

ORDINANCE NO. 2149

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AMENDING THE SUGAR LAND DEVELOPMENT CODE BY TRANSITIONING FROM AN SIC-CODE BASED ZONING FORMAT TO A LAND USE BASED ZONING FORMAT BY AMENDING CHAPTERS 1, 2, 9 AND 10; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, these revisions reflect the transition from an SIC-Code based zoning format to a land use based zoning format; and

WHEREAS, the notable revisions include the update to the land use matrix; and

WHEREAS, the Planning and Zoning Commission held a public hearing on these revisions on October 25, 2018, for which notice was given as required by law; and

WHEREAS, after the public hearing, the Planning and Zoning Commission reviewed and unanimously recommended approval to City Council for the adoption of these revisions; and

WHEREAS, after receiving the final report of the Planning and Zoning Commission, the City Council held a public hearing on these revisions, for which notice was given as required by law; NOW THEREFORE:

**BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF SUGAR LAND, TEXAS:**

Section 1. That Article I of Chapter I (General Provisions) is revised by amending section 1-6 to read as follows:

Sec. 1-6. Technical Studies. After accepting an application as filed, the Director, Commission, or the City Council may require an applicant to submit 1 or more technical studies, including, but not limited to, traffic studies (such as traffic impact analysis and/or onsite/offsite traffic queuing analysis), engineering studies, environmental impact assessments, noise studies, market studies or economic impact reports, to adequately evaluate the impact of the request. The Director's requirement that the applicant submit a technical study may be appealed to the Commission.

Section 2. That Article II of Chapter I (General Provisions) is revised by amending section 1-23 to read as follows:

Sec. 1-23. Traffic Studies.

The applicant of a proposed development must submit to the City Engineer an internal site vehicle generation report, by time of day, for the development utilizing trip generation rates set forth in the latest edition of the Trip Generation Manual published by the Institute of Transportation Engineers (ITE), unless said Manual does not adequately address the type or intensity of the proposed land use. In this event the applicant or his agent shall submit

projected vehicle trips to the City Engineer. For land uses adequately represented in said Manual, alternate trip generation rates shall not be accepted.

Any proposed development which is expected to generate at least 100 vehicle trips during any peak hour period requires a traffic impact analysis (TIA). Prior to completing a TIA, applicants must submit a completed TIA Worksheet to the City for review. All required TIAs shall be performed by a professional engineer licensed in the State of Texas and qualified to perform such analyses. All TIAs shall be completed in accordance with the latest edition of the City's Traffic Impact Analysis Guidelines.

Any proposed development which has the potential to create vehicle traffic queuing impacts to public right-of-way or onto adjacent private property will require a traffic queuing analysis to be submitted to the City Engineer to prove safe and adequate access to the project. All traffic queuing analysis shall be performed by a professional engineer licensed in the State of Texas and qualified to perform such work. Any required onsite/offsite modifications, improvements, or mitigation measures needed to provide safe and adequate access shall be solely burdened by the applicant.

Section 3. That Article II, Part 1 of Chapter 2 (Zoning Regulations) is revised by amending sections 2 – 54 through 2-56 and adding new sections 2-57 and 2-58 to read as follows:

Sec. 2-54. Use of Land and/or Buildings

- A. The use of land and/or buildings shall be in accordance with those listed in this Article for each zoning district. No land or building shall hereafter be used and no building or structure shall be erected, altered, or converted other than for those uses specified in the zoning district in which it is located or for activities consistent with the nonconforming provisions of Article VI. – Nonconforming Uses.
- B. An Accessory Use may not be established on any Lot prior to the establishment of the Principal Use.

Sec. 2-55. Key to Permitted Uses and Parking Schedule Tables.

The key for determining uses in the Permitted Uses and Parking Schedule Tables established in Section 2-71 and Section 2-91 is as follows:

- A. Permitted Use: [P]. Designates uses permitted by right in the district indicated.
- B. Permitted Use with Supplemental Regulations: [P(N)]. Designates uses permitted by right in the district indicated, so long as they comply with the Supplemental Regulations found at the end of the table.
- C. Conditional Use: [C]. Designates a use that may be permitted in the district by an approved conditional use permit.
- D. Conditional Use with Supplemental Regulations: [C(N)]. Designates uses that may be permitted in the district by an approved conditional use permit and must also comply with the Supplemental Regulations found at the end of the table.

E. Ancillary Use: [An]. Designates uses that are permitted under the requirements specified in the zoning regulations for ancillary uses.

F. Prohibited Uses: []. Indicates a use that is not permitted in the district.

G. Residential Proximity Conditional Use: [*]. Indicates a district wherein a conditional use permit is required for uses in specified circumstances, as follows:

1. A conditional use permit is required for the establishment or expansion of a nonresidential use located on property that abuts a single-family residential lot located in a single-family residential district, except as provided below.

2. A conditional use permit is not required in the following circumstances:

- a. Remodeling an existing building (with no expansion of the building);
- b. Expanding a use within an existing building (with no expansion of the building);
- c. Adding to an existing building when:
 - (1) The closest exterior building wall of the new expansion is at least 100 feet from the abutting single-family residential property line; and
 - (2) The total height of the addition does not exceed 35 feet, from ground level to the top of highest portion of the building (inclusive of parapets); and
 - (3) The area of the expansion is not greater than 25% of the square footage of the floor area of the existing building;
- d. Exterior facade repair or replacement to existing structures in accordance with the particular district regulations and that do not increase the height of the existing building by more than 6 inches;
- e. Addition, repair, or replacement of architectural screening for rooftop equipment to an existing building;
- f. Addition, repair, or replacement of fencing or landscaping;
- g. Addition, repair, or replacement of internal sidewalks or fire lanes;
- h. Repair or replacement of existing parking lot paving; or,
- i. Addition of new parking lot paving that is at least 50 feet from the abutting single-family residential property line.

Sec. 2-56. – Use Chart Organization

The Permitted Uses and Parking Schedule tables are subdivided into the following use categories:

A. Residential

B. Institutional

- C. Office
- D. Retail
- E. Services
- F. Vehicle-Related
- G. Industrial

Sec. 2-57. - New and Unlisted Uses.

- A. If the Director determines that a proposed use is not a listed use or there is some ambiguity of its proper classification under the Land Use Matrix, the Director will consider the proposed use and its compatibility with the other uses permitted in the various districts and make a determination as to the district or districts within which the use should be located. In making a determination on the proposed use and appropriate district or districts where the use should be located, the Director will take into account elements such as:
 - 1. The intensity of the use;
 - 2. Uses that are similar to the proposed use and districts allowing those uses; and
 - 3. Operations of the proposed use and its impacts on surrounding areas.
- B. An applicant may appeal the Director's determination to the Zoning Board of Adjustment.

Sec. 2-58. – Land Uses in Planned Development Districts

- A. *Proposed Land Uses in Planned Development Districts.* Requests for Planned Development district (PD) zoning shall include a list of permitted uses, which should be based on the most recently adopted uses listed in the Residential and Nonresidential Districts Permitted Uses and Parking Schedule. Amendments to existing PD districts, or submittal of Final Development Plans for properties whereon General Development Plans were approved prior to February 19, 2019, may utilize the most recently adopted land use list in lieu of the previously utilized Standard Industrial Classification (SIC) system. A table converting the SIC system to the Permitted Uses and Parking Schedule Tables (Section 2-71 and Section 2-91) may be found in the Development Application Handbook.
- B. *Legacy use of SIC Manual.* Planned Development Districts created between 1997 and February 19, 2019 contain permitted use lists which are based on activities as contained in the 1987 edition of the Standard Industrial Classification (SIC) Manual, published

by the Executive Office of the President, Office of Management and Budget. The SIC codes included in the Use Matrix are references to the SIC Manual so that the text description of the listed use may be located.

Section 4. That Article II, Part 2 of Chapter 2 (Zoning Regulations) is revised by amending the Permitted Uses and Parking Schedule for Residential Districts found in section 2-71 to read as shown in **Exhibit A**.

Section 5. That Article II, Part 3 of Chapter 2 (Zoning Regulations) is revised by amending the Permitted Uses and Parking Schedule for Nonresidential Districts found in section 2-91 to read as shown in **Exhibit B**.

Section 6. That Article II, Part 4 of Chapter 2 (Zoning Regulations) is revised by amending section 2-112 to read as follows:

Sec. 2-112. Permitted Uses

A. The following uses are permitted by right in the MUC District: The following uses are permitted by right in the MUC District. Except where specified below, Definitions and Parking requirements shall be in the Residential Districts Permitted Uses and Parking Schedule (Sec. 2-71) and the Nonresidential Districts Permitted Uses and Parking Schedule (Sec. 2-91):

1. Antique and Book Stores

a. Definition: An establishment selling books and antiques (collectible items, such as furniture or works of art, that have high value because of their considerable age); does not include Pawnshops.

b. Parking requirement - 1:200 square feet

2. Counseling and Therapy Services

3. Dwelling, Accessory

4. Dwelling, Single-Family Detached

5. Professional Office, Neighborhood

6. Salon, Spa, or Barber Shop

7. Studio, Photography

B. Supplemental Regulations - The following are prohibited in the MUC district:

1. Drive-thrus;

2. Fleet vehicle storage;

3. Outside storage and/ or display of merchandise;

4. Outside sales.

C. Accessory Dwelling

A Single-Family Detached Dwelling located in the MUC zoning district may provide for

an additional Dwelling Unit as accessory quarters located in the Principal Building or as part of a Detached garage, if:

1. The accessory quarters does not contain more than 600 square feet of Living Space, and
2. The occupant or occupants do not pay compensation for the use of the accessory quarters.

D. Home Occupations

A Home Occupation is only permitted as an Accessory Use in a residential Dwelling Unit if it meets the following conditions:

1. It is conducted wholly within the Principal Building;
2. It is not conducted within a Private Garage, whether attached or Detached;
3. It does not depend on the employment of a person who does not reside in the residence;
4. A separate entrance is not provided for the conduct of the occupation;
5. An alteration is not made in the Dwelling Unit that changes its character as a Dwelling Unit;
6. It does not use outdoor storage;
7. It does not involve more than 300 square feet of the area of the Dwelling Unit;
8. A Sign Advertising the Home Occupation is not located on the Premises;
9. It does not require the delivery or shipment of merchandise, goods, or equipment by other than passenger motor vehicles, $\frac{3}{4}$ ton step-up van or similar sized trucks;
10. It does not create or cause any perceptible noise, odor, smoke, electrical interference or vibrations to emanate from the Premises; and
11. It is conducted so that it does not create parking or traffic congestion or otherwise place an undue burden on the abutting or adjoining neighbors or the immediate neighborhood.

