
Section 3.01 Definitions

Words and terms used in this section shall be given the meanings set forth in this Code. For the purpose of this Code, the following terms, phrases, words, and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number. Definitions not expressly prescribed herein are to be determined in accordance with customary usage in municipal planning and engineering practices. The word "shall" is always mandatory, while the word "may" is merely directory.

D

121. Domestic Animal - any animal other than livestock that lives and breeds in a tame condition including, but not limited to: dogs, cats, small birds, domesticated hares and rabbits, and other animals kept as pets.

K

221. Kennels, Grooming Only – An establishment whose business is the cleaning, styling and appearance maintenance of animals or the handling of animals in preparation for these services. No boarding or overnight stays permitted.
222. Kennels (Indoor Pens Only) - An establishment with indoor pens only in which one (1) or more ~~than four (4)~~ dogs or domesticated animals ~~more than one year old~~ are housed, groomed, bred, boarded, trained or sold for commercial purposes. (See definition for Domestic Animal)
223. Kennels (Indoor and Outdoor Pens, or Outdoor Pens Only) - An establishment with outdoor pens in which one (1) or more ~~than four (4)~~ dogs or domesticated animals ~~more than one year old~~ are housed, groomed, bred, boarded, trained or sold for commercial purposes. (See definition for Domestic Animal)

V

549. Veterinarian Clinic - An establishment where animals and pets are admitted for examination and medical treatment ~~(also see Kennels—Indoor and Outdoor Pens).~~
550. Veterinarian ~~Clinic~~Office with Outdoorside Pens - A veterinary ~~office~~ clinic that includes animal boarding facilities that are not wholly enclosed within a building.
551. Veterinarian Clinic with Supplemental Services – A veterinarian clinic that also offers additional services such as boarding, grooming, training, and daycare. This type of facility may have indoor and/or outdoor pens, and must be approved via a Specific Use Permit.

(Ord. No. 1959 , § 2(Exh. A), 12-3-2019; Ord. No. 1972 , § 2(Exh. A), 6-16-2020; Ord. No. 1982 , § 2(Exh. A), 9-1-20; Ord. No. 2003 , § 2, 3-16-21; Ord. No. 2058 , § 3(Exh. A), 4-5-2022)

Section 8.03 Zoning Districts

SF-36 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(I)

- = Not Permitted

Use	SUP or P
Accessory building (detached) 1,200 sq. ft. or less	P
Accessory building (detached) in excess of 1,200 sq. ft	SUP
Accessory dwelling (detached) on lots 1.5 acres or larger	SUP
Amateur radio, TV, or CB antenna (50 ft. or less in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Assisted Living Facility (up to 6 residents) (Amended by Ord. No. 1809 on September 6, 2016)	P
Assisted Living Facility (7 or 8 residents) (Amended by Ord. No. 1809 on September 6, 2016)	SUP
Athletic stadium or field operated by the city or school district	P
Batching plant (temporary)	Permit
Carport	SUP
Cemetery or mausoleum (new or expansion)	SUP
Child Care (Center)	SUP
Child Care (Home-based)	SUP
Detached SF dwelling	P
Farm, ranch, livestock, garden, orchard	P
Group home	SUP
Home occupations	P
 kennel, indoor or outdoor pens	SUP
Mobile home on individual lot	SUP
Modular home	P
Offices, City, County, State, and Other Governmental	P
Private park	P
Private street residential development (gated subdivision)	PD
Public park or playground	P
Religious institution	P
School, Private	SUP
School, Public	P
Stable (commercial) on two (2) acres or more	SUP
Stable (private)	P
Temporary field construction office	P
Tourist home (bed and breakfast)	SUP
Utility structures/sub-stations (Private or Franchised)	SUP
Utility structures/sub-stations (Public)	P
Wind Turbines	SUP

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(Supp. No. 34, Update 1)

SF-30 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(I)

