

Land Use

	Existing	Existing	Staff Proposed	Applicant Proposed
	C-1	R-3	C-1B	C-1B
Accessory building/structure (see section 144-5.4)	P	P	P	P
Accessory dwelling (one accessory dwelling per lot)	P	P		
Accounting, auditing, bookkeeping, and tax preparations	P		P	P
Acid manufacture				
Adult day care (no overnight stay)	P		P	P
Adult day care (with overnight stay)	P	P	P	P
Aircraft support and related services				
Airport				
All-terrain vehicle (ATV) dealer/sales			P	P
Ambulance service (private)	P		P	P
Amphitheaters (outdoor live performances)			P	P
Amusement devices/arcade (four or more devices)			P	P
Amusement services or venues (indoors) (see section 144-5.13)			P	P
Amusement services or venues (outdoors)			P	P
Animal grooming shop	P		P	P
Answering and message services	P		P	P
Antique shop	P		P	P
Appliance repair	P		P	P
Archery range				
Armed services recruiting center	P		P	P
Art dealer/gallery	P		P	P
Artist or artisans studio	P		P	P
Assembly/exhibition hall or areas			P	P
Assisted living facility/retirement home	P	P	P	P
Athletic fields			P	P
Auction sales (non-vehicle)			P	P
Auto body repair, garages (see section 144-5.11)			P	P
Auto glass repair/tinting (see section 144-5.11)			P	P
Auto interior shop/upholstery (see section 144-5.11)			P	P
Auto leasing			P	P
Auto muffler shop (see section 144-5.11)			P	P
Auto or trailer sales rooms or yards (see section 144-5.12)			P	P
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)			P	P
Auto paint shop			P	P
Auto repair as an accessory use to retail sales			P	P
Auto repair garage (general) (see section 144-5.11)			P	P
Auto supply store for new and factory rebuilt parts			P	P
Auto tire repair/sales (indoor)			P	P
Auto wrecking yards				
Automobile driving school (including defensive driving)	P		P	P
Bakery (retail)	P		P	P
Bank, savings and loan, or credit union	P		P	P
Bar/tavern (no outdoor music)	P		P	P
Bar/tavern			P	P
Barber/beauty college (barber or cosmetology school or college)	P		P	P
Barns and farm equipment storage (related to agricultural uses)	P	P	P	P

Land Use

	Existing	Existing	Staff Proposed	Applicant Proposed
	C-1	R-3	C-1B	C-1B
Battery charging station	P		P	P
Bed and breakfast inn (see section 144-5.6)			P	P
Bicycle sales and/or repair	P		P	P
Billiard/pool facility			P	P
Bingo facility			P	P
Bio-medical facilities			P	P
Blacksmith or wagon shops				
Blooming or rolling mills				
Boarding house/lodging house	P	P		
Book binding	P		P	P
Book store	P		P	P
Bottling or distribution plants (milk)				
Bottling works				
Bowling alley/center (see section 144-5.13)			P	P
Breweries/distilleries and manufacture of alcohol and alcoholic beverages				
Broadcast station (with tower) (see section 144-5.7)			P	P
Bulk storage of gasoline, petroleum products, liquefied petroleum and flammable liquids (see section 5.27)				
Bus barns or lots			P	P
Bus passenger stations			P	P
Cabin or cottage (rental)				
Cabin or cottage (rental for more than 30 days)				
Cafeteria/cafe/delicatessen	P		P	P
Campers' supplies	P		P	P
Campgrounds				
Canning/preserving factories				
Car wash (self-service; automated)			P	P
Car wash, full service (detail shop)			P	P
Carpenter, cabinet, or pattern shops			P	P
Carpet cleaning establishments			P	P
Caterer			P	P
Cement, lime, gypsum or plaster of Paris manufacture				
Cemetery and/or mausoleum	P	P	P	P
Check cashing service	P		P	P
Chemical laboratories (e.g., ammonia, bleaching powder)				
Chemical laboratories (not producing noxious fumes or odors)				
Child day care/children's nursery (business)	P		P	P
Church/place of religious assembly	P	P	P	P
Cider mills				
Civic/conference center and facilities			P	P
Cleaning, pressing and dyeing (non-explosive fluids used)	P		P	P
Clinic (dental)	P		P	P
Clinic (emergency care)	P		P	P
Clinic (medical)	P		P	P
Club (private)	P		P	P
Coffee shop	P		P	P