Section 7. That Article IV of Chapter 2 (Zoning Regulations) is revised by amending the name of the Article to “Supplemental Regulations: Satellite Dish Antennas, Fences, Accessory Buildings, and Dwelling Units” and by deleting subsection 2-192.F.6.

Section 8. That Article IV of Chapter 2 (Zoning Regulations) is revised by deleting section 2-194.

Section 9. That Article V of Chapter 2 (Zoning Regulations) is revised by amending section 2-210 by adding new subsections H and I to read as follows:

Sec. 2-210. - General Requirements.

- H. Parking Spaces must be constructed, maintained, and operated in accordance with City standards and must be maintained in good condition, free of obstructions and readily available for vehicular parking.

- I. In all zoning districts, parking and loading areas shall not be used for refuse containers, for the repair, storage, dismantling, or servicing of vehicles or equipment, for the storage of materials or supplies, or for any other use in conflict with the designated parking and loading areas.

Section 10. That Article V of Chapter 2 (Zoning Regulations) is revised by amending section 2-213 by deleting subparagraph “F” and renumbering existing subparagraph “G” as “F”.

Section 11. That Article V of Chapter 2 (Zoning Regulations) is revised by deleting Table 2-220.1 and amending subsection 2-220.A to read as follows:

Sec. 2-220. – Off-Street Parking Schedule.

- A. The minimum number of Parking Spaces required for various land uses are as set forth in the Residential Districts Permitted Uses and Parking Schedule and the Nonresidential Districts and Parking Schedule found in Article II.

Section 12. That Article V of Chapter 2 (Zoning Regulations) is revised by amending section 2-222A to read as follows:

Sec. 2-222. - Bicycle Parking Requirements.

A. Application.

1. Bicycle parking shall be provided for nonresidential, townhome, and multi-family developments where the submittal of a Site Plan Package is required and when the intensity or use of any Building, Structure or premises is increased through the addition of dwelling units, gross floor area, seating capacity or other units of measurement that requires additional automobile parking spaces.
2. The following nonresidential uses are exempt from this Section:
 - a. Agriculture
 - b. Manufacturing
 - c. Railroad Freight Yard
 - d. Utilities
 - e. Wholesale
 - f. Adult Day-Care
 - g. Heliport
 - h. Helipad
 - i. Mini-Warehouse and Self-Storage

Section 13. That Article XIV of Chapter 2 (Zoning Regulations) is retitled “Reserved” and sections 2-370 through 2-372 are deleted.

Section 14. That Article III of Chapter 9 (Sugar Land Regional Airport Zoning Regulations) is revised by amending Sec. 9-17 to read as shown in the attached **Exhibit C** and by amending section 9-17.A to read as follows:

A. The Permitted Uses Table is based on the land uses and definitions listed and described in Sec. 2-71 and 2-91 of this Code.

Section 15. That Chapter 10 (Definitions) is revised by amending section 10-3 by deleting the following definitions:

Adult Day Care

Child Care Home

Child Care Center

Hotel, Full Service

Hotel, Limited Service

Hotel, Select Service

Recreational Vehicle Park

Recreational Vehicle Storage Lot

Section 16. That Chapter 10 (Definitions) is revised by amending the definition of *Park* in section 10-3 to read as follows:

Park means an area developed for active play and recreation that may include, but is not limited to, open space, sports courts, play equipment, trails, restrooms, and maintenance structures. The area may be owned by a public entity and used to provide recreational activities to the general public; or the area may be owned by a private, nonprofit, or homeowner's association and used to provide recreational activities to the members of the association.

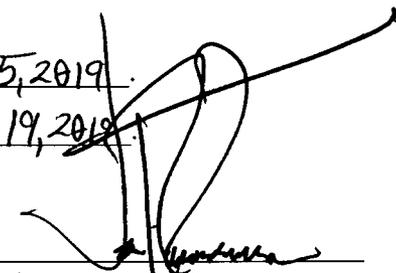
Section 17. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 18. That the provisions of this ordinance are severable and the invalidity of any part of this ordinance does not affect the validity of the remainder of the ordinance.

Section 19. That this ordinance is effective on second reading.

APPROVED on first consideration on February 5, 2019.

ADOPTED on second consideration on February 19, 2019.



Joe R. Zimmerman, Mayor

ATTEST:


Thomas III
Interim City Secretary
APPROVED AS TO FORM:



Attachments:

Exhibit A – Section 2-71 Residential Districts Permitted Uses and Parking Schedule

Exhibit B – Section 2-91 Non Residential Districts Permitted Uses and Parking Schedule

Exhibit C – Section 9-17 Airport Zoning Permitted Uses Schedule

EXHIBIT A

Sec. 2-71. – Residential Districts Permitted Uses and Parking Schedule

The Residential Districts Permitted Uses and Parking Schedule is shown on the following pages:

Table 2-71.1: Permitted Uses and Parking Schedule for Residential Zoning Districts											
See Sec. 2-55. for the Key to Permitted Uses and Parking Schedule Tables.											
P = Permitted Use			C = Conditional Use			An = Ancillary Use			Blank Box = Prohibited Use		
P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations – See Notes						* = Residential Proximity Conditional Use, See Sec. 2-55 G					
Land Use	R-1E	R-1	R-1R	R-1Z	R-2	R-3	R-4	HR-1	Definition	Parking	Notes
Residential											
Agricultural, Ranching	P (N)	C (N)							An area that is used for the raising thereon of the poultry and farm animals such as horses, cattle, and sheep and including the necessary accessory uses for raising, and housing animals raised on the premises, but not including the commercial feeding or slaughter of animals. See Code of Ordinances for additional regulation of livestock.	No Additional Parking Required; 2:Dwelling Unit if Single-Family Home on Premises	1
Child Care Home (≤6 Children)	P	P	P	P	P	P	P	P	A dwelling where state licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than six (6) children at one time, including children of the adult provider, for less than twenty-four (24) hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2:Dwelling Unit	
Child Care Home (≥7 Children)	C	C	C	C	C	C	C	C	A dwelling where state licensed care, protection, and supervision are provided, for a fee, at least twice a week to no more than twelve (12) children at one time, including children of the adult provider, for less than twenty-four (24) hours per day, and in accordance with the requirements of Texas Administrative Code, Title 40, Part 19.	2:Dwelling Unit	
Clergy House, Monastery, or Convent	C	C	C	C	C	C	C	C	A dwelling where four (4) or more unrelated employees of a Place of Worship, such as religious leaders or those studying worship, live; which is located on a separate platted lot than the associated Place of Worship; and that is tax exempt as defined by State law.	1:Resident (Minimum of 4 Spaces Required)	

Table 2-71.1: Permitted Uses and Parking Schedule for Residential Zoning Districts

See Sec. 2-55. for the Key to Permitted Uses and Parking Schedule Tables.

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C = Conditional Use

P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations – See Notes

An = Ancillary Use

Blank Box = Prohibited Use

* = Residential Proximity Conditional Use, See Sec. 2-55 G

Land Use	R-1E	R-1	R-1R	R-1Z	R-2	R-3	R-4	HR-1	Definition	Parking	Notes
Community Home	P	P	P	P	P	P	P	P	A dwelling for not more than six (6) persons with disabilities and two (2) supervisors and is licensed under and complies with Chapter 123 of the Texas Human Resources Code.	2:Dwelling Unit	
Dwelling, Accessory	P (N)	P (N)	P (N)					P (N)	A dwelling unit, that is attached or detached from the primary on-site structure, is used as a residence, is incidental to the main structure, and is not involved in the conduct of a business.	No Additional Parking Required	2
Dwelling, Multi-Family							P (N)		A building on one (1) platted lot that contains three (3) or more Dwelling Units, and commonly referred to as a triplex, four-plex, or apartment building.	1:5 Dwelling Units PLUS 1.5:One Bedroom Unit and 2:Two or More Bedroom Units	3
Dwelling, Single-Family Attached (Townhome)						P (N)	P (N)		A building that contains Dwelling Units located on separately platted lots that are joined to other Dwelling Units on one (1) or both sides by a common wall that is located along the side lot line and separates the individual Dwelling Units, commonly referred to as a townhouse.	1:5 Dwelling Units PLUS 1.5:One Bedroom Unit and 2:Two or More Bedroom Units	3
Dwelling, Single-Family Detached	P (N)	P (N)	P (N)	P (N)	P (N)	P (N)		P (N)	A building that contains only one (1) Dwelling Unit and has open space on all sides of the building.	2:Dwelling Unit	3
Dwelling, Two-Family (Duplex)					P (N)				A building on one (1) platted lot that contains only two (2) Dwelling Units and has open space on all sides of the building, commonly referred to as a duplex.	2:Dwelling Unit	3

Table 2-71.1: Permitted Uses and Parking Schedule for Residential Zoning Districts

See Sec. 2-55. for the Key to Permitted Uses and Parking Schedule Tables.

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P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations – See Notes

* = Residential Proximity Conditional Use, See Sec. 2-55 G

Land Use	R-1E	R-1	R-1R	R-1Z	R-2	R-3	R-4	HR-1	Definition	Parking	Notes
HUD – Code Manufactured Home					C (N)				A structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development; built on a permanent chassis; designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities; transportable in 1 or more sections; in the traveling mode, at least 8 body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet; includes the plumbing, heating, air conditioning, and electrical systems of the home; and is not a recreational vehicle as defined by 24 C.F.R. Section 3282.8(g).	2:Dwelling Unit	3
Residential Sales Offices (Temporary)	P (N)	A temporary office used by a homebuilder to facilitate the sales of new homes within a subdivision where there are available for purchase new homes already built or to be built on lots located therein.	Minimum of 4 Spaces	4							
Institutional											
Library	C	C	C	C	C	C	C	C	A building for the viewing and check out of books, videos and other literature.	1:300 sq.ft.	
Parks and Recreational Facilities	P (N)	An area developed for active play and recreation that may include, but is not limited to, open space, sports courts, play equipment, trails, restrooms, and maintenance structures. The area may be owned by a public entity and used to provide recreational activities to the general public; or the area may be owned by a private, nonprofit, or homeowner's association and used to provide recreational activities to the members of the association.	1:100 sq.ft. of Indoor Facilities Plus 1:4 Persons Design Capacity of Outdoor Facilities (Including Both Participants and Spectators as Applicable)	5							

Table 2-71.1: Permitted Uses and Parking Schedule for Residential Zoning Districts

See Sec. 2-55. for the Key to Permitted Uses and Parking Schedule Tables.