- = Not Permitted

Use	SUP or P
Accessory building (detached) 1,000 sq. ft. or less	P
Accessory building (detached) in excess of 1,000 sq. ft	SUP
Accessory dwelling (detached) on lots 1.5 acres or larger	SUP
Amateur radio, TV, or CB antenna (50 ft. or less in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Assisted Living Facility (up to 6 residents) (Amended by Ord. No. 1809 on September 6, 2016)	P
Assisted Living Facility (7 or 8 residents) (Amended by Ord. No. 1809 on September 6, 2016)	SUP
Athletic stadium or field operated by the city or school district	P
Batching plant (temporary)	Permit
Carport	SUP
Cemetery or mausoleum (new or expansion)	SUP
Child Care (Center)	SUP
Child Care (Home-based)	SUP
Detached SF dwelling	P
Farm, ranch, livestock, garden, orchard	P
Group home	SUP
Home occupations	P
Kennel, indoor or outdoor pens	SUP
Mobile home on individual lot	SUP
Modular home	P
Offices, City, County, State, and Other Governmental	P
Private park	P
Private street residential development (gated subdivision)	PD
Public park or playground	P
Religious institution	P
School, Private	SUP
School, Public	P
Temporary field construction office	P
Tourist home (bed and breakfast)	SUP
Utility structures/sub-stations (Private or Franchised)	SUP
Utility structures/sub-stations (Public)	P
Wind Turbines	SUP

SF-25 Zoning District Use Table

P = Permitted Uses

SUP = May Be Approved as Special Use Permit

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(Supp. No. 34, Update 1)

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

- = Not Permitted

Use	SUP or P
Accessory building (detached) 1,000 sq. ft. or less	P
Accessory building (detached) in excess of 1,000 sq. ft	SUP
Accessory dwelling (detached) on lots 1.5 acres or larger	SUP
Amateur radio, TV, or CB antenna (50 ft. or less in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Assisted Living Facility (up to 6 residents) (Amended by Ord. No. 1809 on September 6, 2016)	P
Assisted Living Facility (7 or 8 residents) (Amended by Ord. No. 1809 on September 6, 2016)	SUP
Athletic stadium or field operated by the city or school district	P
Batching plant (temporary)	Permit
Carport	SUP
Cemetery or mausoleum (new or expansion)	SUP
Child Care (Center)	SUP
Child Care (Home-based)	SUP
Detached SF dwelling	P
Farm, ranch, livestock, garden, orchard	P
Group home	SUP
Home occupations	P
Kennel, indoor or outdoor pens	SUP
Mobile home on individual lot	SUP
Modular home	P
Offices, City, County, State, and Other Governmental	P
Private park	P
Private street residential development (gated subdivision)	PD
Public park or playground	P
Religious institution	P
School, Private	SUP
School, Public	P
Temporary field construction office	P
Tourist home (bed and breakfast)	SUP
Utility structures/sub-stations (Private or Franchised)	SUP
Utility structures/sub-stations (Public)	P
Wind Turbines	SUP

SF-20 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
Accessory building (detached) 1,000 sq. ft. or less	P
Accessory building (detached) in excess of 1,000 sq. ft	SUP
Accessory dwelling (detached) on lots 1.5 acres or larger	SUP
Amateur radio, TV, or CB antenna (50 ft. or less in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Assisted Living Facility (up to 6 residents) (Amended by Ord. No. 1809 on September 6, 2016)	P
Assisted Living Facility (7 or 8 residents) (Amended by Ord. No. 1809 on September 6, 2016)	SUP
Athletic stadium or field operated by the city or school district	P
Batching plant (temporary)	Permit
Carport	SUP
Cemetery or mausoleum (new or expansion)	SUP
Child Care (Center)	SUP
Child Care (Home-based)	SUP
Detached SF dwelling	P
Farm, ranch, livestock, garden, orchard	P
Group home	SUP
Home occupations	P
Kennel, indoor or outdoor pens	SUP
Mobile home on individual lot	SUP
Modular home	P
Offices, City, County, State, and Other Governmental	P
Private park	P
Private street residential development (gated subdivision)	PD
Public park or playground	P
Religious institution	P
School, Private	SUP
School, Public	P
Temporary field construction office	P
Tourist home (bed and breakfast)	SUP
Utility structures/sub-stations (Private or Franchised)	SUP
Utility structures/sub-stations (Public)	P
Wind Turbines	SUP

SF-15 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(I)

- = Not Permitted

Use	SUP or P
Accessory building (detached) 800 sq. ft. or less	P
Accessory building (detached) in excess of 800 sq. ft	SUP

Accessory dwelling (detached) on lots 1.5 acres or larger	SUP
Amateur radio, TV, or CB antenna (50 ft. or less in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Assisted Living Facility (up to 6 residents) (Amended by Ord. No. 1809 on September 6, 2016)	P
Assisted Living Facility (7 or 8 residents) (Amended by Ord. No. 1809 on September 6, 2016)	SUP
Athletic stadium or field operated by the city or school district	P
Batching plant (temporary)	Permit
Carport	SUP
Cemetery or mausoleum (new or expansion)	SUP
Child Care (Center)	SUP
Child Care (Home-based)	SUP
Detached SF dwelling	P
Farm, ranch, livestock, garden, orchard	P
Group home	SUP
Home occupations	P
Kennel, indoor or outdoor pens	SUP
Mobile home on individual lot	SUP
Modular home	P
Offices, City, County, State, and Other Governmental	P
Private park	P
Private street residential development (gated subdivision)	PD
Public park or playground	P
Religious institution	P
School, Private	SUP
School, Public	P
Temporary field construction office	P
Tourist home (bed and breakfast)	SUP
Utility structures/sub-stations (Private or Franchised)	SUP
Utility structures/sub-stations (Public)	P
Wind Turbines	SUP