Land Use

	Existing	Existing	Staff Proposed	Applicant Proposed
	C-1	R-3	C-1B	C-1B
Cold storage plant				
Commercial amusement concessions and facilities			P	P
Communication equipment—Installation and/or repair	P		P	P
Community building (associated with residential uses)	P	P		
Community home (see definition)	P	P	P	P
Computer and electronic sales	P		P	P
Computer repair	P		P	P
Concrete or asphalt mixing plants—Permanent				
Concrete or asphalt mixing plants—Temporary				
Confectionery store (retail)			P	P
Consignment shop	P		P	P
Contractor's office/sales, with outside storage including vehicles				
Contractor's temporary on-site construction office	P	P	P	P
Convenience store with gas sales	P		P	P
Convenience store without gas sales	P		P	P
Cotton ginning or baling works				
Country club (private)	P	P	P	P
Credit agency	P		P	P
Crematorium				
Curio shops	P		P	P
Custom work shops	P		P	P
Dance hall/dancing facility (see section 144-5.13)			P	P
Day camp	P		P	P
Department store	P		P	P
Distillation of bones				
Dormitory (in which individual rooms are for rental)				
Drapery shop/blind shop	P		P	P
Driving range			P	P
Drug store/pharmacy	P		P	P
Duplex/two-family/duplex condominiums	P	P		
Electrical generating plant				
Electrical repair shop	P		P	P
Electrical substation	P	P	P	P
Electronic assembly/high tech manufacturing				
Electroplating works				
Enameling works				
Engine repair/motor manufacturing re-manufacturing and/or repair				
Explosives manufacture or storage				
Exterminator service	P		P	P
Fairground				
Family home adult care	P	P		
Family home child care	P	P		
Farmers market (produce market—wholesale)	P		P	P
Farms, general (crops) (see chapter 6 and section 144-5.9)	P	P	P	P
Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P	P	P
Feed and grain store			P	P

Land Use

	Existing	Existing	Staff Proposed	Applicant Proposed
	C-1	R-3	C-1B	C-1B
Fertilizer manufacture and storage				
Filling station (gasoline tanks must be below the ground)	P		P	P
Florist	P		P	P
Flour mills, feed mills, and grain processing				
Food or grocery store with gasoline sales	P		P	P
Food or grocery store without gasoline sales	P		P	P
Food processing (no outside public consumption)				
Forge (hand)				
Forge (power)				
Fraternal organization/civic club (private club)	P	P	P	P
Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building)				
Freight terminal, truck (all storage of freight in an enclosed building)				
Frozen food storage for individual or family use	P		P	P
Funeral home/mortuary	P		P	P
Furniture manufacture				
Furniture sales (indoor)	P		P	P
Galvanizing works				
Garbage, offal or dead animal reduction or dumping				
Garden shops and greenhouses	P		P	P
Gas manufacture				
Gas or oil wells				
Golf course (public or private)	P	P	P	P
Golf course (miniature)	P		P	P
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P	P	P
Grain elevator				
Greenhouse (commercial)	P		P	P
Handicraft shop	P		P	P
Hardware store	P		P	P
Hay, grain, and/or feed sales (wholesale)				
Health club (physical fitness; indoors only)	P		P	P
Heating and air-conditioning sales/services				
Heavy load (farm) vehicle sales/repair (see section 144-5.14)			P	P
Heavy manufacturing				
Heliport				
Hides/skins (tanning)				
Home occupation (see section 144-5.5)	P	P		
Home repair and yard equipment retail and rental outlets			P	P
Hospice	P	P	P	P
Hospital, general (acute care/chronic care)	P		P	P
Hospital, rehabilitation	P		P	P
Hotel/motel	P		P	P
Hotels/motels—Extended stay (residence hotels)	P		P	P
Ice delivery stations (for storage and sale of ice at retail only)	P		P	P
Ice plants				
Indoor or covered sports facility				
Industrial laundries				

