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## Section 8.03 Zoning Districts

### O. *R - Retail.*

1. *General Purpose and Description.* The R, Retail District is established to provide locations for various types of general retail trade, business, and service uses. The District allows shopping areas or uses with a gross leasable floor area which exceeds six thousand (6,000) square feet (those not permitted in the NS District). These shopping areas should utilize established landscape and buffering requirements.

2. *Permitted Uses.*

- a. Those uses specified in this Section.
- b. Such uses as may be permitted under the provisions of Specific Use Permits.

3. *Height Regulations.*

**Maximum Height** - Two (2) stories, thirty-five feet (35'); if additional height over thirty-five feet (35') is desired, then additional setback is required. One (1) story, twenty-five feet (25') if within one hundred feet (100') of a developed SF-zoning district/lot. Architectural features may exceed twenty-five feet (25').

4. *Area Regulations.*

a. *Size of Lots.*

- 1) **Minimum Lot Size** - Thirty-three thousand (33,000) square feet.
- 2) **Minimum Lot Width** - One hundred fifty feet (150').

b. *Size of Yards.*

- 1) **Minimum Front Yard** - Thirty feet (30'); all yards adjacent to a street shall be considered a front yard.
- 2) **Minimum Side Yard** - Exterior, fifteen feet (15'); interior, none; thoroughfare, thirty feet (30').
- 3) **Minimum Rear Yard** - Twenty feet (20').
- 4) **Adjacent to a Single-Family District** - The side or rear yard setback, whichever is adjacent to the single-family zoning district shall observe a sixty-foot (60') building setback.
- 5) **Additional setback for structures over thirty-five feet (35')** - One (1) additional foot setback for each additional two feet (2') in height above thirty-five feet (35').

5. Supplemental Regulations for Fuel Pumps/Sales.

- a) Fuel pumps/sales shall only be allowed as an accessory use with a grocery or food store, fifty thousand (50,000) square-feet or larger in size, and may be approved by Specific Use Permit (SUP).
- b) Convenience stores shall not be allowed as part of the fuel pumps. Kiosks may be used in lieu of convenience stores and shall not exceed 350 square feet in building area. Kiosks larger than 350 square feet may be considered as part of the site plan variance process.
- c) The design elements of the kiosk and fuel pumps columns and canopy shall be aesthetically compatible with its associated grocery or food store and

surroundings. Fuel pump canopies shall not exceed twenty-five feet (25') in height.

- d) The use of lighted stripes, exposed neon tubular lights or similar material on kiosks or fuel pump canopies shall not be permitted.
- e) Fuel pumps/sales shall not exceed five (5) fueling dispensers or ten (10) fueling pumps.
- f) All fuel pump station amenities such as lighting fixtures, trash receptacles, and other features shall be coordinated in design with the building and fuel pump canopy and compatible with the surroundings.
- g) The outside placement of vending machines, ice machines, merchandise, and other outside storage or displays are prohibited.
- h) Fuel pump station canopies are allowed no more than two (2) attached signs or two (2) logos not to exceed twenty-four inches (24") in height. Kiosks shall be limited to one (1) attached sign, not to exceed twenty (20) square feet in total area and thirty-six inches (36") in height.
- i) Fuel pump stations in the Retail zoning district may utilize electronic signage for advertisement of gas prices only. The placement of electronic signage shall be limited to monument signs. Electronic signage shall be static.

**6. Other Regulations.**

- a. As established in Article Eight.
- b. Parking Requirements: As established in Section 8.07 - Off Street Parking and Loading Requirements.
- c. No permanent use of temporary dwellings, such as travel trailers or mobile homes, may be used for on-site dwelling or non-residential purposes.
- d. Site Plan submittal is required.
- e. No outside storage or display is permitted unless approved by a Specific Use Permit (SUP).