SF-12 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
Accessory building (detached) 750 sq. ft. or less	P
Accessory building (detached) in excess of 750 sq. ft	SUP
Accessory dwelling (detached) on lots 1.5 acres or larger	SUP
Amateur radio, TV, or CB antenna (50 ft. or less in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP

Assisted Living Facility (up to 6 residents) (Amended by Ord. No. 1809 on September 6, 2016)	P
Assisted Living Facility (7 or 8 residents) (Amended by Ord. No. 1809 on September 6, 2016)	SUP
Athletic stadium or field operated by the city or school district	P
Batching plant (temporary)	Permit
Carport	SUP
Cemetery or mausoleum (new or expansion)	SUP
Child Care (Center)	SUP
Child Care (Home-based)	SUP
Detached SF dwelling	P
Farm, ranch, livestock, garden, orchard	P
Group home	SUP
Home occupations	P
Kennel, indoor or outdoor pens	SUP
Mobile home on individual lot	SUP
Modular home	P
Offices, City, County, State, and Other Governmental	P
Private park	P
Private street residential development (gated subdivision)	PD
Public park or playground	P
Religious institution	P
School, Private	SUP
School, Public	P
Temporary field construction office	P
Tourist home (bed and breakfast)	SUP
Utility structures/sub-stations (Private or Franchised)	SUP
Utility structures/sub-stations (Public)	P
Wind Turbines	SUP

SF-10 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(I)

- = Not Permitted

Use	SUP or P
Accessory building (detached) 500 sq. ft. or less	P
Accessory building (detached) in excess of 500 sq. ft	SUP
Accessory dwelling (detached) on lots 1.5 acres or larger	SUP
Amateur radio, TV, or CB antenna (50 ft. or less in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Assisted Living Facility (up to 6 residents) (Amended by Ord. No. 1809 on September 6, 2016)	P

Assisted Living Facility (7 or 8 residents) (Amended by Ord. No. 1809 on September 6, 2016)	SUP
Athletic stadium or field operated by the city or school district	P
Batching plant (temporary)	Permit
Carport	SUP
Cemetery or mausoleum (new or expansion)	SUP
Child Care (Center)	SUP
Child Care (Home-based)	SUP
Detached SF dwelling	P
Farm, ranch, livestock, garden, orchard	P
Group home	SUP
Home occupations	P
Kennel, indoor or outdoor pens	SUP
Mobile home on individual lot	SUP
Modular home	P
Offices, City, County, State, and Other Governmental	P
Private park	P
Private street residential development (gated subdivision)	PD
Public park or playground	P
Religious institution	P
School, Private	SUP
School, Public	P
Temporary field construction office	P
Tourist home (bed and breakfast)	SUP
Utility structures/sub-stations (Private or Franchised)	SUP
Utility structures/sub-stations (Public)	P
Wind Turbines	SUP

SF-8.4 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(I)

- = Not Permitted

Use	SUP or P
Accessory building (detached) 500 sq. ft. or less	P
Accessory building (detached) in excess of 500 sq. ft	SUP
Accessory dwelling (detached) on lots 1.5 acres or larger	SUP
Amateur radio, TV, or CB antenna (50 ft. or less in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Assisted Living Facility (up to 6 residents) (Amended by Ord. No. 1809 on September 6, 2016)	P
Assisted Living Facility (7 or 8 residents) (Amended by Ord. No. 1809 on September 6, 2016)	SUP
Athletic stadium or field operated by the city or school district	P

Batching plant (temporary)	Permit
Carport	SUP
Cemetery or mausoleum (new or expansion)	SUP
Child Care (Center)	SUP
Child Care (Home-based)	SUP
Detached SF dwelling	P
Farm, ranch, livestock, garden, orchard	P
Group home	SUP
Home occupations	P
Kenel, indoor or outdoor pens	SUP
Mobile home on individual lot	SUP
Modular home	P
Offices, City, County, State, and Other Governmental	P
Private park	P
Private street residential development (gated subdivision)	PD
Public park or playground	P
Religious institution	P
School, Private	SUP
School, Public	P
Temporary field construction office	P
Tourist home (bed and breakfast)	SUP
Utility structures/sub-stations (Private or Franchised)	SUP
Utility structures/sub-stations (Public)	P
Wind Turbines	SUP

