

	C-1A	C-1	C-2	CDB	M-1B	M-1	M-2
Purpose	<p><b>Neighborhood Business</b> - Intended to provide for small-scale, limited impact retail and office businesses located adjacent to residential areas or other areas where limited commercial uses are considered most appropriate. The uses permitted within the C-1A district are meant to be compatible with nearby residential areas and serve the retail personal service needs of nearby residents</p>	<p><b>Light Commercial</b> - Intended to provide minimal impact retail businesses located adjacent to residential areas or other areas. The uses permitted within the C-1 district are meant to serve the retail needs of nearby residents.</p>	<p><b>General Commercial</b> - Intended to provide for a variety of commercial uses including wholesale sales and services, general retail and service businesses, and office uses. The C-2 district is primarily intended for use in high traffic areas adjacent to arterial streets and is appropriate for high volume commercial centers. Outdoor storage and display of merchandise is permitted in the C-2 district.</p>	<p><b>CBD Central Business District</b> - <i>Constitutes the downtown of the city</i> - Is intended to recognize the unique characteristics of a traditional main street, which accommodates a mixture of uses, including retail, service, specialty shops, entertainment, office, and residential uses. The CBD district is intended to provide a pedestrian-oriented commercial retail district with no requirements for off-street parking.</p>	<p><b>Industrial Business Park</b> - Intended to allow development of a mix of research and development, office, light assembly, warehousing, and limited retail and service uses in a planned business park setting. The M-1B district is intended to provide for high quality development with increased amenities, open space, and use of decorative building materials. All uses shall be conducted within a fully enclosed building. Outdoor storage and display is permitted only if screened 100 percent from public view with an opaque fence or wall.</p>	<p><b>Light Industrial</b> - Intended to provide for low-intensity, limited impact industrial uses. The uses intended for the M-1 district include office warehousing, wholesaling, product assembly, and light manufacturing conducted within a fully enclosed building. Outdoor storage and display is permitted in the M-1 Light Industrial District, subject to the development and performance standards of subsection (d) of this section</p>	<p><b>General Industrial</b> - Intended to provide for a wide variety of light and heavy industrial uses including office warehousing, manufacturing, and product assembly. Most activities shall occur inside a building; however, outside storage of materials and displays may be permitted subject to performance standards.</p>
Uses	<ol style="list-style-type: none"> <li>Single-family residential, excluding manufactured homes.</li> <li>Apparel and accessory shop.</li> <li>Bakery, retail.</li> <li>Barbershop/beauty shop.</li> <li>Bookstore.</li> <li>Camera store.</li> <li>Child day care services.</li> <li>Coin/stamp store.</li> <li>Dry cleaning and pressing, pickup and delivery only.</li> <li>Fabric-drapery, needlework, sewing.</li> <li>Florist shop.</li> <li>Gift shop, hobby and crafts.</li> <li>Office, professional and administrative (doctor, lawyer, insurance, dentist, chiropractor and similar occupancies).</li> <li>Shoe repair shops</li> </ol>	<ol style="list-style-type: none"> <li>All uses permitted in C-1A district.</li> <li>Antique shop.</li> <li>Appliance, furniture and home furnishings sales and rentals.</li> <li>Bank or similar uses.</li> <li>Clinic.</li> <li>Coin operated laundries, laundromat.</li> <li>Dressmaking and tailoring.</li> <li>Eating places not including drive through or drive-in service or the sale of alcoholic beverages for consumption on-premises.</li> <li>Fitness center.</li> <li>General merchandise and variety store.</li> <li>Library, gallery and museum.</li> <li>Membership organizations.</li> <li>Nursery, retail.</li> <li>Nursing and personal care facility.</li> <li>Parking lot.</li> <li>Post offices.</li> </ol>	<ol style="list-style-type: none"> <li>All uses permitted in C-1 district, excluding residential uses, other than multifamily units of eight or more.