P = Permitted Use

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P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations – See Notes

* = Residential Proximity Conditional Use, See Sec. 2-55 G

Land Use	R-1E	R-1	R-1R	R-1Z	R-2	R-3	R-4	HR-1	Definition	Parking	Notes
School, Private, Elementary, Middle, and High Schools	C	C	C	C	C	C	C	C	A school under the sponsorship of a private or religious organization, which provides elementary, middle, and/ or secondary school curricula.	Elementary and Middle Schools: 1:20 Students High Schools: 1:4 Students	
School, Public, Elementary, Middle, and High Schools	P	P	P	P	P	P	P	P	A school organized by a governmental entity or granted a charter under Chapter 12 of the Texas Education Code, which provides elementary, middle, and/ or secondary school curricula.	Elementary and Middle Schools: 1:20 Students High Schools: 1:4 Students	
Services											
Child Care Facility, Daycare	C	C	C	C	C	C	C	C	An establishment, other than a public or private school, providing care training, education, custody, treatment or supervision for seven (7) or more children for less than twenty-four (24) hours a day at a location other than the permit holder's home. A state license is required.	1:300 sq.ft.	
Golf Course or Country Club	C	C	C	C	C	C	C	C	A land area and buildings used for golf, including fairways, greens, tee boxes, driving range, putting green, and associated maintenance and retail facilities. This definition also includes associated clubhouses, dining rooms, swimming pools, tennis courts, and similar recreational or associated service uses.	1:150 sq.ft. of Indoor Facilities PLUS 4:1 Hole	
Helipad (Accessory)	C								An accessory use where helicopters can land and take off but excluding refueling, maintenance, repairs, and storage of helicopters. Only permitted as an accessory use to a Single-Family Detached Dwelling on a minimum 5-acre lot.	No Additional Parking Required	

Table 2-71.1: Permitted Uses and Parking Schedule for Residential Zoning Districts

See Sec. 2-55. for the Key to Permitted Uses and Parking Schedule Tables.

P = Permitted Use

C = Conditional Use

An = Ancillary Use

Blank Box = Prohibited Use

P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations – See Notes

* = Residential Proximity Conditional Use, See Sec. 2-55 G

Land Use	R-1E	R-1	R-1R	R-1Z	R-2	R-3	R-4	HR-1	Definition	Parking	Notes
HOA Clubhouse/ Meeting Facility/ Pool	P	P	P	P	P	P	P	P	A building and/or pool owned and operated by a homeowners association that is available for usage by homeowners, typically requiring rental fee and reservation, for meetings, parties, or other private events.	1:300 sq.ft. (Minimum 5 spaces required)	
Independent Senior Living (55+)						C (N)	C (N)		An establishment providing dwelling units specifically designed for the needs of people 55 and over. In addition to housing, this type of facility provides convenience services, such as meals, housekeeping and transportation, and community facilities, such as central dining rooms and activity rooms.	2:Dwelling Unit	6
Place of Worship	C	C	C	C	C	C	C	C	A building or group of buildings used for regular assembly for religious public worship and study that is used primarily for and designed for such purpose such as a church, synagogue, mosque or similar, along with accessory activities that are customarily associated therewith, such as classrooms, gathering spaces, or a place of residence for clergy on the same platted lot, and that is tax exempt as defined by State law.	With Fixed Seating: 1:3 Seats in the Main Assembly Area OR Without Fixed Seating: 1:75 sq.ft. in the Main Assembly Area	7
Short Term Rentals					C	C	C		A dwelling that is leased or rented out in whole or in part (a room, for example) for less than 30 days.	2: Dwelling Unit	
Industrial											
Utilities	C	C	C	C	C	C	C	C	Buildings, maintenance yards, equipment yards, service facilities, shops, utility buildings and lines, etc. used for the transmission, storage or maintenance of utilities such as electric utilities, gas utilities, cable facilities, or other public utilities.	1:300 sq.ft. of Building or as Determined by the Director of Planning	

Table 2-71.1: Permitted Uses and Parking Schedule for Residential Zoning Districts

See Sec. 2-55. for the Key to Permitted Uses and Parking Schedule Tables.

P = Permitted Use

C = Conditional Use

An = Ancillary Use

Blank Box = Prohibited Use

P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations – See Notes

* = Residential Proximity Conditional Use, See Sec. 2-55 G

Land Use	R-1E	R-1	R-1R	R-1Z	R-2	R-3	R-4	HR-1	Definition	Parking	Notes
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Residential District Supplemental Regulations

1. Agriculture, Ranching

Minimum 5 acre property is required for the establishment of this use.

2. Dwelling, Accessory

Moved from Sec. 2-192.F.6. – Accesory Structures

- a. See Section 2-192 for additional regulations regarding Accessory Structures
- b. A Single-Family Detached Dwelling located in a R-1, R-1R, R-1E, or HR-1 zoning district may provide for an additional Dwelling Unit as accessory quarters located in the Principal Building or as part of a Detached garage, if:
 - i. The accessory quarters does not contain more than 600 square feet of Living Space, and
 - ii. The occupant or occupants do not pay compensation for the use of the accessory quarters.

3. Home Occupations

Moved from Sec. 2-194. - Home Occupations

A Home Occupation is only permitted as an Accessory Use in a residential Dwelling Unit if it meets the following conditions:

- a. It is conducted wholly within the Principal Building;
- b. It is not conducted within a Private Garage, whether attached or Detached;
- c. It does not depend on the employment of a person who does not reside in the residence;
- d. A separate entrance is not provided for the conduct of the occupation;
- e. An alteration is not made in the Dwelling Unit that changes its character as a Dwelling Unit;
- f. It does not use outdoor storage;
- g. It does not involve more than 300 square feet of the area of the Dwelling Unit;
- h. A Sign Advertising the Home Occupation is not located on the Premises;

Table 2-91.1: Permitted Uses and Parking Schedule for Nonresidential Zoning Districts

See Sec. 2-55. for the Key to Permitted Uses and Parking Schedule Tables.

P = Permitted Use

C = Conditional Use

An = Ancillary Use

Blank Box = Prohibited Use

P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations – See Notes

* = Residential Proximity Conditional Use, See Sec. 2-55 G

Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
School, Private, Elementary, Middle, and High	C	C	C				A school under the sponsorship of a private or religious organization, which provides elementary, middle, and/ or secondary school curricula.	Elementary and Middle Schools: 1:20 Students High Schools: 1:4 Students	
School, Public, Elementary, Middle, and High	P	P	P				A school organized by a governmental entity or granted a charter under Chapter 12 of the Texas Education Code, which provides elementary, middle, and/ or secondary school curricula.	Elementary and Middle Schools: 1:20 Students High Schools: 1:4 Students	
School, Vocational	P/C (N)	P/C (N)	P	P			Trade schools and commercial schools offering training or instruction in a trade, art, or occupation.	1:100 sq.ft. of Classroom Space Plus 1:300 sq.ft. for Workshop or Instructional Space	3
Office									
Call/Message Center	P	C	P	P	P		A place where inbound and outbound telephone calls or other messages are received, rerouted, and processed. Typically, a facility has the ability to handle a large volume of calls at one time.	1:150 sq.ft.	
Professional Office, Neighborhood	P	P	P	P			An establishment for the provision of executive, management, or administrative services in an office setting in a building less than or equal to 20,000 sq.ft. Examples may include offices of accountants, engineers, bookkeepers, attorneys, insurance, consultants, city planners.	1:250 sq.ft.	
Professional Office, Regional	P		P	P	P		An establishment for the provision of executive, management, or administrative services in an office setting in a building greater than 20,000 sq.ft. Examples may include offices of accountants, engineers, bookkeepers, attorneys, insurance, consultants, city planners.	1:250 sq.ft.	
Retail									

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Bar		Bars may be permitted in Planned Development Districts. See appropriate ordinance.					A facility that derives more than fifty percent (50) percent of its revenue from the sale of alcohol beverages for consumption on the premises where the same are sold.	1:50 sq.ft. of Public Seating and Waiting Area (Including Outdoor Areas for Seating and Waiting), Plus 1:200 sq.ft. for Remainder of Building,	
Furniture and Home Furnishings Store		P/C (N)	P				A business that engages in the sale of household furniture, decorations, and related consumer goods.	1:300 sq.ft.	4
Grocery, Convenience Store	An	P (N)	P (N)	P (N)			A retail establishment that sells food and other consumable and non-consumable products for off-premise use or consumption that is 6,000 sq.ft. or less. See Gas Pumps (Accessory) and Car Wash (Accessory) for these uses in conjunction with Grocery.	1:200 sq.ft.	5
Grocery, Market		P (N)	P (N)				A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods that is 30,000 sq.ft. or less. See Gas Pumps (Accessory) and Car Wash (Accessory) for these uses in conjunction with Grocery.	1:200 sq.ft.	5
Grocery, Supermarket		C (N)	P (N)				A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods that is greater than 30,000 sq.ft. See Gas Pumps (Accessory) and Car Wash (Accessory) for these uses in conjunction with Grocery.	1:200 sq.ft.	5
Home Improvement Store, Large			P				A retail establishment, 25,000 sq.ft. or greater, in which the primary items offered for sale are wares such as fittings, hardware, tools, machinery, lawn and garden equipment, paint, utensils and other similar objects. Establishments may also be a standalone hardware store. Examples of establishments may include retail stores such as Home Depot or Lowe's.	1:200 sq.ft.	

