, health or physical fitness studios, reducing salons, dance studios, handicraft and hobby instruction.					
Personal services.	P	P	P	-	P
Establishments or places of business primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops, seamstress, tailor, shoe repair shops and self-service laundry or self-service apparel cleaning services.					
Pet services.	G	P	P	-	P
Retail sales and grooming of dogs, cats, birds, fish, and similar small animals customarily used as household pets. Typical uses include pet stores, dog bathing and clipping salons or pet grooming shops.					
Professional office.	P	GS	P	P	P
A use providing professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions.					
Restaurant-convenience.	P	P	P	-	P
A use engaged in the preparation and retail sale of food and beverages (excluding alcoholic beverages), for on-premises consumption only.					

Use	C1	C2	C3	C4	C5
Typical uses include soda fountains, ice cream parlors, sandwich shops and coffee shops.					
Restaurant-general.	CS	P	P	-	P
A use engaged in the preparation and retail sale of food and beverages, including sale of alcoholic beverages when conducted as an accessory or secondary feature and producing less than fifty (50) percent of the gross income. A general restaurant may include live entertainment. Typical uses include restaurants, both full service and fast food, coffee shops, dinner houses and similar establishments with incidental alcoholic beverage service.					
Veterinary services.	CS	-	P	CP	-
Veterinary service for all animals. Typical uses include animal clinics and hospitals. Veterinary services shall not include the boarding of large animals.					
Hotel-motel.	C	CS	P	-	P
Lodging services involving the provision of room and/or board. Typical uses include hotels and motels or transient boarding houses.					
Local convenience store.	C	P	P	-	P
A commercial activity engaged in the sale of commonly used goods and merchandise, including petroleum products, for personal or household use. May be collocated with a gas station. in a structure three thousand (3,000) square feet or less in size.					
Artisan sales.	PS	P	P	-P	-S
The manufacture and retail sale of hand-crafted wares such as pottery, jewelry, art, and similar products of craftsmanship.					
Restaurant-neighborhood.	CS	P	P	-	P
A use engaged in the preparation and retail sale of food and beverages, including the sale of alcoholic beverages when conducted as an accessory or secondary feature and producing less than twenty-five (25) percent of the gross income. A neighborhood restaurant does not include outdoor entertainment. Typical uses include restaurants, both full service and fast food, coffee shops, dinner houses, and similar establishments with incidental alcoholic beverage service.					
Accessory Residential Units—Commercial District	PS	C	CP	-	-
The residential occupancy of a portion of the principal use, not exceeding one-third (1/3) of the gross floor area, and is owner-occupied. Intended to serve for security it may include a full kitchen and must comply with all building and fire codes. One (1) additional off-street parking space is required.					

INDUSTRIAL USES

Use	C1	C2	C3	C4	C5
Basic industry.	-	-	-	CS	-

Use	C1	C2	C3	C4	C5
A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials or a use utilizing flammable explosive or commonly recognized offensive conditions or materials.					
Custom manufacturing.	-	-	-	P	-
Establishments primarily engaged in the on-site, indoor production and storage of goods by hand manufacturing which involves only the use of hand tools or mechanical equipment not exceeding two (2) horsepower or a single kiln not exceeding eight (8) kilowatts . The direct sale to consumers of those goods produced on-site is prohibited. Basic industrial processing activities in Section 481 [501] [sic] are excluded.					
Light manufacturing.	-	-	-	P	-
A use engaged in the manufacture, predominantly from previously prepared materials, or finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and storage, sales and distribution of such products, but excluding basic industrial processing. Refer to Section 481 [501].					
Warehousing and distribution.					
A. <i>Convenience storage</i> . Storage services primarily for personal effects and household goods within enclosed storage areas having individual access, but excluding use as workshops, hobby shops, manufacturing, or commercial activity. Typical uses include mini-warehousing.	-	-	CS	P	-S
B. <i>General warehousing and distribution</i> . Open-air storage, distribution and handling of materials and equipment. Typical uses include monument or stone yards, or open storage yards.	-	-	-	P	-
C. <i>Limited warehousing and distribution</i> . Wholesaling, storage and warehousing services within enclosed structures. Typical moving and storage firms and now retail mail order distribution centers.	-	-	-	P	-S
Research services.	-	-	C	P	-S
Establishments primarily engaged in research of an industrial or scientific nature but excludes product testing. Typical uses include electronics research laboratories, space research and development firms, or pharmaceutical research labs.					
Scrap and salvage services.	-	-	-	CS	-
Places of business primarily engaged in the storage, sale, dismantling or other processing of used or waste materials which are not intended for reuse in their original forms. Typical uses include automotive wrecking yards, junk yards or paper salvage yards. (Subject to site plan review.)					
Vehicle storage.	-	-	-	PS	-
Long term storage of operating or nonoperating vehicles. Typical uses include storage of private parking tow-aways or impound yards, but exclude dismantling or salvage.					

