

ZONING ORDINANCE

Article 5 - Permitted Uses

Section 5.1 Use of Buildings

5.1.1 USES PERMITTED BY DISTRICT

Land and buildings in each of the zoning districts may be used for any of the uses indicated in the City of Robinson use table. No land shall hereafter be used, and no building or structure shall hereafter be erected, altered, or converted, which is arranged or designed or used for other than those uses as specified herein.

P	-	-	Permitted Use
S	-	-	Specific Use Permit
X	-	-	Prohibited Use

Section 5.2 Classification of New and Unlisted Uses

In order to evaluate a proposal for a land use not contained in the use table in Sec. 5.2, a determination of the appropriate classification of any new or unlisted land use must occur as follows.

5.2.1

The Planning Director may refer the question concerning any new or unlisted use to the Planning and Zoning Commission requesting an interpretation of the appropriate zoning classification for such a use.

5.2.2

The Planning Director must submit to the Planning and Zoning Commission a statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product produced, amount and nature of storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, dust, toxic material and vibration likely to be generated and the general requirements for public utilities such as water and wastewater.

5.2.3

The Planning and Zoning Commission must consider the nature and described performance of the proposed use, its compatibility with the uses permitted in the various districts, and amend the use table in accordance with the Ordinance Text Amendment procedures set forth in Sec. 3.2.

ZONING ORDINANCE

City of Robinson Use Table																
"P" Permitted Use, "S" Specific Use Permit Required "X" Prohibited																
DISTRICTS	RESIDENTIAL										NON-RESIDENTIAL					SUPPLEMENTAL
USES	AG	RE	SF-1	SF-2	SF-3	2F	PH	MF-1	MF-2	MH		RO	C-1	C-2	I	STANDARDS
Residential Uses																
Age- Restricted Community (Sr. Housing)	x	x	x		P	P	P	P	P	x		x	x	X	x	
Assisted Living (including Independent Living)	x	x	x	x	x	P	x	P	P	x		P	x	x	x	
Dwelling, Apartments (Multifamily)	x	x	x	x	x	x	x	P	P	x		x	x	x	x	1, 8,37
Dwelling, Duplex	x	x	x	x	x	P	x	P	P	x		x	x	x	x	1, 25
Dwellings, Garage Apartment	P	P	P	P	x	x	x	x	x	x		x	x	x	x	
Dwellings, Single Family, Attached	x	x	x	x	x	x	x	P	P	x		x	x	x	x	1, 25, 39
Dwellings, Single Family, Detached	P	P	P	P	P	P	P	x	x	x		x	x	x	x	
Dwellings, Single Family, Zero Lot Line	x	x	x	x	x	x	P	x	x	x		x	x	x	x	1, 38
Community Care Facility	P	P	P	P	P	P	P	P	P	P		P	P	P	x	1, 34
Manufactured Housing Subdivision (HUD Code)	x	x	x	x	x	x	x	x	x	P		x	x	x	x	36
Manufactured Home (HUD Code)	S	X	x	x	x	x	x	x	x	P		x	x	x	x	1, 35
Manufactured Housing Park (HUD Code)	x	x	x	x	x	x	x	x	x	P		x	x	x	x	1, 36
Recreational Vehicle Park	x	x	x	x	x	x	x	x	x	P		x	x	x	x	1
Townhome	x	x	x	x	x	x	x	P	P	x		x	x	x	x	25
Institutional and Public Uses																
Airport Landing Field,	S	x	x	x	x	x	x	x	x	x		x	x	S	S	1