Land Use

	Existing	Existing	Staff Proposed	Applicant Proposed
	C-1	R-3	C-1B	C-1B
Iron and steel manufacture				
Junkyards, including storage, sorting, baling or processing of rags				
Kiosk (providing a retail service)	P		P	P
Laboratory equipment manufacturing				
Laundromat and laundry pickup stations	P		P	P
Laundry, commercial (without self-serve)			P	P
Laundry/dry cleaning (drop off/pick up)	P		P	P
Laundry/washateria (self-serve)	P		P	P
Lawnmower sales and/or repair	P		P	P
Leather products manufacturing				
Light manufacturing				
Limousine/taxi service			P	P
Livestock sales/auction				
Locksmith	P		P	P
Lumber mill				
Lumberyard (see section 144-5.15)				
Lumberyard or building material sales (see section 144-5.15)				
Machine shop				
Maintenance/janitorial service			P	P
Major appliance sales (indoor)			P	P
Manufacture of carbon batteries				
Manufacture of paint, lacquer, oil, turpentine, varnish, enamel, etc.				
Manufacture of rubber, glucose, or dextrin				
Manufactured home—HUD Code compliant (see Texas Occupations Code ch. 1201)				
Manufactured home park—HUD Code compliant (see Texas Occupations Code ch. 1201)				
Manufactured home subdivision—HUD Code compliant (see Texas Occupations Code ch. 1201)				
Manufactured home sales				
Manufacturing and processes				
Manufacturing processes not listed				
Market (public, flea)				
Martial arts school	P		P	P
Meat or fish packing/storage plants				
Medical supplies and equipment	P		P	P
Metal fabrication shop				
Micro brewery (onsite mfg. and/or sales)			P	P
Micro distillery (onsite mfg. and/or sales)			P	P
Mini-warehouse/self-storage units (no boat and RV storage permitted)	P		P	P
Mini-warehouse/self-storage units with outside boat and RV storage			P	P
Monument, gravestone, or marble works (manufacture)				
Motion picture studio, commercial film	P		P	P
Motion picture theater (indoors)	P		P	P
Motion picture theater (outdoors, drive-in)			P	P
Motorcycle dealer (primarily new/repair)			P	P
Moving storage company			P	P
Moving, transfer, or storage plant				
Multifamily (apartments/condominiums)	P	P		

Land Use

	Existing	Existing	Staff Proposed	Applicant Proposed
	C-1	R-3	C-1B	C-1B
Museum	P	P	P	P
Natural resource extraction and mining				
Needlework shop	P		P	P
Nonbulk storage of gasoline, petroleum products and liquefied petroleum				
Nursing/convalescent home/sanitarium	P	P	P	P
Offices, brokerage services	P		P	P
Offices, business or professional	P		P	P
Offices, computer programming and data processing	P		P	P
Offices, consulting	P		P	P
Offices, engineering, architecture, surveying or similar	P		P	P
Offices, health services	P		P	P
Offices, insurance agency	P		P	P
Offices, legal services, including court reporting	P		P	P
Offices, medical offices	P		P	P
Offices, real estate	P		P	P
Offices, security/commodity brokers, dealers, exchanges and financial services	P		P	P
Oil compounding and barreling plants				
One-family dwelling, detached	P	P		
Outside storage (as primary use)				
Paint manufacturing				
Paper or pulp manufacture				
Park and/or playground (private and public)	P	P	P	P
Parking lots (for passenger car only) (not as incidental to the main use)	P		P	P
Parking structure/public garage			P	P
Pawn shop	P		P	P
Personal services	P		P	P
Personal watercraft sales (primarily new/repair)			P	P
Pet shop/supplies (less than 10,000 sq. ft.)	P		P	P
Pet store (over 10,000 sq. ft.)			P	P
Petroleum or its products (refining of)				
Photo engraving plant				
Photographic printing/duplicating/copy shop or printing shop	P		P	P
Photographic studio (no sale of cameras or supplies)	P		P	P
Photographic supply	P		P	P
Plant nursery (no retail sales on site)	P	P	P	P
Plant nursery (retail sales/outdoor storage)	P		P	P
Plastic products molding/reshaping				
Plumbing shop	P		P	P
Portable building sales			P	P
Poultry killing or dressing for commercial purposes				
Propane sales (retail)				
Public recreation/services building for public park/playground areas	P	P	P	P
Publishing/printing company (e.g., newspaper)			P	P
Quick lube/oil change/minor inspection			P	P
Radio/television shop, electronics, computer repair	P		P	P
Railroad roundhouses or shops				