2F 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(I)

- = Not Permitted

Use	SUP or P
Accessory building (detached) 500 sq. ft. or less	P
Accessory building (detached) in excess of 500 sq. ft	SUP
Amateur radio, TV, or CB antenna (50 ft. or less in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Athletic stadium or field operated by the city or school district	P
Batching plant (temporary)	Permit
Child Care (Center)	SUP
Child Care (Home-based)	SUP
Detached Private Garage	P
Detached SF dwelling meeting Mimimum SF-8.4 district requirements	P
Group home	SUP
Home occupations	P
Mobile home on individual lot	SUP

Modular home	P
Offices, City, County, State, and Other Governmental	P
Private park	P
Private street residential development (gated subdivision)	PD
Public park or playground	P
Religious institution	P
School, Private	SUP
School (public)	P
Temporary field construction office	P
Tourist home (bed and breakfast)	SUP
Utility structures/sub-stations (Private or Franchised)	SUP
Utility structures/sub-stations (Public)	P
Wind Turbines	SUP

MF 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(I)

- = Not Permitted

Use	SUP or P
Accessory building (detached) in excess of 200 sq. ft	SUP
Amateur radio, TV, or CB antenna (50 ft. or less in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Athletic stadium or field operated by the city or school district	P
Batching plant (temporary)	Permit
Child Care (Center)	SUP
Child Care (Home-based)	SUP
College, University, or Private Boarding School	SUP
Community Center (private)	SUP
Detached private garage	P
Group home	SUP
Multi-Family Dwelling	P
Nursing Home	SUP
Offices, City, County, State, and Other Governmental	P
Private park	P
Public park or playground	P
Religious institution	P
Retirement home	SUP
School, Private	SUP
School, Public	P
Temporary field construction office	P
Tourist home (bed and breakfast)	SUP
Two-family dwelling	P
Utility structures (Private or Franchised)	SUP

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Utility structures/sub-stations (Public)	P
Wind Turbines	SUP

NS 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 renting	SUP
Automobile service station	SUP
Bakery (retail)	P
Bank, saving, loan, and credit unions, including automated teller	P
Bar	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
Building material and hardware	P
Child Care (Center)	P
Community center	P
Convenience store with gas pumps	SUP
Copy shop or printing shop	P
Dance studio or aerobics center	P
Driving School	SUP
Dry cleaning (small shop) in a multi-use building	P
Dry cleaning free-standing building	SUP
Fitness Center/Health Club	P
Fraternal clubs, lodges, sororities, and fraternities, etc.	SUP
Grocery store or food market	SUP
Gunsmith (repair only)	SUP
Kennels, Grooming Only indoor or outdoor pens	SUP-P
<u>Kennels (Indoor Pens Only)</u>	<u>SUP</u>
<u>Kennels (Outdoor Pens, could include Indoor Pens)</u>	<u>SUP</u>
Laundromat (self service)	SUP
Medical/Dental clinic or office	P
Minor medical emergency clinic	SUP
Mixed-Use Residential	SUP

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Museum or art gallery	P
Nursing Home	SUP
Offices, City, County, State, and Other Governmental	P
Optical store, optician or optometrist	P
Pet grooming, no outdoor kennels	P
Pharmacist or drug store	P
Private club	SUP
Private park	P
Private school	P
Radio broadcasting without tower	SUP
Religious institution	P
Restaurant, café, cafeteria	P
Restaurant with Drive-thru/Drive-in	SUP
Retail uses and services wholly enclosed within a building	P
School, Private	P
School, Public	P
School, Business or Trade	SUP
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
Utility structures (Private or Franchised)	SUP
Utility structures (public)	P
Vehicle or car wash	SUP
Veterinarian Clinic (no outdoor pens) includes grooming facility	P
Veterinarian_Clinic (with outdoor pens) may or may not include grooming facility with Outdoor Pens	SUP
<u>Veterinarian Clinic with Supplemental Services</u>	<u>SUP</u>
Wind Turbines	SUP

O 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
Bank, saving, loan, and credit unions, including automated teller	SUP
Batching plant (temporary)	Permit
Child Care (Center)	SUP
College, university or private boarding school	SUP