ZONING ORDINANCE

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USES	AG	RE	SF-1	SF-2	SF-3	2F	PH	MF-1	MF-2	MH		RO	C-1	C-2	I	STANDARDS
Public																
Athletic Stadium or Field, Public	P	S	S	S	S	S	S	S	S	S		P	P	P	P	1
Cemetery	S	X	x	x	x	x	x	x	x	x		S	P	P	P	1
Church	P	P	P	P	P	P	P	P	P	P		P	P	P	P	2, 8
Civic Center	P	P	P	P	P	P	P	P	P	P		P	P	P	P	2, 8
Community Center	S	S	S	S	S	S	S	S	S	S		P	P	P	P	1, 8
Day Care or Child Care Center	S	S	S	S	S	S	S	S	S	S		P	P	P	P	1, 40, 41
Day Care or Child Care Center, In Home	S	S	S	S	S	S	S	S	S	S		x	x	x	x	3, 8, 11, 40, 41
Fairgrounds	S	x	x	x	x	x	x	x	x	x		x	P	P	P	1
Halfway House	x	x	x	x	x	x	x	x	x	X		x	P	P	P	2, 3
Library, Public	P	P	P	P	P	P	P	P	P	P		P	P	P	P	
Mausoleum	S	x	x	x	x	x	x	x	x	X		S	P	P	P	2
Public or Municipally Owned Facility or Uses	P	P	P	P	P	P	P	P	P	P		P	P	P	P	
Park or Playground, Public	P	P	P	P	P	P	P	P	P	P		P	P	P	P	
Utilities, Public and Private	P	P	P	P	P	P	P	P	P	P		P	P	P	P	
Educational																
College or University	x	x	x	x	x	x	x	x	x	x		x	S	P	P	
School, Private Boarding	x	x	x	x	x	x	x	x	x	x		x	S	P	P	

ZONING ORDINANCE

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USES	AG	RE	SF-1	SF-2	SF-3	2F	PH	MF-1	MF-2	MH		RO	C-1	C-2	I	STANDARDS
School, Business or Trade	x	x	x	x	x	x	x	x	x	x		S	S	P	P	
School, Home	P	P	P	P	P	P	P	P	P	P		x	x	x	x	
School, Home Day	S	S	S	S	S	S	S	S	S	S		x	x	x	x	3
School, Institutional, Rehabilitation Training	x	x	x	x	x	x	x	x	x	X		S	P	P	P	
School, Nursery	x	x	x	x	x		S	S	S	S		P	P	P	P	
School, Parochial or Private	S	S	S	S	S	S	S	S	S	S		P	P	P	P	
School, Public, Primary or Secondary	S	S	S	S	S	S	S	S	S	S		P	P	P	P	1
Automotive, Communication and Transportation																
Airport Landing Field, Private	S	x	x	x	x	x	x	x	x	x		x	x	S	S	1
Auto Leasing or Rental	x	x	x	x	x	x	x	x	x	x		x	P	P	P	8
ATV Sales, New	x	x	x	x	x	x	x	x	x	x		x	x	S	P	8
ATV Sales and /or service, Used	x	x	x	x	x	x	x	x	x	x		x	x	S	P	1, 8, 14
Auto Parts Sales, Enclosed	x	x	x	x	x	x	x	x	x	x		x	P	P	P	12
Auto Parking Lot	x	x	x	x	x	x	x	x	x	x		x	x	P	P	8
Auto Repair, Major	x	x	x	x	x	x	x	x	x	x		x	x	S	P	8, 12, 13, 46
Auto Repair, Minor	x	x	x	x	x	x	x	x	x	x		x	S	S	P	1, 8, 12, 13, 47
Auto Sales, New	x	x	x	x	x	x	x	x	x	x		x	x	P	P	8, 13, 14
Auto Sales, Used	x	x	x	x	x	x	x	x	x	x		x	x	S	P	8, 12, 14
Auto Sales, Vintage	x	x	x	x	x	x	x	x	x	x		x	x	P	P	8, 13, 14
Auto Service Station	x	x	x	x	x	x	x	x	x	x		x	S	S	P	1, 5, 8, 13