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Home Improvement Store, Small		P	P				A retail establishment, under 25,000 sq.ft., in which the primary items offered for sale are wares such as fittings, hardware, tools, machinery, lawn and garden equipment, paint, utensils and other similar objects. Establishments may also be a stand-alone hardware store.	1:250 sq.ft.	
Household Appliance Store		P/C (N)	P				A business that engages in the sale of household appliances such as washers, dryers, microwaves, and other similar products.	1:300 sq.ft.	1
Liquor Store		P/C (N)	P				A retail establishment primarily engaged in selling beer, wine, and other alcoholic beverages. Establishments may specialize in a particular type of alcoholic beverage.	1:200 sq.ft.	6
Lumber and Other Building Materials			P	P			A retail establishment for the sale of building materials such as lumber, hardwood, stone, brick, or similar materials. This does not include home improvement stores.	1:300 sq.ft.	
Nurseries and Gardening, Retail		P/C (N)	P	P			A facility for the growing, display, or sale of plant stock, seeds or other horticulture items. This use may include raising plants outdoors or in greenhouses for sale either as food or for use in landscaping. This does not include home improvement stores.	1:300 sq.ft.	1
Pawnshop				P			A location at which or premises in which a pawnbroker regularly conducts business as defined by the State Finance Code Chapter 371.	1:200 sq.ft.	
Pharmacy	P (N)	P/C (N)	P (N)	P (N)			An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related merchandise.	1:200 sq.ft.	4, 5

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Restaurant, With Drive-In and/or Drive-Thru Service	C	P/C (N)	P/C (N)	P/C (N)	P/C (N)		An establishment that prepares and sells food and beverages for immediate consumption, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food, take-out, and similar uses, that has one or more drive-through lanes or drive-in spaces for ordering and dispensing food and beverages to patrons remaining in their vehicles.	1:100 sq.ft. (Including Outdoor Areas for Seating)	5, 7
Restaurant, With No Drive-In or Drive-Thru Service	P/C (N)	P/C (N)	P/C (N)	P/C (N)	P/C (N)		An establishment that prepares and sells food and beverages for immediate consumption, including cafes, coffee shops, sandwich shops, ice cream parlors, take-out, and similar uses.	1:50 sq.ft. of Public Seating and Waiting Area (Including Outdoor Areas for Seating and Waiting) PLUS 1:200 sq.ft. of the remainder of the building.	7, 8
Retail, Neighborhood	An	P	P				Retail establishments, under 25,000 sq.ft., engaged in the sale of a variety of products including items such as clothing, shoes, flowers, books, gifts, jewelry, sporting goods, crafts, and other items not elsewhere classified.	1:200 sq.ft.	
Retail, Regional (Department or Big Box Store)		C	P				A retail establishment, 25,000 sq.ft. or greater, selling a variety of goods, such as clothing, shoes, home goods, sporting goods, and other items which are arranged into departments.	1:200 sq.ft.	
Shopping Center	See applicable Land Use category.						A complex where multiple businesses are located, characterized by shared common elements such as parking, sidewalks, and street access. See applicable use category for permitted uses. Only use this category for parking ratios.	Buildings Less Than 400,000 sq.ft.: 1:200 sq.ft.; Buildings 400,001 sq.ft. to 600,000 sq.ft.: 1:250 sq.ft.; Buildings Greater than 600,001 sq.ft.: 1:300 sq.ft.	9

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Thrift Store or Donation Center		P/C (N)	P				An establishment primarily engaged in selling or receiving used merchandise that has been obtained through bulk-purchases or donated merchandise. Receipt of donations must occur within an enclosed building.	1:200 sq.ft.	6

Table 2-91.1: Permitted Uses and Parking Schedule for Nonresidential Zoning Districts									
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P = Permitted Use			C = Conditional Use			An = Ancillary Use		Blank Box = Prohibited Use	
P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations – See Notes					* = Residential Proximity Conditional Use, See Sec. 2-55 G				
Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Tobacco, Hookah, and Vapor Retail Store			P				A shop that specializes in the sale of tobacco, cigars, cigarettes, electronic cigarettes, electronic vapor devices, hookahs, or other tobacco products.	1:200 sq.ft.	

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Services									
Adult Day-Care	C	P	P				A group program that is licensed by the State of Texas and designed to meet the needs of four or more functionally and/or cognitively impaired adults through an individual plan of care. These structured, comprehensive programs provide a variety of health, social, and other related support services in a protective setting during any part of a day, but less than 24-hour care. Adult day care services are dedicated to keeping adults needing assistance healthy, independent, and non-institutionalized. Adult day centers generally operate programs during normal business hours five days a week. Some programs offer services in the evenings and on weekends.	1:200 sq.ft.	
Adult Oriented Businesses				P (N)			An adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, nude model studio or sexual encounter center.	1:200 sq.ft.	10
Animal Services, Boarding/ Day Care			C	C			A facility for the overnight boarding or day care of small animals such as dogs, cats, birds, small reptiles, and other similar household animals.	1:300 sq.ft.	
Animal Services, Large Animals				C			A facility for the medical or surgical treatment, grooming, boarding, shelter services, or other veterinary services for large animals such as horses, cattle, and other similar outdoor animals.	1:300 sq.ft.	
Animal Services, Outdoor Runs (Accessory)		C (N)	P/C (N)	P (N)			Fenced outdoor facilities for small animals. This use is an accessory only in association with an approved Animal Services, Small Animals use.	No Additional Parking Required	11

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Animal Services, Small Animals		P	P	P			A facility for the medical or surgical treatment, grooming, or other veterinary services for small animals such as dogs, cats, birds, small reptiles, and other similar household animals. Overnight stays are primarily for those required after a surgical procedure for a household pet.	1:300 sq.ft.	
Assembly Facility, Banquet/Event Center	C	C	P/C (N)	C			A building, facility, room, or portion thereof, which is rented, leased or otherwise made available to any person or group for a private event function, that is not open to the general public, whether or not a fee is charged. This use also includes meeting halls for civic organizations or social groups. This definition does not include assembly facilities associated with and on the same campus as a Place of Worship.	1:100 sq.ft.	12
Assisted Living	C (N)		C (N)				A facility providing residence, supervision and daily assistance for individuals with common dining and recreational areas designed for the needs of older adults or people with disabilities. Services in these establishments include personal services such as assistance with dressing, grooming, bathing, and social and recreational services, such as meal services, transportation, housekeeping, linen and organized social activities and administration of medication by a person licensed or otherwise authorized in this state to administer the medication. These facilities must be licensed as Type A or Type B facilities under the State of Texas.	1: Resident Occupants (at maximum capacity of facility)	17
Building and Property Maintenance Services and Security			C	P	P		A variety of businesses, not elsewhere classified, that provide off-site services to buildings/ properties that involve fleet vehicles and/ or on -site storage of products utilized in servicing. This includes but is not limited to plumbers, electricians, HVAC services, pest control, facility cleaning, and security (armored car or security systems) services.	1:300 sq.ft.	

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Campground and RV Park						C	An area or commercial campground for users of recreational vehicles, travel trailers, and similar vehicles to reside, park, rent, or lease on a temporary basis.	2:Camp Site	
Child Care Facility, Daycare	P/C (N)	P/C (N)	P	An			An establishment, other than a public or private school, providing care training, education, custody, treatment or supervision for seven (7) or more children for less than twenty-four (24) hours a day at a location other than the permit holder's home. A state license is required.	1:300 sq.ft.	4, 13
Cleaning, Dry Cleaners Pick-Up & Drop-Off	P/C (N)	P (N)	P (N)				An establishment that accepts clothing to be laundered, dry cleaned, dyed, or pressed. Laundering and pressing is permitted on site. Dry cleaning, dyeing, and other processes involving the use of solvents are prohibited on-site.	1:200 sq.ft.	5, 8, 14
Cleaning, Dry Cleaning Plant			C (N)	C (N)	C (N)		A facility for the cleaning of clothing, linen, and other textiles through a special process involving the use of solvents.	1:300 sq.ft.	5, 14
Cleaning, Laundromat		C	C				A facility where patrons wash and dry clothing and other fabrics in machines operated by the patron.	1:200 sq.ft.	
Clinic, Drug and Alcohol Treatment			P				An Institution, public or private, for the treatment of drug and alcohol addiction on an out-patient basis.	1:200 sq.ft.	
Clinic, Medical, Dental, or Therapist	P	P	P				An institution, public or private, for the examination, evaluation, and treatment of out-patients by an individual or group of doctors, dentists, or other licensed members of a human health care profession, such as speech, physical, or occupational therapists, chiropractors, and dieticians.	1:200 sq.ft.	

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Commercial Amusement, Indoor			P				An amusement enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein all portions of the activity takes place indoors, including, but not limited to: bowling alley, billiard/pool facility, miniature golf course, gun range/archery range, roller/ice skating rink, racquetball/handball club, indoor tennis courts/club, indoor swimming pool or scuba diving facility, video arcade, indoor trampoline park/bouncy park, fortune telling, card reading, illusionists, magicians and puzzle-solving games.	Bowling Alley: 4: each bowling lane; Billiard/Pool Facility: 2:pool table; Indoor Miniature Golf Course: 1:200 sq.ft. for indoor, plus 1½:hole; Gun Range/Archery Range: 1:200 sq.ft. of indoor facilities, plus 1:lane; Roller/Ice Skating Rink: 1:150 sq.ft. of rink area; Indoor Game Courts: 3:court; Video Arcade: 1:200 sq.ft., plus 1:3 persons that the facility is designed to accommodate at maximum capacity; Indoor Trampoline/Bouncy Park: 1:200 sq.ft. Other Uses: 1:200 sq.ft.	

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Commercial Amusement, Outdoor			C				A commercially operated enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein any portion of the activity takes place outdoors, including, but not limited to, miniature golf course, amusement park, golf driving range, archery range, batting cages, go-cart track, sports field, and swimming pool/ waterpark. Gun ranges are classified as Commercial Amusement, Indoor.	<p>Parking: Miniature Golf Course: 1:200 sq.ft. of indoor facilities, plus 1½:hole; Golf Driving Range/Archery Range: 1:200 sq.ft. of indoor facilities, plus 1:lane or skeet field; Amusement Park: 1:3 persons that the facilities are designed to accommodate at maximum capacity; Go-Cart Tracks/Sports Fields/Swimming Pool: 1:100 sq.ft. of indoor facilities, plus 1:4 persons design capacity of outdoor facilities, including both participants and spectators as applicable; Other Uses: 1:200 sq.ft.</p>	
Concert or Performance Hall	P		P				A building devoted to the showing of musical or live performances including rehearsal space.	<p>With Fixed Seating: 1:4 Seats in the Main Assembly Area OR Without Fixed Seating: 1:100 sq.ft. in the Main Assembly Area</p>	

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Concierge Medical Care	P	P	P				A business engaged in medical care of clients for an annual or monthly fee with a limited number of clients. Doctors in this industry may conduct business in an office or visit patients at home. The concierge medical facility may not exceed 2,500 sq.ft.; a larger facility is classified under Clinic.	1:500 sq.ft.	
Counseling and Therapy Services	P	P	P				An establishment providing treatment on an outpatient basis for mental health and wellness issues (without the use of drugs) including individual, marital, and family counseling by one or more licensed therapists, counselors, and/ or clinical social workers.	1:250 sq.ft.	
Emergency Rooms/Urgent Care Facilities	C	C	P				A stand-alone facility, outside of a hospital setting, that provides immediate or emergent medical treatment on a strictly outpatient basis. Patients are generally treated on a walk-in basis and services are not intended for long-term or overnight care.	1:250 sq.ft.	
Financial Institution with Drive-Thru	C (N)	P/C (N)	P/C (N)	P/C (N)			A banking establishment with drive-thru facilities, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and facilitating the transmission of funds excluding pawnshops, check cashing businesses, payday advance/loan businesses, car title loan businesses and bail bonds.	1:250 sq.ft.	5
Financial Institution without Drive-Thru	P	P	P	P			A banking establishment without drive-thru facilities, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and facilitating the transmission of funds. Excludes pawnshops, check cashing businesses, payday advance/loan businesses, car title loan businesses and bail bonds.	1:250 sq.ft.	