Land Use

	Existing	Existing	Staff Proposed	Applicant Proposed
	C-1	R-3	C-1B	C-1B
Rappelling facilities				
Recreation buildings (private)		P	P	P
Recreation buildings (public)	P	P	P	P
Recycling kiosk			P	P
Refreshment/beverage stand	P		P	P
Rental or occupancy for less than one month (see section 144-5.17)	P	P		
Research lab (non-hazardous)			P	P
Residential use in buildings with non-residential uses permitted in the district	P			
Restaurant/prepared food sales	P		P	P
Restaurant with drive-through service	P		P	P
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)	P		P	P
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)	P		P	P
Retail store and shopping center (more than 50,000 sq. ft. bldg.)	P		P	P
Retirement home/home for the aged	P	P	P	P
Rock crushers and rock quarries				
Rodeo grounds				
RV park			P	P
RV/travel trailer sales			P	P
Sand/gravel sales (storage or sales)				
School, K-12 public or private	P	P	P	P
School, vocational (business/commercial trade)	P		P	P
Security monitoring company (no outside storage or installation)	P		P	P
Security systems installation company			P	P
Sexually oriented business (see chapter 18)				
Sheet metal shop				
Shoe repair shops	P		P	P
Shooting gallery—Indoor (see section 144-5.13)			P	P
Shooting range—Outdoor (see section 144-5.13)				
Shopping center			P	P
Sign manufacturing/painting plant			P	P
Single-family industrialized home (see section 144-5.8)	P	P		
Smelting of tin, copper, zinc or iron ores				
Specialty shops in support of project guests and tourists			P	P
Stables (as a business) (see chapter 6)				
Stables (private, accessory use) (see chapter 6)				
Steel furnaces				
Stockyards or slaughtering				
Stone/clay/glass manufacturing				
Storage—Exterior storage for boats and recreational vehicles			P	P
Storage in bulk				
Structural iron or pipe works				
Studio for radio or television, without tower (see zoning district for tower authorization)	P		P	P
Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)	P		P	P
Sugar refineries				
Tailor shop (see home occupation)	P		P	P
Tar distillation or manufacture				

Land Use

	Existing	Existing	Staff Proposed	Applicant Proposed
	C-1	R-3	C-1B	C-1B
Tattoo or body piercing studio			P	P
Taxidermist			P	P
Telecommunications towers/antennas (see section 144-5.7)				
Telemarketing agency	P		P	P
Telephone exchange buildings (office only)	P	P	P	P
Tennis court (commercial)			P	P
Theater (non-motion picture; live drama)	P		P	P
Tire sales (outdoors)			P	P
Tool rental	P		P	P
Townhouse (attached)				
Transfer station (refuse/pick-up)				
Travel agency	P		P	P
Truck or transit terminal				
Truck stop				
Tuber entrance and takeout facilities (see section 144-5.13)				
University or college (public or private)	P	P	P	P
Upholstery shop (non-auto)	P		P	P
Used or second hand merchandise/furniture store			P	P
Vacuum cleaner sales and repair	P		P	P
Vehicle storage facility			P	P
Veterinary hospital (no outside animal runs or kennels)			P	P
Veterinary hospital (with outdoor animal runs or kennels that may not be used between the hours of 9:00 p.m. and 7:00 a.m.)				
Video rental/sales	P		P	P
Warehouse/office and storage/distribution center				
Waterfront amusement facilities—Berthing facilities sales and rentals				
Waterfront amusement facilities—Boat fuel storage/dispensing facilities				
Waterfront amusement facilities—Boat landing piers/launching ramps				
Waterfront amusement facilities—Swimming/wading pools/bathhouses			P	P
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P	P	P
Welding shop				
Wholesale sales offices and sample rooms			P	P
Wire or rod mills				
Wood distillation plants (charcoal, tar, turpentine, etc.)				
Woodworking shop (ornamental)	P		P	P
Wool scouring				
Zero lot line/patio homes				