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USES	AG	RE	SF-1	SF-2	SF-3	2F	PH	MF-1	MF-2	MH		RO	C-1	C-2	I	STANDARDS
Auto, Boat, Trailer, RV and or Truck Storage	x	x	x	x	x	x	x	x	x	x		x	x	S	P	1, 8, 12, 14
Boat Sales, New	x	x	x	x	x	x	x	x	x	x		x	x	P	P	
Boat Sales, Used and Repair	x	x	x	x	x	x	x	x	x	x		x	x	S	P	1, 8, 13
Fuel/Natural Resource Dispensing Station	S	x	x	x	x	x	x	x	x	x		S	S	P	P	2, 5, 8
Heliport	S	x	x	x	x	x	x	x	x	x		S	S	S	P	2, 32
Helistop	S	x	x	x	x	x	x	x	x	x		S	S	S	P	2,32
Motorcycle Sales and Service, New	x	x	x	x	x	x	x	x	x	x		x	x	P	P	8, 13
Motorcycle Sales and Service, Used	x	x	x	x	x	x	x	x	x	x		x	x	S	P	1, 8, 13
Parking Lot, Truck	x	x	x	x	x	x	x	x	x	x		x	x	S	P	8
Recreation Vehicle Sales, New	x	x	x	x	x	x	x	x	x	x		x	x	S	P	1, 8, 14
Recreation Vehicle Sales and /or service, Used	x	x	x	x	x	x	x	x	x	x		x	x	S	P	1, 8, 14
Terminal, Bus	x	x	x	x	x	x	x	x	x	x		x	x	P	P	8
Terminal, Freight or Truck	x	x	x	x	x	x	x	x	x	x		x	x	x	P	8
Terminal, Railroad or Train	x	x	x	x	x	x	x	x	x	x		x	x	S	P	1, 8
Trailer Sales or Rental	x	x	x	x	x	x	x	x	x	x		x	x	P	P	8
Transportation Utility Structures and Facilities	P	P	P	P	P	P	P	P	P	P		P	P	P	P	
Travel Trailer Sales, New	x	x	x	x	x	x	x	x	x	x		x	x	S	P	1, 8, 14
Travel Trailer Sales	x	x	x	x	x	x	x	x	x	x		x	x	S	P	1, 8, 14

ZONING ORDINANCE

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USES	AG	RE	SF-1	SF-2	SF-3	2F	PH	MF-1	MF-2	MH		RO	C-1	C-2	I		STANDARDS
and/or Service, Used																	
Towing Company Office w/ Towed Vehicle Storage Yard	x	x	x	x	x	x	x	x	x	x		x	x	x	S		1, 6, 8
Towing Company Office w/out Towed Vehicle Storage Yard	x	x	x	x	x	x	x	x	x	x		x	x	P	P		1, 8
Truck and Bus Rental or Leasing	x	x	x	x	x	x	x	x	x	x		x	x	S	P		8
Truck and Bus Repair and Overhaul	x	x	x	x	x	x	x	x	x	x		x	x	x	P		8, 12, 13
Truck Sales, Heavy	x	x	x	x	x	x	x	x	x	x		x	x	S	P		1, 8, 14
Truck Stop	x	x	x	x	x	x	x	x	x	x		x	x	x	P		5, 8
Wrecking Yard (Junkyard)	x	x	x	x	x	x	x	x	x	x		x	x	x	S		1, 6, 8, 48
Wireless Antenna Facilities	SEE WIRELESS ANTENNAS, ARTICLE 9															15	
Office and Professional																	
Armed Services Recruitment Center	x	x	x	x	x	x	x	x	x	x		P	P	P	P		
Bank, Savings & Loan/Credit Union	x	x	x	x	x	x	x	x	x	x		P	P	P	P		
Office Center	x	x	x	x	x	x	x	x	x	x		P	P	P	P		
Office, Professional, General	S	S	S	S	S	S	S	x	x	x		P	P	P	P		3, 19
Studios, Professional	S	S	S	S	S	S	S	x	x	x		P	P	P	P		3, 19
Retail, Services and Commercial																	
Animal Grooming	S	S	S	S	S	S	S	S	x	x		S	S	P	P		19
Animal Processing	x	x	x	x	x	x	x	x	x	x		x	x	S	S		2, 8
Beauty, Barber or Other Personal Care Shop	x	x	x	x	x	x	x	x	x	x		P	P	P	P		