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Fitness Center, Indoor Fitness Instruction	C	P	P	P			An establishment engaged in providing indoor fitness instruction such as yoga, Pilates, martial arts, Zumba, kickboxing, boot camp, swimming instruction, etc. that is a maximum of 10,000 sq.ft. See Fitness Center, Outdoor Facilities & Activities (Accessory) for any outdoor facilities or activities.	1:200 sq.ft.	
Fitness Center, Large	C	C	P				A public or private facility 10,000 sq.ft. or greater operated to promote physical health and fitness. Activities may include exercise, physical therapy, training, and education pertaining to health and fitness. Uses or combinations of uses or facilities would typically include, but are not limited to, game courts, weight lifting and exercise equipment, aerobics, indoor swimming pools and spas, and running or jogging tracks. See Fitness Center, Outdoor Facilities & Activities (Accessory) for any outdoor facilities or activities.	1:200 sq.ft.	
Fitness Center, Outdoor Facilities & Activities (Accessory)	C	C	P/C (N)				An accessory use only permitted in conjunction with and on the premises of a Fitness Center use. Permitted accessory uses include outdoor fitness facilities, outdoor ball courts, outdoor swimming pools, or outdoor fitness classes.	No Additional Parking Required unless determined necessary by the Director of Planning	15
Fitness Center, Small	C	P	P	P			A public or private facility less than 10,000 sq.ft. operated to promote physical health and fitness. Activities may include exercise, physical therapy, training, and education pertaining to health and fitness. Uses or combinations of uses or facilities would typically include, but are not limited to, game courts, weight lifting and exercise equipment, aerobics, indoor swimming pools and spas, and running or jogging tracks. See Fitness Center, Outdoor Facilities & Activities (Accessory) for any outdoor facilities or activities.	1:200 sq.ft.	

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Funeral Home	C		P				A place for the storage of human bodies prior to their burial or cremation, which may also be used for the preparation of the deceased for burial and the display of the deceased and ceremonies and services connected with these activities. Services shall be in accordance with applicable state law.	With Fixed Seating: 1:4 Seats in the Main Assembly Area OR Without Fixed Seating: 1:100 sq.ft. in the Main Assembly Area PLUS 1:200 sq.ft. for the Remainder for the Building.	
Funeral Home, Crematory (Accessory)	C		C				A place for the preparation and cremation of human bodies. Only permitted as an accessory to a funeral home. Services shall be in accordance with applicable state law.	No Additional Parking Required	
Golf Course or Country Club	C	P	P			C	A land area and buildings used for golf, including fairways, greens, tee boxes, driving range, putting green, and associated maintenance and retail facilities. This definition also includes clubhouses, dining rooms, swimming pools, tennis courts, and similar recreational or associated service uses.	1:150 sq.ft. of Indoors Facilities PLUS 4:Hole	
Heavy Commercial Equipment Rental, Leasing and Sales			C	P	P		An establishment engaged in the rental and leasing of heavy construction equipment and other large items for rent stored outdoors.	1:500 sq.ft. of Indoor Office PLUS 1:1,000 sq.ft. of Outdoor Equipment Storage Space	
Helipad (Accessory)	C		C	C	C		An accessory use where helicopters can land and take off but excluding refueling, maintenance, repairs, and storage of helicopters. Only permitted as an accessory to a Heliport or Hospital use.	No Additional Parking Required	

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Heliport	C		C	C	C		A place where helicopters can land and take off, equipped with hangars, facilities for refueling and repair, and various accommodations for passengers.	1:300 sq.ft. of Main Office Area PLUS 1:Hangar	
Hospital	C		P				An institution used or designed for the housing or treatment of sick or injured patients where they are given medical or surgical treatment intended to restore them to health, and that is licensed by the State of Texas. This definition does not include rooms in any residential dwelling, hotel, or apartment hotel not ordinarily intended to be occupied by said persons.	Inpatient Area – 2:Bed Outpatient Area – 1:400 sq.ft.	
Hotel, Full Service	P (N)		P (N)				A hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities: 1. A minimum of 10,000 square feet of dedicated meeting and event facilities; 2. Full-menu room service; 3. Fitness center; 4. Swimming pool; 5. Restaurant accessible through the interior of the hotel that offers a full-menu, table service, and seating for at least 50 patrons during standard dining hours; and 6. Lounge area containing a counter, tables, or seating area where alcoholic beverages are sold for consumption in that area.	1:Guest Room PLUS 1:200 sq.ft. for Meeting Room/ Restaurant	16
Hotel, Limited Service			C (N)				A hotel with guest rooms offered at nightly rates only, and that contains the following amenities: 1. A minimum of 500 square feet of dedicated meeting and event facilities; 2. Swimming pool; and 3. Fitness center.	1:Guest Room PLUS 1:200 sq.ft. for Meeting Room/ Restaurant	16

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Hotel, Select Service	C (N)		C (N)				A hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities: 1. A minimum of 4,000 square feet of dedicated meeting and event facilities; 2. A restaurant accessible through the interior of the hotel that offers made-to-order food and seating for at least 30 patrons during standard dining hours; 3. Swimming pool; and 4. Fitness center.	1:Guest Room PLUS 1:200 sq.ft. for Meeting Room/ Restaurant	16
Independent Senior Living (55+)	C (N)		C (N)				An establishment providing dwelling units specifically designed for the needs of people 55 and over. In addition to housing, this type of facility provides convenience services, such as meals, housekeeping and transportation, and community facilities, such as central dining rooms and activity rooms.	2:Dwelling Unit	18
Individual and Family Social Services	P		P				Establishments engaged in providing one or more of a variety of individual and family social, counseling, welfare, or referral services, including refugee, disaster, and temporary relief services.	1:250 sq.ft.	
Landscape Services				P	P		An establishment engaged in providing a variety of services to maintain the health and appearance of landscaping, including the use of fleet vehicles.	1:300 sq.ft.	
Long-Term Acute Care Facility/ Rehabilitation Hospital	C		P				A facility that is licensed by the State of Texas and devoted to patients with various neurological, musculo-skeletal, orthopedic and other medical conditions following stabilization of their acute medical conditions. The acute care may include physical therapy, occupational therapy, speech therapy, and such and is designed to improve the patient's independence so they may return to their home.	2:1 permanent beds	

Table 2-91.1: Permitted Uses and Parking Schedule for Nonresidential Zoning Districts

See Sec. 2-55. for the Key to Permitted Uses and Parking Schedule Tables.

P = Permitted Use

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Medical and Dental Laboratory	P		P	P	P		A facility in which medical tests are conducted on specimen, body fluids, tissues, such as blood analysis, molecular diagnostics, forensic toxicology testing; or dentures, artificial teeth, and orthodontic appliances are made to order for the dental profession.	1:300 sq.ft.	
Mini-Warehouse and Self-Storage			C	C	P		A facility with enclosed storage space, divided into separate compartments, that is provided for use by individuals or businesses in exchange for the payment of rent, typically on a monthly basis.	1:50 Storage Units (spread throughout the development) PLUS 5 Spaces on the Outside of the Security Fence for Customers	
Movie Theater			P				A building or portion of a building devoted primarily to the showing of movies or motion pictures and including the sale of concessions to theater patrons.	1:4 Seats	
Nursing and Personal Care Facility	C		P				A facility providing primarily in-patient health care, personal care, or rehabilitative services over a long period of time to persons who are chronically ill, aged or disabled and who need ongoing health supervision but not hospitalization. (Also referred to as Nursing Home or Skilled Nursing Facility.)	1:2 Resident Occupants (at maximum capacity of facility)	
Other Educational Services	P	P	P	P			Educational establishments, other than elementary and secondary schools, providing instruction in a classroom setting with a specific set of curricula including tutoring, music schools, language school, and similar establishments as well as educational testing centers.	1:300 sq.ft.	
Other Health Services	P	P	P				Establishments engaged in a variety of other out-patient health services not otherwise specified including dialysis centers, blood donations, and other non-surgical outpatient services.	1:300 sq.ft.	

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Payday Loans, Check Cashing, and Bail Bonds				C			Bail Bonds: An establishment engaged in the sale of bail bonds. Payday Loans and Check Cashing: defined in Chapter 393 of the Texas Finance Code.	1:200 sq.ft.	
Permanent Makeup		P	P				An establishment whose practices placing of marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the facial skin by means of the use of needles or other instruments designed to contact or puncture the skin to produce designs that resemble makeup such as eyebrows, eyeliner, lips, and other permanent enhancing colors.	1:200 sq.ft.	
Place of Worship	P	P	P				A building for regular assembly for religious public worship that is used primarily for and designed for such purpose such as a church, synagogue, mosque or similar, along with accessory activities that are customarily associated therewith, such as a place of residence for clergy on the premises, and that is tax exempt as defined by State law.	With Fixed Seating: 1: 3 Seats in the Main Assembly Area OR Without Fixed Seating: 1:75 sq.ft. in the Main Assembly Area	
Print Shop, Local	P/C (N)	P/C (N)	P	P			An establishment that primarily reproduces, in printed form, individual orders from a business, profession, service, industry or government organization. Off-set, letter press, and duplicating equipment are used, but no rotary presses or linotype equipment are used. Related services might include faxing, digitizing, graphic reproducing, report assembling, and small-scale binding.	1:200 sq.ft.	1, 19
Radio and Television Broadcasting	C		C	C			A building or portion of a building used as a place for radio or television broadcasting and including typical broadcasting equipment. See Chapter 2, Article VII of the Development Code for regulations regarding Telecommunication Towers and Antennas.	1:250 sq.ft.	

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Repair Shop, Small Personal and Household Goods	C	P	P	P	P		An establishment for the repair and service of small personal and household goods such as watches, clocks, jewelry, small appliances and electronics, instruments, cameras, bicycles as well as gun smithing, computers and associated equipment.	1:300 sq.ft.	
Repair Shop, Small Engine		C	C	P	P		An establishment engaged in repair of lawnmowers, chainsaws, lawn equipment and other machines with only one-cylinder engines.	1:300 sq. ft.	
Research, Life Sciences and Healthcare	P		P	P	P		An establishment engaged in research concerning biology, microbiology, biochemistry, other life sciences, and general healthcare such as agricultural research, food research, pharmaceutical research, oceanographers, biotechnical research, and other related life science and healthcare research.	1:300 sq.ft.	
Research, Research and Testing Laboratory				P	P		An establishment which provides research and testing services, including industrial testing, such as calibration services, soil testing, carbon monoxide testing, water testing, product testing, and other related testing services.	1:300 sq.ft.	
Research, Technology Development	P		P	P	P		An establishment which conducts research, development, testing or controlled production of high-technology electronic, industrial, or scientific such as computer software, electronic components, electronic research, instrument analysis, robotics, optical equipment, and other related services.	1:300 sq.ft.	
Salon, Spa, or Barber Shop	An	P	P				Establishments primarily engaged in providing services generally involved in the care of the person including, but not limited to, barber and beauty shops, tanning salons, nail salon, and health spas. Common services provided in such establishments may include haircuts, and coloring, waxing, threading, massage, permanent makeup, etc. Massage services are defined in Chapter 455 of th Texas Occupations Code.	1:200 sq.ft.	

