

# PART II. - CODE OF GENERAL ORDINANCES

## TITLE 9 DEVELOPMENT ORDINANCE

**Table 3.1 Permitted Uses**

<b>Agricultural Uses</b>	<b>RR</b>	<b>RM</b>	<b>RH</b>	<b>RMH</b>	<b>OI</b>	<b>CB</b>	<b>NB</b>	<b>HB</b>	<b>LI</b>	<b>HI</b>	<b>SR</b>
Bona fide farms (excluding swine production, see Section 1.5.2 for ETJ exemption)	P										
Equestrian uses	P										3.4.1.1
Livestock keeping, accessory to residential use	P										3.4.1.1
Fowl keeping, accessory to residential use	P	P									3.4.1.1
Livestock sales										P	
Greenhouse or horticultural nursery (no retail sales)	P										
Produce Stands (permanent)	P										3.4.1.2
<b>Residential Uses</b>	<b>RR</b>	<b>RM</b>	<b>RH</b>	<b>RMH</b>	<b>OI</b>	<b>CB</b>	<b>NB</b>	<b>HB</b>	<b>LI</b>	<b>HI</b>	<b>SR</b>
Accessory dwellings	P	s	s	s	s		s				3.4.2.1
Accessory structures (residential)	P	P	P	P	P		P				3.4.2.2
Accessory, temporary family health care structure	P	P	P	P	P		P				3.4.2.3
Caretaker's residence					P	P	P	P	P	P	
Dormitory					S	S	S	S	S	S	
Dwellings, single-family	P	P	P	P	P		P				
Dwellings, multifamily and Developments, multifamily			S				S				3.4.2.4
Dwellings, two-family		s	P	P	P		P				3.4.2.5
Dwellings, townhome			P				P				
Dwellings, upper floor (in mixed use building)						P	P				
Family Care Homes	P	P	P	P	P		P				3.4.2.6
Home Occupations	P	P	P	P	P		P				3.4.2.7
Manufactured Homes (on individual lots)				P							3.4.2.8
Tourist homes	s	s	P		P	P	P	P			3.4.2.9

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Civic, Government & Institutional Uses	RR	RM	RH	RMH	OI	CB	NB	HB	LI	HI	SR
Cemeteries, principal use	s				P						3.4.3.1
Cemeteries, accessory use	P	s	s	s	P						3.4.3.1
Colleges, universities, and associated facilities	C				P	P		P	P		
Community centers			P		P	P	P				
Correctional facilities/jails						S				S	
Daycare centers	s	s	s		P	P	P	P			
Emergency Services (fire, police, EMS, and similar uses)	P	s	s	s	P	P	P	P	P	P	
Government Office Buildings	P				P	P	P	P	P	P	
Group care facility A								P			
Group care facility B								S			
Hospitals (public and private)					P			P			
Libraries, museums, art galleries and similar uses					P	P	P	P			
Nursing, assisted living facilities			S		P		P	P			
Post offices					P	P	P	P	P		
Public works facilities					S			S	P	P	
Religious institutions and related uses	P	S	S	S	P	P	P	P	P		
Research facilities					P			P	P		
Schools, instructional (music, dance, martial arts, etc.)					P	P	P	P	P		
Schools, elementary and secondary (public and private)	P	S	S	S	P		P				
Schools, trade and vocational	S				P	P			P		
Social, fraternal, and philanthropic clubs and lodges, and similar uses operated on a non-profit basis	S				P	P	P	P	P		

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Office and Service Uses	RR	RM	RH	RMH	OI	CB	NB	HB	LI	HI	SR
Animal services, no outdoor kennels					P	P	P	P	P		3.4.4.1
Animal services, with outdoor kennels								S	S		3.4.4.2
Artists, craftsmen	s	s			P	P	P	P	P		
Automotive services (includes gas stations and car washes, excludes boat and RV services)						S	S	P	P		
Banks and financial services					P	P	P	P			
Bed and breakfast inn	s	s	s		P	P	P				3.4.4.3
Boat and RV services								P	P		
Body art establishments (tattoos, body piercing)								S			
Catering services					P	P	P	P	P		
Construction, plumbing, electrical contractors (with storage yards, excludes office uses)								S	P	P	
Crematories, principal use					s			s	P		3.4.4.4
Dry cleaning and laundry services, non-industrial						P	P	P	P		
Funeral homes and mortuaries (including accessory crematories)					P			P			
Hotels and motels							S	P			
Motion picture production						P		P	P		
Medical, dental, chiropractic, optical offices (excluding hospitals)					P	P	P	P			
Personal service uses (hair, nails, facial, massage therapy)					P	P	P	P			
Professional offices					P	P	P	P	P		
Printing and reproduction services						P	s	P	P		
Services, other					s	s	s	s	P		

