	Existing	Proposed
	M-1	R-2A
Accessory building/structure (see section 144-5.4)	P	P
Accessory dwelling (one accessory dwelling per lot, no kitchen)		P
Accounting, auditing, bookkeeping, and tax preparations	P	
Acid manufacture		
Adult day care (no overnight stay)		
Adult day care (with overnight stay)		
Aircraft support and related services	P	
Airport	P	
All-terrain vehicle (ATV) dealer/sales	P	
Ambulance service (private)	P	
Amphitheaters (outdoor live performances)	P	
Amusement devices/arcade (four or more devices)	P	
Amusement services or venues (indoors) (see section 144-5.13)	P	
Amusement services or venues (outdoors)	P	
Animal grooming shop	P	
Answering and message services	P	
Antique shop	P	
Appliance repair	P	
Archery range	P	
Armed services recruiting center	P	
Art dealer/gallery	P	
Artist or artisans studio	P	
Assembly/exhibition hall or areas	P	
Assisted living facility/retirement home		
Athletic fields	P	
Auction sales (non-vehicle)	P	
Auto body repair, garages (see section 144-5.11)	P	
Auto glass repair/tinting (see section 144-5.11)	P	
Auto interior shop/upholstery (see section 144-5.11)	P	
Auto leasing	P	
Auto muffler shop (see section 144-5.11)	P	
Auto or trailer sales rooms or yards (see section 144-5.12)	P	
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)	P	
Auto paint shop	P	
Auto repair as an accessory use to retail sales	P	
Auto repair garage (general) (see section 144-5.11)	P	
Auto supply store for new and factory rebuilt parts	P	
Auto tire repair/sales (indoor)	P	
Auto wrecking yards		
Automobile driving school (including defensive driving)	P	
Bakery (retail)	P	
Bank, savings and loan, or credit union	P	
Bar/tavern (no outdoor music)	P	
Bar/tavern	P	

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

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

Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P
Feed and grain store	P	
Fertilizer manufacture and storage		
Filling station (gasoline tanks must be below the ground)	P	
Florist	P	
Flour mills, feed mills, and grain processing	P	
Food or grocery store with gasoline sales	P	
Food or grocery store without gasoline sales	P	
Food processing (no outside public consumption)	P	
Forge (hand)	P	
Forge (power)	P	
Fraternal organization/civic club (private club)	P	
Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building)	P	
Freight terminal, truck (all storage of freight in an enclosed building)	P	
Frozen food storage for individual or family use	P	
Funeral home/mortuary	P	
Furniture manufacture	P	
Furniture sales (indoor)	P	
Galvanizing works	P	
Garbage, offal or dead animal reduction or dumping		
Garden shops and greenhouses	P	
Gas manufacture		
Gas or oil wells		
Golf course (public or private)	P	P
Golf course (miniature)	P	
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P
Grain elevator	P	
Greenhouse (commercial)	P	
Handicraft shop	P	
Hardware store	P	
Hay, grain, and/or feed sales (wholesale)		
Health club (physical fitness; indoors only)	P	
Heating and air-conditioning sales/services	P	
Heavy load (farm) vehicle sales/repair (see section 144-5.14)	P	
Heavy manufacturing		
Heliport	P	
Hides/skins (tanning)		
Home occupation (see section 144-5.5)		P
Home repair and yard equipment retail and rental outlets	P	
Hospice		
Hospital, general (acute care/chronic care)	P	
Hospital, rehabilitation	P	
Hotel/motel	P	
Hotels/motels—Extended stay (residence hotels)		
Ice delivery stations (for storage and sale of ice at retail only)	P	

