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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(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 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
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)

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').

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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 three hundred fifty (350) square feet in building area. Kiosks larger than three hundred fifty (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 four (4) fueling dispensers or eight (8) 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
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
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)

T. *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 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 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 8.04(l)

- = Not Permitted

Use	SUP or P
<b>* All uses listed in Retail Zoning District with the same conditions.</b>	<b>P</b>
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
<b>* All uses listed in Retail Zoning District with the same conditions.</b>	<b>P</b>

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