**R Zoning District Use Table**

P = Permitted Uses

SUP = May Be Approved as Special Use Permit

Additional uses permitted only by Planned Development Districts are listed in Section 8.04(l)

- = Not Permitted

| Use   | SUP or P |
|---|----------|
| Administrative, professional or corporate office                          | P        |
| Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.) | SUP      |
| Appliance Rental  | SUP      |
| Athletic stadium or field operated by the city or school district         | P        |
| Automobile electric charging station                                      | P        |
| Automobile parts retail sales wholly enclosed in a building               | SUP      |
| Automobile sales  | SUP      |

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|---|--------|
| Automobile renting  | SUP    |
| Automobile service station  | SUP    |
| Bakery (retail)   | P      |
| Bank, saving, loan, and credit unions, including automated teller | P      |
| Bar/Tavern  | SUP    |
| Barber shop or beauty salon stand alone                           | P      |
| Barber shop or beauty salon within multi-use retail               | P      |
| Batching plant (temporary)  | Permit |
| Bed and Breakfast/Tourist Home                                    | SUP    |
| Brewery with retail sales on and off premise                      | P      |
| Brewery with entertainment inside or outside                      | SUP    |
| Building material and hardware                                    | P      |
| Child Care (Center)   | P      |
| College, university or private boarding school                    | P      |
| Community center  | P      |
| Copy shop or printing shop  | P      |
| Dance studio or aerobics center                                   | P      |
| Distillery  | SUP    |
| Distillery with 1,500 square-foot tasting room                    | P      |
| Driving School  | SUP    |
| Dry cleaning (small shop) in a multi-use building                 | P      |
| Dry cleaning free-standing building                               | SUP    |
| Entertainment Facility (Indoor)                                   | SUP    |
| Fitness Center/Health Club  | P      |
| Fraternal clubs, lodges, sororities, and fraternities, etc.       | P      |
| Fuel Pumps/Sales*   | SUP*   |
| Greenhouses and nurseries (commercial retail)                     | SUP    |
| Grocery store or food market                                      | SUP    |
| Gunsmith (repair only)  | SUP    |
| Hospital  | SUP    |
| Hotel/Motel   | SUP    |
| Indoor Gun Range  | SUP    |
| Kennels, Grooming Only  | P      |
| Kennels (Indoor Pens Only)  | SUP    |
| Kennels (Outdoor Pens, could include Indoor Pens)                 | SUP    |
| Light Manufacturing wholly enclosed within a building             | SUP    |
| Liquor Store (10,000 sf or greater)                               | SUP    |
| Motorcycle sales  | SUP    |
| Medical/Dental clinic or office                                   | P      |
| Minor medical emergency clinic                                    | SUP    |
| Museum or art gallery   | P      |
| Nursing Home  | SUP    |
| Offices, City, County, State, and Other Governmental              | P      |
| Optical store, optician or optometrist                            | P      |
| Outpatient Substance Use Treatment Program for Adolescents        | SUP    |
| Pharmacist or drug store  | P      |
| Private club  | SUP    |

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| Private park  | P   |
| Public Parking Garage associated with a building  | SUP |
| Radio broadcasting without tower  | SUP |
| Religious institution   | P   |
| Restaurant, café, cafeteria   | P   |
| Restaurant with Drive-thru/Drive-in   | SUP |
| Retail sales of CHP, tobacco, e-cigarettes or non-traditional smoking-related products  | SUP |
| Retail uses and services wholly enclosed within a building  | P   |
| Sales of used goods and merchandise   | SUP |
| School, Private   | P   |
| School, Public  | P   |
| School, Business or Trade   | P   |
| Seasonal Sales  | SUP |
| Spa to include Cosmetologists (Hair, Nails, Face) & Massage Therapists Licensed in TX   | SUP |
| Studio, art or photographic (within multi-use retail)   | P   |
| Studio, art or photography (stand alone)  | P   |
| Temporary field construction office   | P   |
| Tool and machinery rental shop  | SUP |
| Utility structures (Private or Franchised)  | SUP |
| Utility structures (public)   | P   |
| Vehicle or car wash   | SUP |
| Veterinarian Clinic   | P   |
| Veterinarian Clinic with Outdoor Pens   | SUP |
| Veterinarian Clinic with Supplemental Services  | SUP |
| Wind Turbines   | SUP |
| Winery with retail sales (either on or off premise)   | P   |
| * See supplemental regulations for Fuel Pumps/Sales (above). Fuel Pumps/Sales and the related supplemental regulations are only permitted in and applicable in the Retail Zoning District; they are prohibited in other zoning districts that incorporate the Retail Use Chart. |     |

(Ord. No. 1959 , § 2(Exh. B), 12-3-19; Ord. No. 2061 , § 2, 5-3-22; Ord. No. 2072 , § 2(Exh. A), 6-21-22)