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Community center	P
Copy shop or printing shop	SUP
Medical/Dental clinic or office	P
Minor medical emergency clinic	SUP
Museum or art gallery	P
Offices, City, County, State, and Other Governmental	P
Optical store, optician or optometrist	P
Pet grooming, no outdoor kennels	P
Pharmacist or drug store	P
Private park	P
Public Park or Playground	P
Public Parking Garage associated with a building	SUP
Radio broadcasting without tower	SUP
Religious institution	P
Research and Scientific Laboratories	SUP
School, Private	P
School, Public	P
School, Business or Trade	SUP
Temporary field construction office	P
Utility structures (Private or Franchised)	SUP
Utility structures (public)	P
<u>Veterinarian Clinic</u>	<u>P</u>
Wind Turbines	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(I)

- = 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
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
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
<u>Kennels, Grooming Only</u>	<u>P</u>
<u>Kennels (Indoor Pens Only)</u>	<u>SUP</u>
<u>Kennels (Outdoor Pens, could include Indoor Pens)</u>	<u>SUP</u>
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
<u>Pet grooming, no outdoor kennels</u>	<u>SUP</u>
Pharmacist or drug store	P
Private club	SUP
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 uses and services wholly enclosed within a building	P

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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 <u>Veterinarian Clinic (no outdoor pens) includes grooming facility</u>	P SUP
Veterinarian Clinic with Outdoor Pens <u>Veterinarian Clinic (with outdoor pens) may or may not include grooming facility</u>	SUP SUP
<u>Veterinarian Clinic with Supplemental Services</u>	SUP
Wind Turbines	SUP
Winery with retail sales (either on or off premise)	P

TC Zoning District Use Table

P = Permitted Uses

SUP = May Be Approved As Specific Use Permit

- = Not Permitted

Use	SUP or P
Administrative, professional or corporate office	P
Automobile electric charging station	SUP
Bakery (retail)	P
Bank, saving, loan, and credit unions, including automated teller	SUP
Barber shop or beauty salon within multi-use retail	P
Batching plant (temporary)	Permit
Brewery with retail sales on and off premise	SUP
Brewery with entertainment inside or outside	SUP
Child Care (Center) as an accessory use only	SUP
Copy shop or printing shop	P
Dance studio or aerobics center	P
Distillery with 1,500 square-foot tasting room	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
Fuel Pumps/Sales*	SUP*
Grocery store or food market	SUP

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Gunsmith (repair only)	SUP
Hotel	SUP
<u>Kennels, Grooming Only</u>	<u>P</u>
<u>Kennels (Indoor Pens Only)</u>	<u>SUP</u>
Liquor Store (10,000 sf or greater)	SUP
Minor medical emergency clinic	SUP
Mixed-Use Residential	SUP
Museum or art gallery	P
Offices, City, County, State, and Other Governmental	SUP
Optical store, optician or optometrist	P
Pharmacist or drug store	SUP
Private club	SUP
Private park	P
Public parking garage (associated with building)	P
Religious institution	P
Residential Single Family Dwelling: Townhome/Patio Home	PD
Restaurant, café, cafeteria	P
Restaurant with Drive-thru/Drive-in	SUP
Retail uses and services wholly enclosed within a building	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
Utility structures (Private or Franchised)	SUP
Utility structures (public)	P
<u>Veterinarian Clinic</u> Veterinarian Clinic (no outdoor pens) includes grooming facility	<u>P</u> P
Winery with retail sales (either on or off premise)	SUP
* See supplemental regulations for Fuel Pumps/Sales in this district (below)	

TCM Zoning District Use Table

P = Permitted Uses

SUP = May Be Approved as Special Use Permit

- = Not Permitted

Use	SUP or P
Administrative, professional or corporate office	P
Automobile electric charging station	SUP
Bakery (retail)	P
Bank, saving, loan, and credit unions, including automated teller	SUP
Barber shop or beauty salon within multi-use retail	P
Batching plant (temporary)	Permit
Brewery with retail sales on and off premise	SUP
Brewery with entertainment inside or outside	SUP

