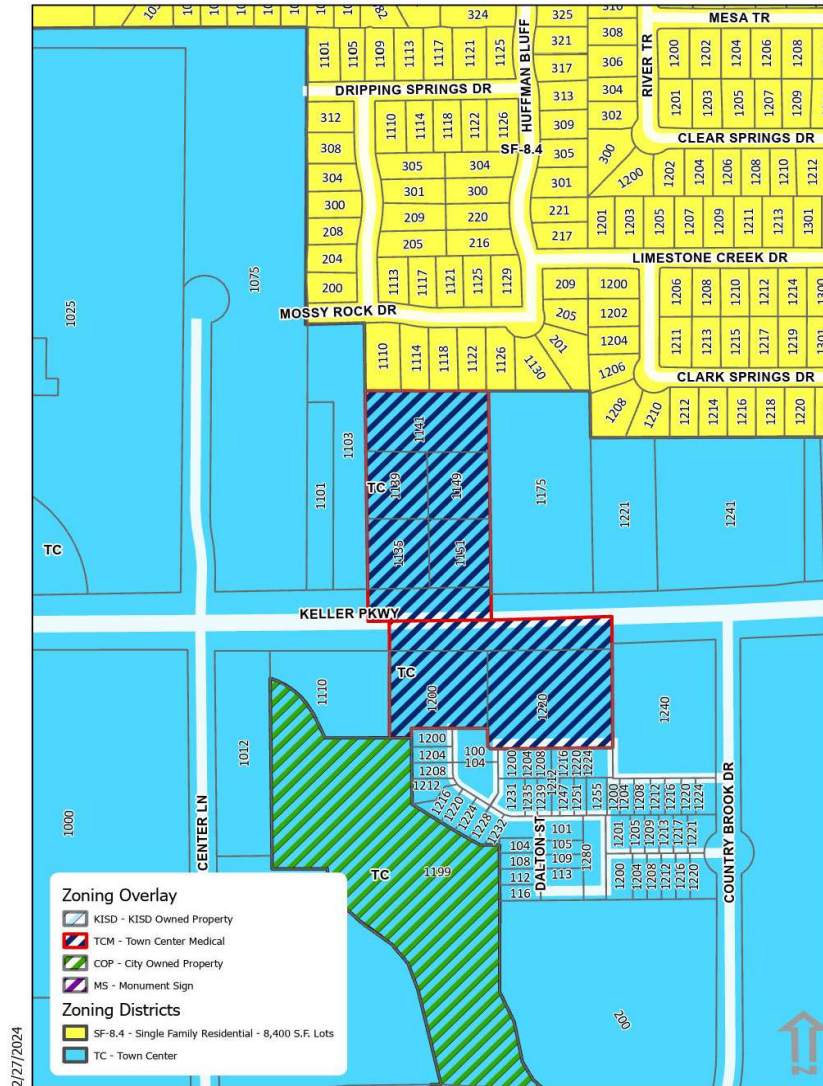

8.18. Town Center Medical Overlay

- A. *General Purpose and Description.* The purpose of the Town Center Medical Overlay District is to allow the ability for "medical clinic" uses to be utilized within this designated area by right. The regulations and standards of this overlay district reflect all standards and regulations of Town Center, except for the use of "medical clinic" uses.
 - 1. *Boundary.* The Town Center Medical Overlay encompasses land parcels east of Town Center Lane, and north of Keller Parkway. The Town Center Medical Overlay consists of 1135, 1139, 1141, 1149, and 1151 Keller Parkway. The boundary of the District is shown in Figure 1.
- B. *Permitted Uses.* The Town Center Medical Overlay District conforms to the uses of the Town Center zoning district, with the exception that "medical clinic" uses shall be permitted by right.
- C. *General Standards.* All applicable Town Center zoning district standards shall apply.
 - 1. *Parking.*
 - a. Parking for all medical office uses shall comply with Town Center standards in Section 8.03, all other uses shall also meet Town Center standards.
 - 2. *Landscape Requirements.* All landscape requirements shall follow the Town Center landscape requirements under Section 8.03.



Town Center Medical Overlay

Figure 1 - Town Center Medical Overlay District

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
Bar	SUP

Created: 2026-05-29 16:43:46 [EST]

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
Commercial Wedding/Corporate Event Venue	SUP
Copy shop or printing shop	P
Distillery with 1,500 square-foot tasting room	SUP
Dry cleaning	SUP
Entertainment Facility (Indoor or Outdoor)	SUP
Fitness Center/Health Club (up to 3,500 square-feet)	P
Fitness Center/Health Club (greater than 3,500 square-feet)	SUP
Fuel Pumps/Sales*	SUP*
Grocery store or food market	SUP
Hotel	SUP
Kennels, Grooming Only	P SUP
Liquor Store (10,000 sf or greater)	SUP
Medical/Dental clinic or office	P
Medical Spa	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
Sale of Used Goods	SUP
Seasonal Sales	SUP
Spa	SUP
Studio, art or photography	P
Surgical Outpatient Facility	SUP
Temporary field construction office	P
Tutoring Center	P
Utility structures (Private or Franchised)	SUP
Utility structures (public)	P
Veterinarian Clinic	P SUP
Winery with retail sales (either on or off premise)	SUP
* See supplemental regulations for Fuel Pumps/Sales in this district (below)	

(Ord. No. 2072, § 2(Exh. A), 6-21-22; Ord. No. 2104, § 2, 12-6-22; Ord. No. 2158, § 2(Exh. A), 3-5-24)

Created: 2026-05-29 16:43:46 [EST]

(Supp. No. 38, Update 1)