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Retail & Wholesale Uses	RR	RM	RH	RMH	OI	CB	NB	HB	LI	HI	SR
Alcoholic Beverage Control (ABC) Stores								S			
Auction houses								S	P		
Automotive sales or rental (excludes boat and RV sales)								P	P		3.4.5.1
Farmers markets					P	P	P	P	P		
Flea markets, antique malls, booth retail, indoor						P		P	P		
Flea markets, antique malls, booth retail, outdoor									S		
Manufactured home, modular home, RV, and boat sales									P		3.4.5.1
Microbreweries, microwineries, microdistilleries (excluding wineries, beverage manufacturing)						P	S	P	P		3.4.5.2
Pawn shops								S			
Pharmacies, optical shops, and medical-related retail, less than 10,000 square feet					P	P	P	P			
Restaurants, no drive-through						P	P	P			
Restaurants, with drive-through							s	P			3.4.8.3
Retail uses, accessory to industrial (less than 10,000 sq. ft.)									P	P	
Retail uses, less than 10,000 sq. ft.						P	P	P			
Retail uses, 10,000-60,000 sq. ft.						S	S	P			
Retail uses, greater than 60,000 sq. ft.								S			
Retail uses, outside fully enclosed building (excluding automotive, boat, RV, manufactured or modular homes)								S	P		3.4.5.3
Tasting room (wine, beer, distilled spirits)	s				P	P	P	P	P		3.4.5.2
Wholesale, inside fully enclosed building								P	P		
Wholesale, outside fully enclosed building									P		

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Recreation & Entertainment Uses	RR	RM	RH	RMH	OI	CB	NB	HB	LI	HI	SR
Adult businesses										S	3.4.6.1
Auditoriums, assembly halls					P	P	P	P	P		
Banquet, events facilities	s				P	P	P	P	P		
Billiards, pool rooms						P		P			
Campgrounds	S								S		3.4.6.2
Electronic gaming operations, other than those involving gambling								s			
Fairgrounds, carnivals, tent event grounds									S	P	
Parks, playgrounds (public)	P	P	P	P	P	P	P	P	P		
Private clubs (excludes night clubs, bars, and adult businesses)								s	s		
Motorsports competition and testing facilities, indoors									S	P	3.4.6.3
Motorsports competition and testing facilities, outdoors										S	3.4.6.3
Night clubs, bars						S		S			
Recreation facilities, private indoor						P	s	P	P		
Recreation facilities, private outdoor	s							s	s	s	3.4.6.4
Recreation facilities, public indoor	s	s	s		P	P	P	P	P	P	
Recreation facilities, public outdoor (excluding parks and playgrounds)	s							s	s	s	
Recreation facilities, associated with residential development	P	P	P	P	P	P	P				
Shooting ranges, indoor									P	P	
Theater, indoor						P	s	P			
Theater, outdoor					S	S	S	S	S		3.4.6.5

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Industrial, Transportation & Utility Uses	RR	RM	RH	RMH	OI	CB	NB	HB	LI	HI	SR
Airports and heliports	S									S	3.4.7.1
Animal processing										S	
Automobile parking lots or garages (principal use)					P	P	P	P	P	P	
Asphalt, concrete, and paving materials manufacturing										S	3.4.7.2
Bus stations						S		P	P	P	
Data centers								s	P	P	
Distribution centers								S	P		
Electric transmission lines and appurtenances	P	P	P	P	P	P	P	P	P	P	
Flex office/warehouse units								s	P	P	
Junkyards, salvage yards, recycling operations and similar uses										S	3.4.7.2
Landfill, construction, demolition, land clearing, and inert debris landfill, sanitary or hazardous waste										S	3.4.7.2
Lumberyards (excluding sawmills)									P	P	
Machine and welding shops									P	P	
Manufacturing, food (excluding meat/poultry/fish processing)									P	P	
Manufacturing, textile									C	P	
Manufacturing, type A								s	P	P	
Manufacturing, type B									P	P	
Manufacturing, type C										S	3.4.7.2
Mining and quarrying operations										S	3.4.7.2
Natural gas distribution lines and related appurtenances	P	P	P	P	P	P	P	P	P	P	
Power generation facilities (excluding wind and solar)										S	

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Industrial, Transportation, & Utility Uses (Continued)	RR	RM	RH	RMH	OI	CB	NB	HB	LI	HI	SR
Power generation, solar individual	P	P	P	P	P	P	P	P	P	P	3.4.7.3
Power generation, solar farm									S	S	3.4.7.3
Power generation, wind individual	P								P	P	3.4.7.4
Power generation, wind farm									S	S	
Recycling centers (excluding recycling operations)					s			P	P	P	
Sawmills										S	3.4.7.2
Sewage collection lines, pump stations, and appurtenances	P	P	P	P	P	P	P	P	P	P	
Sewage/wastewater treatment plants, public									P	P	
Sewage/wastewater treatment plants, private										S	
Taxicab services								s	P		
Telecommunication lines and related appurtenances	P	P	P	P	P	P	P	P	P	P	
Telecommunications towers	S							S	S	S	3.4.7.5
Transit stops	P	P	P	P	P	P	P	P	P	P	
Truck stops									S	S	
Truck, bus terminals, repair storage										P	
Warehousing (excludes self-storage)									P	P	
Warehousing, self-storage								c	P		
Water distribution lines, pumps, storage, tanks and appurtenances	P	P	P	P	P	P	P	P	P	P	
Wineries	s					P			P		3.4.7.6

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Other Uses	RR	RM	RH	RMH	OI	CB	NB	HB	LI	HI	SR
Accessory structures, non-residential (associated with permitted uses)					P	P	P	P	P	P	3.4.8.1
Business kiosks (ATMs, movies, ice vending, etc.)							s	P			3.4.8.2
Drive-through/drive-in uses (associated with permitted uses)					s	s	s	P			3.4.8.3
Outdoor storage (associated with permitted uses, excludes outdoor sales display)					s		s	s	s	s	3.4.8.4
Temporary Uses	P	P	P	P	P	P	P	P	P	P	3.4.8.5

(ZTA-2021-03 Amended May 3, 2021)

(ZTA-2021-04, Ordinance 2021-07 Amended February 7, 2022)