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Child Care (Center) as an accessory use only	SUP
Copy shop or printing shop	P
Dance studio or aerobics center	P
Distillery with 1,500 square-foot tasting room	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
Fuel Pumps/Sales*	SUP*
Grocery store or food market	SUP
Gunsmith (repair only)	SUP
Hotel	SUP
<u>Kennels, Grooming Only</u>	<u>P</u>
Liquor Store (10,000 sf or greater)	SUP
Medical/Dental clinic or office	P
Minor medical emergency clinic	SUP
Mixed-Use Residential	SUP
Museum or art gallery	P
Offices, City, County, State, and Other Governmental	SUP
Optical store, optician or optometrist	P
Pharmacist or drug store	SUP
Private club	SUP
Private park	P
Public parking garage (associated with building)	P
Religious institution	P
Residential Single Family Dwelling: Townhome/Patio Home	PD
Restaurant, café, cafeteria	P
Restaurant with Drive-thru/Drive-in	SUP
Retail uses and services wholly enclosed within a building	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
Surgical Outpatient Facility	SUP
Temporary field construction office	P
Utility structures (Private or Franchised)	SUP
Utility structures (public)	P
<u>Veterinarian Clinic</u> Veterinarian Clinic (no outdoor pens) includes grooming facility	<u>P</u> P
Winery with retail sales (either on or off premise)	SUP
* See supplemental regulations for Fuel Pumps/Sales in this district (below)	

OTK Zoning District Use Table

P = Permitted Uses

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SUP = May Be Approved As Specific Use Permit

- = Not Permitted

Use	Neighborhood Subdistrict	Main Street Subdistrict
Administrative, professional or corporate office (Amended by Ord. No. 1805 on August 16, 2016)	P*/SUP	P*/SUP
Automobile electric charging station	P	SUP
Bakery (retail)	P	P
Bank, saving, loan, and credit unions, including automated teller	SUP	SUP
Bar	SUP	SUP
Barber shop or beauty salon stand alone	SUP	SUP
Barber shop or beauty salon within multi-use retail	P	P
Batching plant (temporary)	Permit	Permit
Bed and Breakfast/Tourist Home	SUP	-
Brewery with retail sales on and off premise	P	P
Brewery with entertainment inside or outside	SUP	SUP
Child Care (Center) as an accessory use only	SUP	SUP
Commercial wedding/event venue	SUP	SUP
Copy shop or printing shop	P	P
Dance studio or aerobics center	P	P
Distillery with 1,500 square-foot tasteing room	SUP	SUP
Dry cleaning free-standing building	SUP	SUP
Entertainment Facility (Indoor)	SUP	SUP
Grocery store or food market	SUP	SUP
Gunsmith (repair only)	SUP	SUP
Hotel	SUP	SUP
<u>Kennels, Grooming Only</u>	<u>-</u>	<u>SUP</u>
Light Manufacturing, wholly enclosed in a building	SUP	SUP
Medical Offices (Amended by Ord. No. 1805 on August 16, 2016)	SUP	SUP
Mixed-Use Residential	SUP	SUP
Museum or art gallery	P	P
Offices, City, County, State, and Other Governmental	P	P
Optical store, optician or optometrist	P	P
Pharmacist or drug store	SUP	SUP
Private club	P	P
Private park	SUP	SUP
Public parking garage (associated with building)	P	P
Public Park or Playground	SUP	P
Religious institution	P	P
Residential Single-Family Detached Dwelling	P	-
Residential Single Family Dwelling: Townhome/Patio Home	-	SUP
Restaurant, café, cafeteria	P	P
Retail uses and services wholly enclosed within a building	P	P

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Sales of used goods and merchandise	SUP	SUP
School, Private	SUP	SUP
Seasonal Sales	SUP	SUP
Spa to include Cosmetologists (Hair, Nails, Face) & Massage Therapists Licensed in TX	SUP	SUP
Studio, art or photographic (within multi-use retail)	P	P
Studio, art or photography (stand-alone)	P	P
Temporary field construction office	P	P
Utility structures (Private or Franchised)	SUP	SUP
Utility structures (public)	P	P
Veterinarian Clinic (no outdoor pens) includes grooming facility	P	P-SUP
Winery with retail sales (either on or off premise)	P	P
*Administrative, professional or corporate offices are allowed by right when on the second floor or higher of a building or when the use occupies 1,200 square feet or less in an existing building. In all other circumstances an SUP will be required. (Amended by Ord. No. 1805 on August 16, 2016)		

KR Zoning District Use Table

P = Permitted Uses

SUP = May Be Approved As Specific Use Permit

- = Not Permitted

Use	SUP or P
Accessory dwelling (attached)	P
Administrative, professional or corporate office	P
Amateur radio, TV, or CB antenna (50 ft or less in height)	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft)	SUP
Appliance Rental	P
Assembly of light electronic instruments and devices (enclosed building)	P
Athletic stadium or field operated by the city or school district	SUP
Automobile/boat upholstery	P
Auto, boat/motorcycle sale, repair or related uses and services	P
Automobile parts and sales and wholly enclosed in a building	P
Automobile reconditioning, body/fender repair	P
Automobile Repair, Major (Amended by Ord. No. 1828 on January 17, 2017)	SUP
Automobile Repair, Minor (Amended by Ord. No. 1828 on January 17, 2017)	P
Automobile Repair, Sales and Service (Amended by Ord. No. 1828 on January 17, 2017)	P
Bank, saving, loan, and credit unions, including drive-thru and automatic teller	SUP
Bar	SUP
Barber shop or beauty salon	P
Batching plant (temporary)	SUP

