

Section 8.23 - C - Commercial District

1. *General Purpose and Description.* The C, Commercial District is intended predominately for certain retail, and light intensity wholesale and commercial uses of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with typical office, other retail, shopping, and residential environments.
2. *Permitted Uses.*
 - a. Those uses specified in this Section.
 - b. Such uses as may be permitted under provisions of Specific Use Permits (SUP).
3. *Height Regulations.*

Maximum Height - Two (2) stories, thirty-five feet (35'); maximum four (4) stories, forty-eight feet (48') if an additional setback is met. One 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').
 - 3) **Minimum Lot Depth** - None.
 - 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** - None.
 - 3) *Minimum Rear Yard* - Twenty feet (20').
 - 4) **Adjacent to a Single-Family District** - The side or rear setback, whichever is adjacent to the single-family zoning district shall observe a sixty-foot (60') 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. *Other Regulations.*
 - a. As established in Article Eight.
 - b. Parking Requirements: As established in Section 9.02 - 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 is permitted unless approved by a Specific Use Permit (SUP).
6. *Compliances with State Laws and Federal Laws.* No uses shall be allowed which are prohibited by State law or which operate in excess of State or National environmental or pollution standards as determined by the U.S. Environmental Protection Agency, Texas Air Control Board, Texas State Department of Health, or The Texas Water Quality Control Board, as the case may be.

C 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 8.27\(l\)](#)

- = Not Permitted

Use	SUP or P
* All uses listed in Retail Zoning District with the same conditions.	P
Accessory Dwelling as part of a primary structure	P
Automobile Repair, Sales and Service (Amended by Ord. No. 1828 on January 17, 2017)	SUP
Brewery	P
Brewery with entertainment inside or outside	SUP
Commercial engraving/printing	SUP
Contractor shop	SUP
Convenience store with gas pumps	SUP
Donation center	SUP
Dry cleaning plant or commercial laundry	P

Entertainment Facilities (Indoor or Outdoor)	SUP
Freight or truck terminal yard	SUP
Furniture restoration	P
Greenhouses and nurseries (commercial retail or wholesale)	SUP
Gunsmith (repair only)	P
Heating and air conditioning sales and services without outdoor storage	P
Heavy machinery sales and service	SUP
Heavy vehicle storage	SUP
Heliports and helistops	SUP
Hospital	P
Hotel/Motel	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	P
Metal Recycling Center	SUP
Mini-Warehouse or Self Storage Warehouse	SUP
Monuments and headstones sales with outside storage	SUP

Museum or art gallery	P
Newspaper printing	P
Nursing Home	SUP
Offices, City, County, State, and Other Governmental	P
Optical store, optician or optometrist	P
Overnight delivery and service center	SUP
Pharmacist or drug store	P
Portable building sales with outside storage	SUP
Printing company (commercial)	P
Private club	P
Public Parking Garage associated with a building	P
Radio broadcasting without tower	SUP
Religious institution	P
Research and scientific laboratories	P
Retail sales of CHP, tobacco, e-cigarettes or non-traditional smoking-related products	SUP
Retail uses and services wholly enclosed within a building	P
Veterinarian Clinic	P
Veterinarian Clinic with Outdoor Pens	SUP

Veterinarian Clinic with Supplemental Services	SUP
Winery	P
* All uses listed in Retail Zoning District with the same conditions.	P

(Ord. No. 2061, § 2, 5-3-22; Ord. No. 2072, § 2(Exh. A), 6-21-22; Ord. No. 2104, § 2, 12-6-22; Ord. No. 2118, § 2, 4-4-23)