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## Section 8.03 Zoning Districts

### M. *NS - Neighborhood Service District.*

1. *General Purpose and Description.* The NS, Neighborhood Service District is established as a limited retail category intended for the use of nearby neighborhood areas for the purpose of supplying day-to-day needs and personal services. The maximum floor area for a use within a multi-use building or a free-standing building for one use shall not exceed six thousand (6,000) square feet unless approved by a Specific Use Permit (SUP) or a Planned Development (PD). The architectural character within this district shall be compatible with the adjacent residential neighborhoods.
2. *Permitted Uses.*
  - a. Those uses specified in this Section.
  - b. Such uses as may be permitted under the provisions of Specific Use Permits (SUP).
3. *Height Regulations.*
  - a. **Maximum Height** - Two (2) stories, thirty-five feet (35'); if additional height over thirty-five feet (35') is desired, then an additional setback is required. One (1) story and twenty-five feet (25') maximum height if within one hundred feet (100') of a developed SF-zoning district/lot. Architectural features may exceed twenty-five feet (25').
  - b. **Roof** - Buildings shall have pitched or mansard roofs. Other roof types may be considered by the City Council at the time of site plan approval.
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 setback, whichever is adjacent to the single-family zoning district shall observe a thirty-foot (30') 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 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).

**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	P
Kennels (Indoor Pens Only)	SUP
Kennels (Outdoor Pens, could include Indoor Pens)	SUP
Laundromat (self service)	SUP
Medical/Dental clinic or office	P
Minor medical emergency clinic	SUP

Mixed-Use Residential	SUP
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
<del>Vehicle or car wash</del>	<del>SUP</del>
Veterinarian Clinic	P
Veterinarian Clinic with Outdoor Pens	SUP
Veterinarian Clinic with Supplemental Services	SUP
Wind Turbines	SUP

( Ord. No. 2072 , § 2(Exh. A), 6-21-22)

### 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
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
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
<del>Vehicle or car wash</del>	<del>SUP</del>
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; Ord. No. 2096 , § 2(Exh. A), 10-18-22)