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Building material and hardware wholly enclosed with no outside storage or display	P
Building material and hardware (with outside storage)	P
Cabinet and furniture upholstery shop	P
Child care or day care center	SUP
City, County, State and governmental offices	P
College, university or private boarding school	P
Commercial engraving/printing	SUP
Commercial wedding/event venue	SUP
Community center	SUP
Contractor shop	SUP
Convenience store with gas pumps	SUP
Copy shop or printing shop	P
Distillery	SUP
Donation center	SUP
Driving school	P
Dry cleaning - free standing	P
Dry cleaning - small shop within a multi-use retail building	P
Dry cleaning plant or commercial laundry	P
Entertainment Facilities (Indoor or Outdoor)	SUP
Family home/adult care/day care/group home	SUP
Fitness Center/Health Club	P
Fraternal clubs, lodges, sororities and fraternities, etc.	SUP
Freight or truck terminal yard	SUP
Funeral parlor or mortuary	P
Furniture restoration, wholly enclosed in a building	P
General Retail Sales and Services	P
Greenhouses and nurseries (commercial retail)	P
Gunsmith (repair only)	P
Heating and air conditioning sales and services (enclosed building without outside storage)	P
Heavy machinery sales and service	P
Heavy vehicle storage	P
Heliports and helistops	SUP
High risk or hazard industrial manufacturing wholly enclosed within a building	SUP
Hospital	SUP
Indoor Gun Range	SUP
Industrial manufacturing wholly enclosed within a building	P
<u>Kennels, Grooming Only</u>	=
<u>Kennels (Indoor Pens Only)</u>	=
<u>Kennels (Outdoor Pens, could include Indoor Pens)</u>	=
Industrial manufacturing not wholly enclosed within a building	SUP
Landscaping service	P
Laundromat (self service)	P
Light manufacturing in enclosed building	P
Light manufacturing with outside storage	SUP

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Medical/Dental Clinic or Office	SUP
Medical laboratory	P
Metal recycling collection center	SUP
Mini-warehouse or self-service storage warehouse	P
Minor medical emergency clinic	P
Monuments and headstones sales with outside storage	P
Motorcycle sales with outside storage	P
Municipal uses operated by the City of Keller	P
Museum or art gallery	SUP
Newspaper printing	P
Office showroom	P
Outpatient substance use treatment program for adolescents	SUP
Overnight delivery and service center	P
Pawnshop	P
Pet grooming, no outside pens	P
Pet grooming with outside pens	SUP
Pharmacist or drug store	SUP
Portable building sales with outside storage	P
Printing company	P
Private club	SUP
Public parking garage	SUP
Radio broadcasting without tower	P
Religious institution	P
Research and scientific laboratories	P
Restaurant, café or cafeteria	P
Sales of used goods and merchandise	SUP
School, Private	P
School, Public	P
School, Business or Trade	P
Security systems installation company	P
Studio, art or photographic	P
Theater, indoor	SUP
Tool and machinery rental shop	SUP
Truck rental or leasing	P
Utility structures (private or franchised)	SUP
Utility structures (public)	P
Vehicle or car wash	SUP
Veterinarian Clinic Veterinarian Clinic (with outdoor pens) may or may not include grooming facility	P SUP
Veterinarian Clinic with Outdoor Pens Veterinarian Clinic (no outdoor pens) may or may not include grooming facility	SUP P
Veterinarian Clinic with Supplemental Services	SUP
Wallpaper, flooring, and carpet supply	P
Warehouse and service uses without outside storage	P
Wholesale distribution center and warehousing	SUP
Wholesale sales and services without outside storage	P
Wind turbines	SUP

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Wrecker Services	SUP
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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 8.04(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
<u>Kennels, Grooming Only</u>	<u>P</u>
<u>Kennels (Indoor Pens Only)</u>	<u>SUP</u>
<u>Kennels (Outdoor Pens, could include Indoor Pens)</u>	<u>SUP</u>
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
Pet grooming, no outdoor kennels	P