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Studio, Art Instruction		P	P	P			An establishment primarily engaged in offering instruction in painting, ceramics, floral design or other similar activity.	1:300 sq.ft.	
Studio, Dance		P/C (N)	P	P			A place for dance instruction and rehearsal.	1:200 sq.ft.	1
Studio, Glass or Ceramics			C	P	P		An establishment primarily used for an artisan workshop to make or manipulate glass or ceramic products.	1:500 sq.ft.	
Studio, Metalwork, Woodwork, & Furniture (Including Repair)			C	P	P		An establishment primarily used for an artisan workshop dedicated to metal work, woodworking, or furniture making. Activities include but are not limited to forging individual pieces of metal, welding services, blacksmithing, creating works of art using metal, carving wood, assembling pieces together, furniture upholstery and repair, or finishing wooden pieces. Activities may also include repair that utilizes welding.	1:500 sq.ft.	
Studio, Photography		P/C (N)	P				A building or portion of a building used by a photographer for taking pictures, editing images, developing photographs and other related uses.	1:200 sq.ft.	1
Studio, Tattoo and/or Body Piercing				C			An establishment or facility in which tattooing and/or body piercing is performed as defined by Chapter 146 of the Texas Health and Safety Code. This does not include the tattooing of permanent makeup.	1:200 sq.ft.	
Supply Rental			P	P	P		An establishment engaged in the rental and leasing of event furniture, linens, cutlery, machines, vending and entertainment machines, office machines, electronic equipment and other items for rent that are stored completely enclosed within the structure.	1:300 sq.ft.	

Vehicle-Related

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Auto Parts, Retail			P				An establishment that sells auto parts and accessories and may offer minor installation services, such as window tinting and stereo installation.	1:200 sq.ft.	
Auto Repair and Services , Major			C	P	P		General repair or reconditioning of engines, air conditioning systems and transmissions for motor vehicles; collision repair services including body, frame or fender straightening or repair; customizing; painting; vehicle steam cleaning; undercoating and rust proofing; also includes those uses listed under Automobile Repair, Minor.	1:200 sq.ft. (Each Bay May Count as a Parking Space)	
Auto Repair and Services, Minor			C	P	P		Minor repair or replacement of parts, tires, tubes and batteries; diagnostic services; minor maintenance services such as grease, oil, spark plug and filter changing; tune-ups; muffler repair, emergency road service; replacement of starters, alternators, hoses and brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air-conditioning systems; window tinting; inspection services, diagnostics; and other similar minor services for motor vehicles except heavy load vehicles, but not including any operation named under Automobile Repair, Major; wrecker/towing services; or any other similar use. May include the retail sale of auto parts	1:200 sq.ft. (Each Bay May Count as a Parking Space)	
Boat and RV Sales			C	C			A dealership specializing in the sale of boats, or RVs, including accessory uses such as repair and service.	1:500 sq.ft. of Climate Controlled Area	
Car Sales, New and Used			C	C			Sales of new and used automobiles, including accessory uses such as Car Sales, Used and Automobile Repair, Minor.	1:500 sq.ft. of Climate Controlled Area	
Car Sales, Used			C	C			Sales of used automobiles, including the accessory use Automobile Repair, Minor.	1:500 sq.ft. of Climate Controlled Area	

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Car Wash (Accessory)			C	P/C (N)			Washing, waxing or cleaning of automobiles or light duty trucks where the owner of the vehicle causes the vehicle to become washed. Typically, an unattended car wash facility utilizing automated self-service (drive-through/rollover) wash bays and apparatus in which the vehicle owner inserts money or tokens into a machine, drives the vehicle into the wash bay, and waits in the vehicle while it is being washed. Only permitted in conjunction with a Grocery (Convenience, Market or Supermarket) use.	No Additional Parking Required (Each Bay or Wash Tunnel May Count as 1 Parking Space)	20
Car Wash, Drive-Thru or Hand Wash			C	C			Washing, waxing or cleaning of automobiles or light duty trucks where the owner of the vehicle does not actually wash the vehicle. The owner either leaves the vehicle or comes back to retrieve it later, or the owner waits in a designated area while employees of the car wash facility vacuum, wash, dry, wax and/or detail the vehicle for a fee.	1:200 sq.ft. (Minimum of 5 spaces. Each Bay or Wash Tunnel May Count as 1 Parking Space)	
Car Wash, Self Service			C	C			Washing, waxing or cleaning of automobiles or light duty trucks where the owner of the vehicle causes the vehicle to become washed. One type of unattended car wash facility utilizes automated self-service (drive-through/rollover) wash bays and apparatus in which the vehicle owner inserts money or tokens into a machine, drives the vehicle into the wash bay, and waits in the vehicle while it is being washed. The other type of unattended facility is comprised of wand-type self-service (open) wash bays in which the vehicle owner drives the vehicle into the wash bay, gets out of the vehicle, and hand washes the vehicle with a wand-type apparatus by depositing coins or tokens into a machine.	1:1 Bay (Minimum of 5)	
Gas Pumps (Accessory)		C (N)	C (N)	P (N)			Any facility, equipment, or fixture, including a canopy, used for retail dispensing of motor vehicle fuels primarily to passenger vehicles. Only permitted in conjunction with a Grocery (Convenience, Market or Supermarket) use.	See Grocery for Parking Requirement. (Each Pumping Station Counts as a Parking Space)	21

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Other Automotive Sales			C	C			Sales of other new and used automotive vehicles not specifically defined, such as motorcycles, scooters, golf carts, utility trailers, and other similar products completely enclosed within the primary structure.	1:500 sq.ft. of Climate Controlled Area	
Parking of Passenger Vehicles	P		P	P			A commercial parking lot that provides parking spaces for vehicles less than one (1) ton capacity for a fee or free.	No Additional Parking Required	
Passenger Car Rental			C	C			A business establishment that provides for the renting of automobiles on a short-term basis (differentiated from leasing, which is on a long-term basis). This may also involve the incidental storage of the automobiles being rented.	1:500 sq.ft. of Climate Controlled Area	
Truck, Trailer, and RV Rental			C	C			A business establishment that provides for the renting of trucks, trailers, or RVs on a short-term basis (differentiated from leasing, which is on a long-term basis). This may also involve the incidental storage of the vehicles being rented.	1:500 sq.ft. of Climate Controlled Area	
Industrial									
Agriculture, Commercial Crops	P (N)	An area used for the growing of farm products, vegetables, fruits, flowers, trees and/or grain and including the necessary accessory structures or uses for raising, treating and storing products raised on the premises.	1:Each Employee in Maximum Work Shift	22					
Agriculture, Commercial Livestock				C	C	P	An area used for the raising of the poultry and livestock animals such as horses, cattle, and sheep and including the necessary accessory structures or uses for raising, and housing animals raised on the premises. Does not include feed lots or auction facilities. See Code of Ordinances for additional regulation of livestock	1:Each Employee in Maximum Work Shift	

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Alcohol Production, Macro				C	C		A facility, typically over 15,000 sq.ft., where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and which possess the appropriate licenses from the state of Texas.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	
Alcohol Production, Micro with Food Sales			P/C (N)	P/C (N)	C		A facility, typically 15,000 sq.ft. or less, where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution and consumption, and which possess the Brewpub (BP) license from the State of Texas. This facility also prepares and sells food and alcoholic beverages for immediate consumption on-site; on-site consumption of alcoholic beverages must be less than fifty (50) percent of its revenue. Such facilities are typically independently owned.	1:500 sq.ft. of Production Area and Office PLUS 1:100 sq.ft. of Taproom, Lounge, and Dining Area, of Both Indoor and Outdoor Seating	23
Alcohol Production, Micro without Food Sales				P/C (N)	C		A facility, typically 15,000 sq.ft. or less, where beer, wine, or other alcoholic beverages are brewed, fermented, or distilled for distribution, and which possess the Brewpub (BP) license from the state of Texas and is typically independently owned. On-site consumption is limited to tasting.	1:500 sq.ft.	23
Commercial Extraction and Storage of Soil, Sand, and Gravel or Similar Material					C	C	The excavation and storage of sand, gravel, minerals, or other raw resources from the earth.	1:Each Employee in Maximum Work Shift	
Document Shredding	P (N)		P (N)	P	P		The destruction and recycling of paper documents for other businesses. Businesses may provide pick up services to transport materials to the destruction and recycling facility. All shredding must take place within an enclosed building.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	24