ZONING ORDINANCE

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USES	AG	RE	SF-1	SF-2	SF-3	2F	PH	MF-1	MF-2	MH		RO	C-1	C-2	I	STANDARDS
Bed and Breakfast , Hosted	S	S	S	S	S	S	x	x	x	x		P	P	P	P	1, 17
Bed and Breakfast, Un-hosted (Commercial)	x	x	x	x	x	x	x	x	x	x		P	P	P	P	1, 18
Bed and Breakfast, Un-hosted (Residential)	S	S	S	S	S	S	x	x	x	x		P	P	P	P	1, 18
Brew-Pub	x	x	x	x	x	x	x	x	x	x		S	S	S	S	1, 8
Building Materials and Hardware Sales, Enclosed	x	x	x	x	x	x	x	x	x	x		P	P	P	P	
Building Materials and Hardware Sales, Outside Storage	x	x	x	x	x	x	x	x	x	x		x	S	P	P	8, 14
Carwash, Self-Serve	x	x	x	x	x	x	x	x	x	x		S	S	P	P	1, 8
Const. Equipment Rental and /or Sales	x	x	x	x	x	x	x	x	x	x		x	x	S	P	1, 8, 12, 13
Carwash, Full-Serve	x	x	x	x	x	x	x	x	x	x		x	S	P	P	1, 8
Const. Field Office	P	P	P	P	P	P	P	P	P	P		P	P	P	P	7
Consignment/Used Merchandise Store, Indoor	x	x	x	x	x	x	x	x	x	x		x	P	P	P	1
Consignment Store/Used Merchandise, Outdoor Activity	x	x	x	x	x	x	x	x	x	x		x	S	P	P	1
Convenience Store w/Gas Pumps	x	x	x	x	x	x	x	x	x	x		S	S	P	P	1, 5
Convenience Store w/out Gas Pumps	x	x	x	x	x	x	x	x	x	x		P	P	P	P	8
Daily Outdoor Display	x	x	x	x	x	x	x	x	x	x		x	P	P	P	21
Dry Cleaning, Pick-up/Drop-off	x	x	x	x	x	x	x	x	x	x		P	P	P	P	

ZONING ORDINANCE

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USES	AG	RE	SF-1	SF-2	SF-3	2F	PH	MF-1	MF-2	MH		RO	C-1	C-2	I		STANDARDS
Dry Cleaning, Small Shop	x	x	x	x	x	x	x	x	x	x		x	P	P	P		
Farm, Ranch, Garden or Orchard	P	P	P	P	x	x	x	x	x	x		x	X	x	x		3
Feed Store	S	x	x	x	x	x	x	x	x	x		x	S	P	P		
Fraternal Organization, Lodge or Civic Club	x	x	x	x	x	x	x	x	x	x		P	P	P	P		
Hotel, Motel	x	x	x	x	x	x	x	x	x	x		x	S	S	S		1, 8
Kennel, w/out Outside pens	S	x	x	x	x	x	x	x	x	x		x	X	P	P		
Kennel, w/outside pens	S	x	x	x	x	x	x	x	x	x		x	X	S	P		2, 8, 9, 10
Key/Locksmith Shop	x	x	x	x	x	x	x	x	x	x		x	P	P	P		
Kiosk	x	x	x	x	x	x	x	x	x	x		P	P	P	P		
Laundromat, Self Serve	x	x	x	x	x	x	x	x	x	x		x	P	P	P		
Machine Sales and Storage, Heavy	x	x	x	x	x	x	x	x	x	x		x	x	x	P		14
Massage Establishment	x	x	x	x	x	x	x	x	x	x		S	P	P	P		2
Mortuary or Funeral Parlor	S	X	X	X	X	x	x	x	x	x		S	S	S	S		1
Park and Ride	x	x	x	x	x	x	x	x	x	x		S	S	P	P		1, 8
Nursery, Retail w/Outside Storage	S	x	x	x	x	x	x	x	x	x		x	P	P	P		8
Paint Shop	x	x	x	x	x	x	x	x	x	x		x	x	P	P		
Pawn Shop	x	x	x	x	x	x	x	x	x	x		x	S	P	P		1
Pet Shop	x	x	x	x	x	x	x	x	x	x		x	P	P	P		
Produce Stand	S	x	x	x	x	x	x	x	x	x		x	S	S	P		
Produce Sales	S	x	x	x	x	x	x	x	x	x		x	S	P	P		