</li> <li>Advertising, including equipment rental and leasing.</li> <li>Appliance and home furnishing stores.</li> <li>Assembly and manufacturing operation in compliance with subsection (d) of this section.</li> <li>Automotive sales and service, new vehicle dealership (repair, body shop, part sales).</li> <li>Automotive and equipment parts suppliers.</li> <li>Boat and RV sales and service (repair, storage, parts sales).</li> <li>Bowling center and other entertainment centers.</li> <li>Catering operation.</li> <li>Commercial printing shops.</li> <li>Computer stores and related services.</li> <li>Contractor's yard/shop, building, electrical, mechanical, plumbing and similar uses.</li> <li>Convenience stores, all.</li> <li>Dry cleaning and pressing facility.</li> <li>Eating and drinking places, including drive-through or drive-in service and the sale of alcoholic liquor or cereal malt beverages for consumption on the premises.</li> <li>Farm implement, sales and service (repair, display, parts sales).</li> <li>Food stores, all types.</li> <li>Funeral services, including mortuaries and crematories.</li> <li>Gasoline service station, including mechanical repairs.</li> <li>General warehousing and storage.</li> <li>Hardware stores, including outdoor display and storage.</li> </ol>	<ol style="list-style-type: none"> <li>All uses permitted in the C-1 Light Commercial District and C-2 General Commercial District, except permitted uses in the R-3 Multiple-Family Residential District, and except veterinary clinics and kennels;</li> <li>Lumberyards;</li> <li>Carwashes;</li> <li>Manufactured home dealers;</li> <li>Hospital and sanitarium;</li> <li>Boat/recreational vehicle storage, sales, leasing and service;</li> <li>Transportation services;</li> <li>Truck parking;</li> <li>Welding and machine shops;</li> <li>Dwellings located above the first floor of a business</li> </ol>	<ol style="list-style-type: none"> <li>All uses permitted by right in the C-2 General Commercial District, except eating and drinking places with drive-in or drive-through services, funeral services, and liquor stores.</li> <li>Advertising, not elsewhere classified.</li> <li>Apparel and other finished products manufacturing.</li> <li>Boat/RV storage, sales, leasing and service.</li> <li>Bottling operation.</li> <li>Drugs and pharmaceutical products manufacturing.</li> <li>Electrical appliances and equipment manufacturing.</li> <li>Electronic components and accessories manufacturing.</li> <li>General warehousing and storage.</li> <li>Laboratories, medical and dental.</li> <li>Leather product manufacturing.</li> <li>Linen supply.</li> <li>Lumber and building materials dealers, retail.</li> <li>Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks manufacturing.</li> <li>Petroleum (bulk) storage and dispensing, but only after the location and treatment of the premises have been approved by the fire marshal.</li> <li>Printing and publishing industries.</li> <li>Research and testing services.</li> <li>Special trade contractors.</li> <li>Storage facility.</li> </ol>	<ol style="list-style-type: none"> <li>All uses permitted in the M-1B Industrial Business Park District, except for the permitted uses in the C-2 General Commercial District.</li> <li>Other uses, which in the judgment of the commission as evidenced by a written resolution, are similar and no more objectionable than any of those enumerated in this subsection.</li> <li>Machine and welding shops.</li> </ol>	<ol style="list-style-type: none"> <li>All uses permitted in the M-1 Light Industrial District.</li> <li>Agricultural related mill products manufacturing.</li> <li>Cement/concrete plant.</li> <li>Chemical and allied products.</li> <li>Food and kindred product manufacturing.</li> <li>Furniture and fixtures manufacturing.</li> <li>General building contractors, including heavy construction contractors.</li> <li>Industrial machinery and equipment, including transportation.</li> <li>Lumber and wood products manufacturing.</li> <li>Machinery, equipment and supplies, wholesale distribution.</li> <li>Motor freight transportation and warehousing.</li> <li>Motor vehicle parts and supplies, wholesale trade, but only when the premises upon which such activities are conducted are wholly enclosed within a building or by a wooden fence not less than 8' in height and in which the openings or</li> </ol>