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Food and Drink Bottling, Canning, and Packaging				C	P		A facility where various food or beverages are canned, bottled, boxed, or containerized and then sold to suppliers. This does not include the production of various food or beverages.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	
Industrial Printing, Media Development and Distribution				P	P		Manufacturing and distribution of newspapers, books, and/or similar media. Also includes movie production.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	
Industrial/ Agricultural Machinery and Equipment Servicing and Repair Shop				P	P		An establishment for the repair and service of large machinery and equipment most common in industrial and agricultural applications.	1:300 sq.ft.	
Manufacturing, Bio-Tech, Hi-Tech				P	P		A facility that develops and manufactures parts or completed products using advanced processes in the fields of engineering, technology, and biology. Biotechnology processes involve using raw materials, living cells or a component of cells, to generate other biologic materials to be harvested and used to produce products such as plant-based biodegradable plastics, bio fuels, special microorganisms, and other similar products. Hi-tech processes may involve the forming, casting, molding, machining, or assembly of completed products or pieces that may be used to create other goods such as fiber optic cables, circuit boards, computers, medical equipment, capacitors, tools, measuring, controlling and analyzing instruments, and other similar products.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Manufacturing, Chemical					C		A facility engaged in the manufacturing and development of a wide variety of chemical products by conducting a chemical process on organic or inorganic raw material. Chemical products may include basic, specialty, and consumer chemicals including, but not limited to, soaps and detergents, paints, resins, and dyes. A chemical process may involve specialized machinery for preparing raw materials, causing chemical reactions to produce the desired chemical, separating resulting chemicals, and purification of chemicals. Petroleum refineries are not included in this definition.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	
Manufacturing, Food and Related Products					C		A facility engaged in the manufacturing, packing, processing, or refining of food and related products such as meat, fish, dairy, grains, sugars, and fats and oils.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	
Manufacturing, Heavy					P		A manufacturing facility, not elsewhere classified, engaged in manufacturing, assembly, fabrication, packaging or other industrial processing of products primarily from extracted or raw materials or the bulk storage and handling of such products and materials. Examples include manufacturing or assembly of machinery, metals, large equipment, vehicles, and appliances. Petroleum refineries, metal foundries, production of non-commercially available ammunition and arms, concrete production and similar processes are not included in this definition.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Manufacturing, Light				P	P		A manufacturing facility, not elsewhere classified, engaged in the processing, manufacturing, compounding, assembling, packaging, treatment, or fabrication of materials and products, from previously manufactured materials. Such use is capable of operating entirely within a building. Examples include manufacturing of clothing, furniture, aluminumware, glass, ceramics, and production of plastic bags. May also include wholesale distribution of these products.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	
Municipal Airport				P	P		Facilities associated with the Sugar Land Regional Airport for the takeoff and landing of aircraft, including runways, aircraft storage buildings, helicopter pads, air traffic control facilities, informational facilities and devices, terminal buildings, and airport auxiliary facilities, including fences, lighting and antennae systems, on-premises signs, driveways, and access roads. This term also includes aircraft maintenance facilities and aviation instruction facilities associated with the Sugar Land Regional Airport.	Director of Planning will determine the required parking based on applicant's parking analysis for the proposed development and parking estimate.	
Pharmaceuticals Packing and/or Blending				C	P		A facility that combines finished chemicals by mixing or blending using specialized machinery to produce a homogenous pharmaceutical or vitamin product. This facility may also package the resulting pharmaceutical product for transport or sale. This facility does not involve chemical processing as described in Manufacturing Chemical.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	
Railroad Freight Yard				C	P		A facility that is used for the loading and unloading of freight, goods, or products for transport by train.	1:500 sq. ft. (Minimum of 5 spaces required)	
Recycling Collection Center				C	C		A facility for collection and transfer of materials for recycling. Some compacting may take place on-site and all processes must take place completely within an enclosed building. This category does not include collection and recycling of vehicles or vehicle parts.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Telecommunications Towers			C (N)	C (N)	C (N)		A facility that transmits and/or receives electromagnetic signals. It includes antennas, microwave dishes, horns, and other types of equipment for the transmission or receipt of such signals, telecommunication towers, or similar structures supporting said equipment, equipment buildings, parking areas, and other accessory development.	1:300 sq.ft. of Associated Buildings (Minimum of 1 space required)	25
Utilities				C	P	C	Buildings, maintenance yards, equipment yards, service facilities, shops, utility buildings and lines, etc. used for the transmission, storage or maintenance of utilities such as electric utilities, gas utilities, cable facilities, or other utilities.	1:300 sq.ft. of Building or as Determined by the Director of Planning	
Warehouse and Distribution Facility				P	P		An enclosed structure for the storage of goods for distribution or transfer to another location.	1:2,000 sq.ft. of Warehouse PLUS 1:300 sq.ft. of Office	
Wholesale, Agricultural Products and Livestock					C		A facility that engages in the wholesale of agricultural products such as grains or beans, or the wholesale of livestock (such as a livestock auction market). This category does not include concentrated animal feeding operations.	1:300 sq.ft. of Building or as Determined by the Director of Planning	
Wholesale, Durable and Nondurable Goods				P (N)	P (N)		A facility that engages in the wholesale of one or more types of innocuous/non-hazardous goods that are not intensive goods, which are categorized in Wholesale, Heavy, Intensive, or Large-Scale Goods. Products may include nondurable goods such as paper products, plastic products, pharmaceuticals, textiles, apparel and other products; and durable retail goods such as furniture, household appliances and goods, electronics and computers, office equipment, automotive parts and supplies; hardware (including industrial hardware) such as fittings and valves; plumbing, heating, and electrical equipment and supplies; lumber and construction materials; semi-finished metal products (including bars, rods, pipes, wires, etc.) and other similar products. Limited small-scale hand assembly and packaging is permitted as part of this use.	1:2,000 sq.ft. of Warehouse PLUS 1:300 sq.ft. of Office	26

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* = Residential Proximity Conditional Use, See Sec. 2-55 G

Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Wholesale, Automobiles and Other Vehicles				C	P		A facility that engages in the wholesale of automobiles, motorcycles, boats, RVs, and other vehicles.	1:2,000 sq.ft. of Warehouse PLUS 1:300 sq.ft. of Office	
Wholesale, Bakery				P	P		A facility that is used for the production and distribution of baked goods and confectioneries to retail outlets. Limited small-scale hand assembly and packaging is permitted as part of this use.	1:2,000 sq.ft. of Warehouse PLUS 1:300 sq.ft. of Office	
Wholesale, Beer, Wine, and Distilled Beverages				P	P		A facility that engages in the wholesale of beer, wine, and distilled beverages. Limited small-scale hand assembly and packaging is permitted as part of this use.	1:2,000 sq.ft. of Warehouse PLUS 1:300 sq.ft. of Office	
Wholesale, Heavy, Intensive or Large-Scale Goods					P		A facility that engages in the wholesale of heavy or large-scale goods such as: intensive and/or hazardous chemicals (including acids, chlorine, compressed and liquefied gasses, or similar); heavy industrial, farm, and construction machinery and equipment; metals and metallic ores; petroleum and related fuels; and other similar goods. This category does not include scrap/ waste, auto wreckers, or pre-fabricated buildings. Limited small-scale hand assembly and packaging is permitted as part of this use.	1:2,000 sq.ft. of Warehouse PLUS 1:300 sq.ft. of Office	
Wholesale, Nurseries and Gardening				P	P		A facility that engages in the wholesale of flowers, shrubs, trees, and other plant and gardening supplies. Limited small-scale hand assembly and packaging is permitted as part of this use.	1:500 sq.ft. of Indoor Office PLUS 1:1,000 sq.ft. of Outdoor Storage Space	
Woodworking and Planing Mill					P		A facility that engages in manufacturing fabricated wood millwork, cabinetry, hardwood and softwood.	Less Than 25,000 sq.ft.: 1:500 sq.ft. OR 25,000 or greater: 1:500 sq.ft. (Office) PLUS 1:1,000 sq.ft. (Warehouse)	

Table 2-91.1: Permitted Uses and Parking Schedule for Nonresidential Zoning Districts

See Sec. 2-55. for the Key to Permitted Uses and Parking Schedule Tables.

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Non-Residential Districts Supplemental Regulations									
1. Size limitation in B-1 District (10,000 sq. ft.)									
In the B-1 district, a Conditional Use Permit is required for an establishment that is greater than 10,000 square feet.									
2. Parks and Recreational Facilities									
A reduced parking requirement may be approved by the Director of Planning, or designee, when recreational facilities are included as part of a Home Owners Association facility, and a parking analysis is submitted demonstrating a lesser parking requirement is appropriate.									
3. Vocational Schools Size limitation									
In the B-O and B-1 districts:									
a. Classrooms 10,000 sq. ft. or less permitted by right;									
b. A Conditional Use Permit is required if:									
i. The proposed classroom space is greater than 10,000 sq.ft.; or									
ii. If other training facilities are proposed to be included.									
4. Size limitation in B-1 District (15,000 sq. ft.)									
In the B-1 district, a Conditional Use Permit is required for an establishment that is greater than 15,000 square feet.									
5. Drive-Thru Facilities (Pharmacy, Restaurant, Grocery Store, Financial Institution, Dry Cleaners)									
a. A Conditional Use Permit is required if the drive-thru is less than 200 feet from a residential lot.									
b. All drive-thru facilities shall comply with the following requirements:									
i. Speakers must be oriented away from the nearest residential lot(s);									
ii. A 10-foot wide bypass lane is required adjacent to the stacking lane to allow vehicles to circumvent the drive-thru lane.									
c. Each drive-thru lane may count as one space toward total parking count.									
6. Size limitation in B-1 (5,000 sq. ft.)									

Table 2-91.1: Permitted Uses and Parking Schedule for Nonesidential Zoning Districts

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
<p>In the B-1 district, a Conditional Use Permit is required for an establishment that is greater than 5,000 square feet.</p>									
<p>7. Limitations on Outdoor Speakers</p>									
<p>In all districts, a Conditional Use Permit is required if</p>									
<p>a. The restaurant includes an outdoor dining area (i.e. patio) with speakers; AND</p>									
<p>b. The outdoor area is located within 200 feet of a residential lot.</p>									
<p>8. Size limitation in B-O (5,000 sq. ft.)</p>									
<p>In the B-O district, a Conditional Use Permit is required for an establishment that is greater than 5,000 square feet.</p>									
<p>9. Shopping Centers</p>									
<p><i>Moved from Sec. 2-213 F</i></p>									
<p>For Shopping Centers:</p>									
<p>a. Where Restaurants and/or Places of Worship occupy less than 50% of the gross square footage (not the primary use), parking is calculated at the Shopping Center ratio.</p>									
<p>b. Where Restaurants and/or Places of Worship occupy 50% or more of the gross square footage, parking is calculated at the Restaurants and/or Places of Worship ratio for the portion of the building occupied by the Restaurant(s) and/or Place(s) of Worship. For the remainder of the building, the Parking Spaces required must equal the sum of the requirements of the remaining uses computed separately.</p>									
<p>10. Adult Oriented Businesses</p>									
<p>See Chapter 2, Article IX of the Development Code for regulations regarding Adult Oriented Businesses.</p>									
<p>11. Animal Services, Outdoor Runs (Accessory)</p>									
<p>a. In the B-2 district, a Conditional Use Permit is required for an outdoor facility that is greater than 2,500 square feet.</p>									
<p>b. Outdoor facilities shall not be located between the primary structure and the front or street side lot line.</p>									
<p>c. Outdoor facilities shall be screened from public view as defined by Section 2-387.2. regarding screening of ground-mounted equipment.</p>									

Table 2-91.1: Permitted Uses and Parking Schedule for Nonesidential Zoning Districts

See Sec. 2-55. for the Key to Permitted Uses and Parking Schedule Tables.