ZONING ORDINANCE

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USES	AG	RE	SF-1	SF-2	SF-3	2F	PH	MF-1	MF-2	MH		RO	C-1	C-2	I	STANDARDS
(Inside)																
Recycling Collection Center	x	x	x	x	x	x	x	x	x	x		x	x	P	P	43
Restaurant, Café or Cafeteria	x	x	x	x	x	x	x	x	x	x		S	P	P	P	8, 33
Restaurant, Drive-In	x	x	x	x	x	x	x	x	x	x		S	P	P	P	8
Restaurants, Incidental to Main Use	x	x	x	x	x	x	x	x	x	x		x	P	P	P	8
Retail or Service, Incidental	x	x	x	x	x	x	x	x	x	x		P	P	P	P	8
Retail Sales, General	x	x	x	x	x	x	x	x	x	x		P	P	P	P	8
Service and Repair Shops, General	x	x	x	x	x	x	x	x	x	x		P	P	P	P	
Shopping Center	x	x	x	x	x	x	x	x	x	x		P	P	P	P	8
Small Engine & Appliance Repair	x	x	x	x	x	x	x	x	x	x		x	x	P	P	2, 8
Tattoo Parlor/Body Piercing Studio	x	x	x	x	x	x	x	x	x	x		x	S	S	P	1, 6
Tattoo Parlor, Cosmetic	x	x	x	x	x	x	x	x	x	x		S	P	P	P	
Taxidermy Shop	x	x	x	x	x	x	x	x	x	x		x	S	S	S	2, 8
Veterinarian Clinic, w/out outside pens	x	x	x	x	x	x	x	x	x	x		P	P	P	P	
Veterinarian Clinic, w/outside pens	x	x	x	x	x	x	x	x	x	x		x	S	P	P	1, 8, 10
Wine Tasting Facility (Winery)	x	x	x	x	x	x	x	x	x	x		S	S	S	S	1, 8
Health Club, Weight and Aerobic Center	x	x	x	x	x	x	x	x	x	x		S	P	P	P	8
Amusement and Entertainment Uses																
Adult Entertainment Enterprise	x	x	x	x	x	x	x	x	x	x		x	x	x	S	6, 8

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USES	AG	RE	SF-1	SF-2	SF-3	2F	PH	MF-1	MF-2	MH		RO	C-1	C-2	I	STANDARDS
Amusement (Video) Arcade	x	x	x	x	x	x	x	x	x	x		x	x	P	P	1, 8
Amusement Center, Commercial, Enclosed	x	x	x	x	x	x	x	x	x	x		x	x	P	P	
Amusement Center, Commercial, Outdoors	x	x	x	x	x	x	x	x	x	x		x	x	S	S	1, 6, 8, 16
Athletic Stadium or Field, Private	S	x	x	x	x	x	x	x	x	x		x	x	S	S	1, 8
Club, Private w/Alcoholic Beverage Sales	x	x	x	x	x	x	x	x	x	x		S	S	S	S	1, 8
Dance Hall	x	x	x	x	x	x	x	x	x	x		x	S	S	P	1, 8
Golf Course/Country Club, Private	S	S	S	S	S	S	S	S	S	S		x	x	x	P	1
Golf Course/Country Club, Public	S	S	S	S	S	S	P	P	P	P		x	x	x	x	1
Park and Recreation Facility, Private	S	S	S	S	S	S	S	S	S	S		S	S	S	S	1
Race Track, Horse	S	x	x	x	x	x	x	x	x	x		x	x	x	S	1, 8
Raceway, Motor	x	x	x	x	x	x	x	x	x	x		x	x	S	S	1, 8
Recreation Center, Private	x	x	x	x	x	x	x	x	x	x		x	S	P	P	1, 8
Stable, Commercial	P	x	x	x	x	x	x	x	x	x		x	x	x	S	1, 9
Stable, Private	P	P	P	S	x	x	x	x	x	x		x	x	P	P	9
Theater, Indoor	x	x	x	x	x	x	x	x	x	x		x	P	P	P	
Theater, Outdoor	x	x	x	x	x	x	x	x	x	x		x	x	S	S	1, 6, 8
Medical Uses																
Clinic or Office, Medical	x	x	x	x	x	x	x	x	x	x		P	P	P	P	
Equipment Sales,	x	x	x	x	x	x	x	x	x	x		P	P	P	P	