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16. Private school.
17. Religious organizations.
18. Restaurant, alcohol permitted, no dancing.
19. Retail stores, including, but not limited to, the following:
  - a. Sporting goods;
  - b. Toy store;
  - c. Pharmacy;
  - d. and Similar uses.
20. Studios for art, teaching, dance, music, drama, photography.
21. Telephone and communication services, except satellite stations and towers.
22. Used car lot, no vehicular repair.
23. Video and home entertainment store.

22. Hospital or sanitarium, except a criminal or mental hospital.
23. Hotels, motels, rooming houses and boardinghouses, and other lodging places, including bed and breakfast.
24. Liquor stores.
25. Lumber and building materials yards.
26. Manufactured home, sales and service (repair, display, part sales).
27. Office buildings of all types, with no limitation on the number of employees.
28. Parks and recreation facilities, including assembly facilities and commercial parks.
29. Pawnshops, in accordance with the Texas Pawnshop Act, V.T.C.A., Finance Code ch. 371.
30. Plumbing shop.
31. Radio and television broadcasting station or studio.
32. Repair shops, miscellaneous.
33. Sports and recreation clubs.
34. Storage facility.
35. Taxidermy.
36. Theater.
37. Transportation services, including taxis, limousine services and buses.
38. Truck parking.
39. Upholstery shop, not including furniture manufacturing.
40. Utilities.
41. Vehicle washes.
42. Veterinary clinic.
43. Water bottling operations.
44. Welding with less than five employees.
45. Wholesaling and warehousing, limited to uses that are similar and no more objectionable than the enumerated in this district.

20. Telephone and other communication services, including satellite stations and towers.
21. Transportation, freight and cargo.
22. Trucking and other courier services.
23. Utilities.
24. Veterinary clinics and kennels with outdoor runs.
25. Wholesale trade of durable goods:
  - a. Furniture;
  - b. Lumber and construction materials;
  - c. Commercial equipment and supplies;
  - d. Electrical goods;
  - e. Hardware; and
  - f. Miscellaneous durable goods.
26. Wholesale trade of nondurable goods:
  - a. Paper products;
  - b. Drugs;
  - c. Apparel;
  - d. Groceries and related products;
  - e. Beer, wine, and distilled alcoholic beverages; and
  - f. Miscellaneous nondurable goods.

- cracks are less than 15 percent of the total area.
13. Oil field equipment storage and sales.
  14. Paper and allied paper products.
  15. Petroleum and petroleum products.
  16. Railroad transportation.
  17. Stone, clay, and glass products.
  18. Textile mill products manufacturing.
  19. Tobacco products manufacturing.
  20. 20. Welding and machine shops.

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Max Height	2 stories (35 ft from finished grade)	2 stories (35 ft from finished grade)	3 stories (45 ft from finished grade)	Maximum height and minimum setbacks: Buildings and structures shall be compatible with existing structures on either side (or nearest structure within the block) in which case the setbacks and heights of those structures shall prevail	45 ft from finished grade	55 ft from finished grade	75 ft from finished grade
Min Front Yard	25 feet from street right of way	25 feet from street right of way	25 feet from street right of way		25 from street right of way	25 from street right of way	25 from street right of way
Min Side Yard	no setback required except 6 ft when adjacent to a residential district	no setback required except 6 ft when adjacent to a residential district	no setback required except 10 ft when adjacent to a residential district		no setback required except 10 ft when adjacent to a residential district	no setback required except 10 ft when adjacent to a residential district	no setback required except 10 ft when adjacent to a residential district
Min Corner Yard	10 feet	10 feet	10 feet		10 feet	10 feet	10 feet
Min Rear	no setback required except 15 ft when adjacent to a residential district	no setback required except 15 ft when adjacent to a residential district	no setback required except 20 ft when adjacent to a residential district		no setback required except 20 ft when adjacent to a residential district	no setback required except 20 ft when adjacent to a residential district	no setback required except 20 ft when adjacent to a residential district
Min Lot Size	6000 square feet	6000 square feet	6000 square feet		1/4 acre/10,890 sq ft	1/4 acre/10,890 sq ft	1/4 acre/10,890 sq ft
Parking Lot	10 feet, 15 feet when adjacent to a residential district	10 feet, 15 feet when adjacent to a residential district	10 feet, 15 feet when adjacent to a residential district	5 feet, 15 feet when adjacent to a residential district	10 feet, 15 feet when adjacent to a residential district	10 feet, 15 feet when adjacent to a residential district	10 feet, 15 feet when adjacent to a residential district