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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 uses and services wholly enclosed within a building	P
Veterinarian Clinic Veterinarian Clinic (with or without outdoor pens) includes grooming facility	- SUP
<u>Veterinarian Clinic with Outdoor Pens</u>	=
<u>Veterinarian Clinic with Supplemental Services</u>	=
Winery	P
* All uses listed in Retail Zoning District with the same conditions.	P

IP 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
* All uses listed in Retail and Commercial Zoning District with the same conditions.	P
Administrative, professional or corporate office	P
Antenna: radio, TV, relay, microwave, or telecommunications (over 50 ft.)	SUP
Assembly of light electronic instruments and devices (enclosed building)	P
Assembly of products including packaging	P
Assembly of radios/audio/visual equipment/communication equipment	P
Automobile Repair, Minor (Amended by Ord. No. 1828 on January 17, 2017)	SUP
Automobile Repair, Sales and Service (Amended by Ord. No. 1828 on January 17, 2017)	P
Batching plant (temporary)	Permit
Heliports and helistops	SUP
Hospital	P
Hotel/Motel	SUP
<u>Kennels, Grooming Only</u>	=
<u>Kennels (Indoor Pens Only)</u>	=
<u>Kennels (Outdoor Pens, could include Indoor Pens)</u>	=
Light Manufacturing wholly enclosed within a building	P
Medical clinic, office, or laboratory	P
Offices, City, County, State, and Other Governmental	P

Public Parking Garage associated with a building	P
Religious institution	P
Research and scientific laboratories	P
Technology/Research and Development	P
<u>Veterinarian Clinic</u>	-
<u>Veterinarian Clinic with Outdoor Pens</u>	-
<u>Veterinarian Clinic with Supplemental Services</u>	-
* All uses listed in Retail and Commercial Zoning District with the same conditions.	P

LI 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(I)

- = Not Permitted

Use	SUP or P
* All uses listed in Retail and Commercial Zoning District with the same conditions.	P
Amateur radio, TV, or CB antenna (50 ft. or less in height)	P
Assembly of light electronic instruments and devices (enclosed building)	P
Automobile/boat upholstery	P
Automobile reconditioning, body/fender repair	P
Automobile Repair, Major	SUP
Automobile Repair, Minor (Amended by Ord. No. 1828 on January 17, 2017)	SUP
Automobile Repair, Sales and Service (Amended by Ord. No. 1828 on January 17, 2017)	P
Building material and hardware (with outside storage)	SUP
Cabinet and furniture upholstery shop	P
Cemetery or mausoleum (new or expansion)	SUP
Contractor shop	P
High risk or hazard industrial manufacturing wholly enclosed within a building	SUP
Landscaping service	SUP
Industrial manufacturing with limited outdoor storage	P
Industrial manufacturing with outdoor use/storage	SUP
<u>Kennels, Grooming Only</u>	-
<u>Kennels (Indoor Pens Only)</u>	-
<u>Kennels (Outdoor Pens, could include Indoor Pens)</u>	-
Light Manufacturing wholly enclosed within a building	P
Metal Recycling Center	SUP
Monuments and headstones sales with outside storage	SUP
Medical laboratory	P

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Minor medical emergency clinic	P
Religious institution	P
Sexually oriented uses	SUP
Truck rental or leasing	SUP
<u>Veterinarian Clinic</u>	=
<u>Veterinarian Clinic with Outdoor Pens</u>	=
<u>Veterinarian Clinic with Supplemental Services</u>	=
* All uses listed in Retail and Commercial Zoning District with the same conditions.	P

Flex Space 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(I)

Use	SUP or P
Administrative, professional or corporate office	SUP
Accessory Dwelling as part of a primary structure	SUP
Assembly of light electronic instruments and devices (enclosed building)	SUP
Assembly of products including packaging	SUP
Assembly of radios/audio/visual equipment/communication equipment	SUP
Automobile Repair, Minor (Amended by Ord. No. 1828 on January 17, 2017)	SUP
Automobile Repair, Sales and Services (Amended by Ord. No. 1828 on January 17, 2017)	SUP
Batching plant (temporary)	Permit
Commercial engraving/printing (including newspapers)	SUP
Heating and air conditioning sales and services	SUP
Light Manufacturing wholly enclosed within a building	SUP
Office Warehouse	SUP
Offices, City, County, State, and Other Governmental	SUP
Overnight delivery and service center	SUP
Public Parking Garage associated with a building	SUP
Religious institution	SUP
Research and scientific laboratories	SUP
Restaurants	SUP
Retail	SUP
Technology/Research and Development	SUP