Ice plants	P	
Indoor or covered sports facility		
Industrial laundries	P	
Iron and steel manufacture		
Junkyards, including storage, sorting, baling or processing of rags		
Kiosk (providing a retail service)	P	
Laboratory equipment manufacturing	P	
Laundromat and laundry pickup stations	P	
Laundry, commercial (without self-serve)	P	
Laundry/dry cleaning (drop off/pick up)	P	
Laundry/washateria (self-serve)	P	
Lawnmower sales and/or repair	P	
Leather products manufacturing	P	
Light manufacturing	P	
Limousine/taxi service	P	
Livestock sales/auction		
Locksmith	P	
Lumber mill		
Lumberyard (see section 144-5.15)	P	
Lumberyard or building material sales (see section 144-5.15)	P	
Machine shop	P	
Maintenance/janitorial service	P	
Major appliance sales (indoor)	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	P	
Manufacturing and processes	P	
Manufacturing processes not listed		
Market (public, flea)	P	
Martial arts school	P	
Meat or fish packing/storage plants		
Medical supplies and equipment	P	
Metal fabrication shop	P	
Micro brewery (onsite mfg. and/or sales)	P	
Mini-warehouse/self-storage units (no boat and RV storage permitted)	P	
Mini-warehouse/self-storage units with outside boat and RV storage	P	
Monument, gravestone, or marble works (manufacture)		
Motion picture studio, commercial film	P	
Motion picture theater (indoors)	P	
Motion picture theater (outdoors, drive-in)	P	

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

Publishing/printing company (e.g., newspaper)	P	
Quick lube/oil change/minor inspection	P	
Radio/television shop, electronics, computer repair	P	
Railroad roundhouses or shops		
Rappelling facilities	P	
Recreation buildings (private)	P	
Recreation buildings (public)	P	P
Recycling kiosk	P	
Refreshment/beverage stand	P	
Rental or occupancy for less than one month (see section 144-5.17)		
Research lab (non-hazardous)	P	
Residential use in buildings with non-residential uses permitted in the district		
Restaurant/prepared food sales	P	
Restaurant with drive-through service	P	
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)	P	
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)	P	
Retail store and shopping center (more than 50,000 sq. ft. bldg.)	P	
Retirement home/home for the aged		
Rock crushers and rock quarries		
Rodeo grounds	P	
RV park		
RV/travel trailer sales	P	
Sand/gravel sales (storage or sales)		
School, K-12 public or private	P	P
School, vocational (business/commercial trade)	P	
Security monitoring company (no outside storage or installation)	P	
Security systems installation company	P	
Sexually oriented business (see chapter 18)		
Sheet metal shop	P	
Shoe repair shops	P	
Shooting gallery—Indoor (see section 144-5.13)	P	
Shooting range—Outdoor (see section 144-5.13)		
Shopping center	P	
Sign manufacturing/painting plant	P	
Single-family industrialized home (see section 144-5.8)		P
Smelting of tin, copper, zinc or iron ores		
Specialty shops in support of project guests and tourists	P	
Stables (as a business) (see chapter 6)		
Stables (private, accessory use) (see chapter 6)		
Steel furnaces		
Stockyards or slaughtering		
Stone/clay/glass manufacturing	P	
Storage—Exterior storage for boats and recreational vehicles	P	
Storage in bulk	P	
Structural iron or pipe works		

Studio for radio or television, without tower (see zoning district for tower authorization)	P	
Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)	P	
Sugar refineries		
Tailor shop (see home occupation)	P	
Tar distillation or manufacture		
Tattoo or body piercing studio	P	
Taxidermist	P	
Telecommunications towers/antennas (see section 144-5.7)		
Telemarketing agency	P	
Telephone exchange buildings (office only)	P	
Tennis court (commercial)	P	
Theater (non-motion picture; live drama)	P	
Tire sales (outdoors)	P	
Tool rental	P	
Townhouse (attached)		
Transfer station (refuse/pick-up)	P	
Travel agency	P	
Truck or transit terminal	P	
Truck stop		
Tuber entrance and takeout facilities (see section 144-5.13)		
University or college (public or private)	P	
Upholstery shop (non-auto)	P	
Used or second hand merchandise/furniture store	P	
Vacuum cleaner sales and repair	P	
Vehicle storage facility		
Veterinary hospital (no outside animal runs or kennels)	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.)	P	
Video rental/sales	P	
Warehouse/office and storage/distribution center	P	
Waterfront amusement facilities—Berthing facilities sales and rentals	P	
Waterfront amusement facilities—Boat fuel storage/dispensing facilities	P	
Waterfront amusement facilities—Boat landing piers/launching ramps	P	
Waterfront amusement facilities—Swimming/wading pools/bathhouses	P	
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P
Welding shop	P	
Wholesale sales offices and sample rooms	P	
Wire or rod mills		
Wood distillation plants (charcoal, tar, turpentine, etc.)		
Woodworking shop (ornamental)	P	
Wool scouring		
Zero lot line/patio homes		