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
<p>12. Size limitation in B-2 (20,000 sq. ft.)</p> <p>In the B-2 district, a Conditional Use Permit is required for an establishment that is greater than 20,000 square feet.</p> <p>13. Size limitation in B-O (15,000 sq. ft.)</p> <p>In the B-O district, a Conditional Use Permit is required for an establishment that is greater than 15,000 square feet.</p> <p>14. Dry-Cleaning Facilities</p> <p>Screening is required to minimize view of any rear door, utility door, or loading and unloading bay from any adjacent property line or right-of-way.</p> <p>15. Residential Proximity for Outdoor Fitness</p> <p>In the B-2 district, a Conditional Use Permit is required for outdoor activities which will take place within 200 feet of a residential district or use.</p> <p>16. Hotels (Full, Limited, Select Service)</p> <p><i>Moved from Article XIV - Hotels</i></p> <p>a. Intent</p> <p>The City Council has determined that establishing minimum standards for hotels protects and advances the general welfare of the community by providing for structural integrity, safety, durability, and improved maintenance of sites, and by promoting economic development by providing quality hospitality developments that support the City's businesses.</p> <p>b. Definition</p> <p>For hotels, Cooking Facility includes a conventional oven, convection oven, stove top burner, grill, hibachi or hotplate that does not serve an integral part of an appliance designed solely to produce coffee, sink with a 1 inch or larger in diameter drain, garbage disposal, dishwasher, counter space for cooking, preparing, or serving food, but does not include a microwave, miniature refrigerator or freezer, or coffee maker.</p> <p>c. Minimum Requirements</p> <p>A hotel must meet the following requirements:</p> <p>i. Guest rooms must be accessible only through interior corridors;</p> <p>ii. Entrance through exterior doors must be secured and accessible only to guests and employees;</p>									

Table 2-91.1: Permitted Uses and Parking Schedule for Nonresidential Zoning Districts

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Land Use	B-O*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
							<ul style="list-style-type: none"> iii. Hotel management must be on-site 24 hours each day; iv. Prohibit overnight parking of trucks with more than 2 axles and recreational vehicles in the hotel's parking lot and Parking Garage, erect signs in compliance with Chapter 2308 of the Texas Occupations Code stating those vehicles will be towed from the hotel property; v. Except for not more than 5% of the total number of guest rooms in a Full Service Hotel, guest rooms in a hotel may not contain any Cooking Facility; and vi. Delivery service areas must be screened from the view of any Right-of-Way or residential area by masonry walls. 		
							<p>17. Assisted Living</p> <p>Assisted Living uses must comply with the following requirements:</p> <ul style="list-style-type: none"> a. Provide a common dining area; b. Provide housekeeping and transportation services to residents; and c. Be licensed by the state under Texas Administrative Code Ch. 92 as a Type A or Type B facility. 		
							<p>18. Independent Senior Living</p> <p>Independent Senior Living uses must comply with the following requirements:</p> <ul style="list-style-type: none"> a. Provide a common dining area that is at least 3,000 sq.ft.; b. Provide housekeeping and transportation services to residents; c. Provide physical fitness and/ or wellness facilities on-site; d. Units must be accessible through temperature controlled interior corridors; and e. At least one person aged 55 or over shall reside in each unit. 		
							<p>19. Size limitation in B-O (10,000 sq. ft.)</p> <p>In the B-O district, a Conditional Use Permit is required for an establishment that is greater than 10,000 square feet.</p>		
							<p>20. Car Wash Limitation in M-1</p> <p>In the M-1 district, a Conditional Use Permit is required for car wash which will take be located within 200 feet of a residential district or use.</p>		

21. Gas Pumps (Accessory)

In all districts Gas Pumps (Accessory) must comply with the following requirements:

- a. Gas canopy columns must be wrapped in a masonry finish;
- b. Gas canopy lighting must be recessed into the ceiling;
- c. There shall be no outside speakers at the gas pumps, except those required by state or federal law;
- d. Gas canopies must consist of a pitched or mansard roof – flat roof canopies are not permitted;
- e. Outside sales or rental of products, such as those sold from a vending machine, ice machine, movie kiosk etc., are prohibited.

22. Agriculture, Commercial Crops

Minimum 5 acre property is required for the establishment of this use.

23. Alcohol Production, Micro with or without Food Sales

- a. In B-2 (with Food Sales) and M-1 (with or without Food Sales), a Conditional Use Permit is required if the establishment is greater than 15,000 square feet.
- b. For Alcohol Production, Micro with Food Sales, each establishment must include at least one of the following: a restaurant, tasting room, bar, or lounge, that shall meet the following conditions:
 - i. The minimum size shall be at least 15% of the total square footage of the facility and all associated uses; and
 - ii. It shall be located in the same building as the alcohol production.

24. Document Shredding

Document Shredding establishments in B-O and B-2 shall:

- a. Be located in an office building that is at least 50,000 square feet; and
- b. Not be greater than 5,000 square feet.

25. Telecommunications Towers

See Chapter 2, Article VII of the Development Code for regulations regarding Telecommunication Towers and Antennas.

26. Wholesale, Durable and Nondurable Goods

Tire storage is not permitted outside of an enclosed building.

EXHIBIT C

Sec. 9-17. Airport Zoning Districts Permitted Uses Schedule.

<i>Table 9-17.1: Permitted Uses Schedule for Airport Zoning Districts</i>		
See Sec. 2-55. for the Key to Permitted Uses and Parking Schedule Tables. P = Permitted Uses C = Conditional Use Blank Box = Prohibited Use		
Land Use	AZ-01	AZ-02
Institutional		
Botanical and Zoological Gardens	P	
Library		
Museums and Art Galleries	P	
Parks and Recreational Facilities	P	
School, College and University		
School, Private, Elementary, Middle, and High		
School, Public, Elementary, Middle, and High		
School, Vocational	P	
Office		
Call/Message Center	P	
Professional Office, Neighborhood	P	
Professional Office, Regional	P	
Retail		
Bar	P	
Furniture and Home Furnishings Store	P	
Grocery, Convenience Store	P	
Grocery, Market	P	
Grocery, Supermarket	P	
Home Improvement Store, Large	P	
Home Improvement Store, Small	P	
Household Appliance Store	P	
Liquor Store	P	

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Land Use	AZ-01	AZ-02
Lumber and Other Building Materials	P	
Nurseries and Gardening, Retail	P	
Pawnshop	P	
Pharmacy	P	
Restaurant, With Drive-In and/or Drive-Thru Service	P	
Restaurant, With No Drive-In or Drive-Thru Service	P	
Retail, Neighborhood	P	
Retail, Regional (Department or Big Box Store)	P	
Shopping Center	P	
Thrift Store or Donation Center	P	
Tobacco, Hookah, and Vapor Retail Store	P	
Services		
Adult Day-Care		
Adult Oriented Businesses		
Animal Services, Boarding/ Day Care	P	
Animal Services, Large Animals	P	
Animal Services, Outdoor Runs (Accessory)	P	
Animal Services, Small Animals	P	
Assembly Facility, Banquet/Event Center	P	
Assisted Living		
Building and Property Maintenance Services and Security	P	
Campground and RV Park	P	
Child Care Facility, Daycare		

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Land Use	AZ-01	AZ-02
Cleaning, Dry Cleaners Pick-Up & Drop-Off	P	
Cleaning, Dry Cleaning Plant	P	
Cleaning, Laundromat	P	
Clinic, Drug and Alcohol Treatment	P	
Clinic, Medical, Dental, or Therapist	P	
Commercial Amusement, Indoor	P	
Commercial Amusement, Outdoor	P	
Concert or Performance Hall	P	
Concierge Medical Care	P	
Emergency Rooms/Urgent Care Facilities	P	
Financial Institution with Drive-Thru	P	
Financial Institution without Drive-Thru	P	
Fitness Center, Indoor Fitness Instruction	P	
Fitness Center, Large	P	
Fitness Center, Outdoor Facilities & Activities (Accessory)	P	
Fitness Center, Small	P	
Funeral Home	P	
Funeral Home, Crematory (Accessory)	P	
Golf Course or Country Club	P	
Heavy Commercial Equipment Rental, Leasing and Sales	P	
Helipad (Accessory)	P	
Heliport	P	
Hospital		
Hotel, Full Service	P	

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Land Use	AZ-01	AZ-02
Hotel, Limited Service	P	
Hotel, Select Service	P	
Independent Senior Living		
Individual and Family Social Services	P	
Landscape Services	P	
Long-Term Acute Care Facility/ Rehabilitation Hospital		
Medical and Dental Laboratory	P	
Mini-Warehouse and Self-Storage	P	
Movie Theater	P	
Nursing and Personal Care Facility		
Other Educational Services		
Other Health Services	P	
Payday Loans, Check Cashing, and Bail Bonds	P	
Permanent Makeup	P	
Place of Worship		
Print Shop, Local	P	
Radio and Television Broadcasting	P	
Repair Shop, Small Personal and Household Goods	P	
Repair Shop, Small Engine	P	
Research, Life Sciences and Healthcare	P	
Research, Research and Testing Laboratory	P	
Research, Technology Development	P	
Salon, Spa, or Barber Shop	P	
Studio, Art Instruction	P	

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Land Use	AZ-01	AZ-02
Studio, Dance	P	
Studio, Glass or Ceramics	P	
Studio, Metalwork, Woodwork, & Furniture (Including Repair)	P	
Studio, Photography	P	
Studio, Tattoo and/or Body Piercing		
Supply Rental	P	
Vehicle-Related		
Auto Parts, Retail	P	
Auto Repair and Services, Major	P	
Auto Repair and Services, Minor	P	
Boat and RV Sales	P	
Car Sales, New and Used	P	
Car Sales, Used	P	
Car Wash (Accessory)	P	
Car Wash, Drive-Thru or Hand Wash	P	
Car Wash, Self Service	P	
Gas Pumps (Accessory)	P	
Other Automotive Sales	P	
Parking of Passenger Vehicles	P	
Passenger Car Rental	P	
Truck, Trailer, and RV Rental	P	
Industrial		
Agricultural, Commercial Crops	P	P
Agricultural, Commercial Livestock	P	

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Land Use	AZ-01	AZ-02
Alcohol Production, Macro	P	
Alcohol Production, Micro with Food Sales	P	
Alcohol Production, Micro without Food Sales	P	
Commercial Extraction of Soil, Sand, and Gravel or Similar Material and Storage		
Document Shredding	P	
Food and Drink Bottling, Canning, and Packaging		
Industrial Printing, Media Development and Distribution	P	
Industrial/ Agricultural Machinery and Equipment Servicing and Repair Shop	P	
Manufacturing, Bio-Tech, Hi-Tech	P	
Manufacturing, Chemical	P	
Manufacturing, Food and Related Products	P	
Manufacturing, Heavy	P	
Manufacturing, Light	P	
Municipal Airport	P	P
Pharmaceuticals Packing and/or Blending	P	
Railroad Freight Yard	P	P
Recycling Collection Center	P	
Telecommunications Towers	P	
Utilities	P	P
Warehouse and Distribution Facility	P	
Wholesale, Agricultural Products and Livestock	P	
Wholesale, Durable and Nondurable Goods	P	
Wholesale, Automobiles and Other Vehicles	P	
Wholesale, Bakery	P	

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Land Use	AZ-01	AZ-02
Wholesale, Beer, Wine, and Distilled Beverages	P	
Wholesale, Heavy Industrial Goods	P	
Wholesale, Nurseries and Gardening	P	
Woodworking and Planing Mill	P	