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Standards	<p>Any building or buildings to be located in this district shall not exceed 40 percent of the total land area of the property which such structure is to be located. All commercial uses within this district shall be retail sales and/or service types selling new merchandise only. The required yards are not used for display, sale or storage of merchandise. When a proposed development in this district is adjacent to any residentially zoned district, even if separated by an alley, a six-foot solid screening fence of wood or masonry construction shall be erected and permanently maintained along the adjacent property line. No retail sales shall be permitted before 7:00 a.m. or after 7:00 p.m. of any day.</p>	<p>Any other local business use supplying the everyday shopping needs of immediate neighborhood and subject to the following conditions: It is conducted wholly within an enclosed building. Required yards are not used for display, sale or storage of merchandise, or for the storage of vehicles, equipment, containers or waste material. Such use is not objectionable because of odor, excessive light, smoke, dust, noise, vibration, presence of vermin or rodents, or similar nuisance. When a development, project, construction or use allowable in this district is proposed, a minimum of six-foot solid screening fence of wood or masonry construction shall be erected and permanently maintained along the adjacent property line to a residential zone.</p>	<p>Landscaping materials for retail nurseries and/or lawn and garden stores (stand-alone developments not associated with other commercial activities) may be displayed on an unlimited basis outside a building but shall be kept off the public sidewalks and streets, shall not be placed within a required parking/paving setback area, and shall not reduce the capacity of a parking lot below that required by this chapter. Customary passenger vehicles, trailers, recreational vehicles, motor vehicles and other motorized machinery and equipment for sale or lease may be displayed on an unlimited basis outside a building on a paved display area or lot, provided that the display area shall not be placed within a required parking/paving setback area and shall not reduce the capacity of a parking lot below that required by this chapter. When a development, project, construction or use allowable in this district is proposed, a minimum of six-foot solid screening fence of wood or masonry construction shall be erected and permanently maintained along the adjacent property line to a residential zone. Machine shops, welding shops, assembly operations and manufacturing operations in compliance with the types set forth in the definitions shall include fabricated or prefabricated parts for products less than 6,000 pounds in weight that do not contribute to pollution of the atmosphere by creating abusive colors, smoke, gas, vibration or noise.</p>	<p>none</p>	<p>All business activities must be conducted within a fully enclosed building. Materials and equipment not offered for sale or rent may be stored outside if they are within an area that is 100 percent screened on all sides from public view. All sides of any building visible from an arterial street, highway, or residential area shall have a minimum of 50 percent of the wall area constructed with decorative materials, which includes, but is not limited to, clay brick, tinted concrete block, textured concrete block (split face, fluted, etc.), stucco, glass, wood, tinted or textured concrete panels, rock, exposed aggregate panels, or similar materials. Landscaping shall be placed along the side or end of the building, more than 75 feet in length that is perpendicular to an arterial street or highway. The backs of any building, if not visible from an arterial street, highway, or residential area, may be constructed entirely of decorative, nondecorative, or metal panels. A minimum of 25 percent of the wall area of the side of any building facing a local industrial street shall be constructed with decorative materials. When a development, project, construction or use allowable in this district is proposed, a minimum of a six-foot solid screening fence of wood or masonry construction shall be erected and permanently maintained along the adjacent property line to a residential zone.</p>	<p>When a development, project, construction or use allowable in this district is proposed, a minimum of a six-foot solid screening fence of wood or masonry construction shall be erected and permanently maintained along the adjacent property line to a residential zone.</p>	<p>When a development, project, construction or use allowable in this district is proposed, a minimum of a six-foot solid screening fence of wood or masonry construction shall be erected and permanently maintained along the adjacent property line to a residential zone. Odors or fumes created by industrial processes must be contained so that no odors may be sensed at the lot line which exceed the lowest amount set forth in table III, pertaining to odor thresholds of chapter 5 of Physiological Effects, of the Air Pollution Abatement Manual of the Manufacturing Chemists Association, latest edition</p>