ZONING ORDINANCE

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USES	AG	RE	SF-1	SF-2	SF-3	2F	PH	MF-1	MF-2	MH		RO	C-1	C-2	I	STANDARDS
Medical Aid																
Hospital	P	x	x	x	x	x	x	x	x	x		S	P	P	P	
Hospital for Insane/Narcotic Related Illnesses	S	x	x	x	x	x	x	x	x	x		S	S	P	P	2, 6
Medical Offices, Professional	x	x	x	x	x	x	x	x	x	x		P	P	x	x	
Sanitarium	x	x	x	x	x	x	x	x	x	x		x	S	P	P	
Laboratory, Medical	x	x	x	x	x	x	x	x	x	x		S	P	P	P	
Industrial and Commercial																
Bakery and Confectionery Works, Commercial	x	x	x	x	x	x	x	x	x	x		S	P	P	P	
Batching Plant, Concrete or Asphalt, Permanent	x	x	x	x	x	x	x	x	x	x		x	x	x	S	1, 6
Book bindery	x	x	x	x	x	x	x	x	x	x		x	x	x	P	
Bottling works	x	x	x	x	x	x	x	x	x	x		x	x	S	P	1
Brick/Stone Company, Sales, Enclosed	x	x	x	x	x	x	x	x	x	x		x	x	S	P	1
Brick/Stone Company, Sales, Outside Storage	x	x	x	x	x	x	x	x	x	x		x	x	x	S	1
Building materials and lumber storage yards & sales	x	x	x	x	x	x	x	x	x	x		x	S	S	S	1, 8
Commercial engraving	x	x	x	x	x	x	x	x	x	x		x	S	S	P	1
Commercial Plant, General	x	x	x	x	x	x	x	x	x	x		x	S	S	P	1, 8
Compressor Station (Gas Pipelines)	S	S	S	S	S	S	S	S	S	S		S	S	S	S	1, 23

ZONING ORDINANCE

City of Robinson Use Table																	
"P" Permitted Use, "S" Specific Use Permit Required "X" Prohibited																	
DISTRICTS	RESIDENTIAL										NON-RESIDENTIAL					SUPPLEMENTAL	
USES	AG	RE	SF-1	SF-2	SF-3	2F	PH	MF-1	MF-2	MH		RO	C-1	C-2	I		STANDARDS
Contractors shop or storage yard	x	x	x	x	x	x	x	x	x	x		x	S	S	P		1, 8
Dairy products	S	x	x	x	x	x	x	x	x	x		x	x	P	P		
Distribution Center	x	x	x	x	x	x	x	x	x	x		x	x	P	P		2, 8
Industrial Manufacturing/ Fabrication/Assembly Enclosed, Light	x	x	x	x	x	x	x	x	x	x		x	x	P	P		
Feed Lot	S	x	x	x	x	x	x	x	x	x		x	x	x	S		1, 6, 8
Frozen Foods Locker	x	x	x	x	x	x	x	x	x	x		x	x	x	P		
Furniture Restoration	x	x	x	x	x	x	x	x	x	x		x	S	P	P		
Industrial Manufacturing/ Fabrication/Assembly Light, Outside Storage	x	x	x	x	x	x	x	x	x	x		x	x	S	P		1, 8
Industrial Manufacturing/ Fabrication/Assembly Enclosed, Heavy	x	x	x	x	x	x	x	x	x	x		x	x	x	P		
Industrial Manufacturing/ Fabrication/Assembly Outside Storage, Heavy	x	x	x	x	x	x	x	x	x	x		x	x	x	P		8
Industrial Manufacturing/ Fabrication/Assembly High Risk	x	x	x	x	x	x	x	x	x	x		x	x	x	S		1, 8
Ice Company Sales-Wholesale	x	x	x	x	x	x	x	x	x	x		x	x	P	P		
Landfill (commercial)	x	x	x	x	x	x	x	x	x	x		x	x	x	S		1, 6
Landscaping Service	x	x	x	x	x	x	x	x	x	x		x	S	P	P		1
Machine Shop	x	x	x	x	x	x	x	x	x	x		x	x	P	P		
Manufactured Home (HUD Code) Display,	x	x	x	x	x	x	x	x	x	x		x	x	x	P		8

ZONING ORDINANCE

City of Robinson Use Table																
"P" Permitted Use, "S" Specific Use Permit Required "X" Prohibited																
DISTRICTS	RESIDENTIAL										NON-RESIDENTIAL					SUPPLEMENTAL
USES	AG	RE	SF-1	SF-2	SF-3	2F	PH	MF-1	MF-2	MH		RO	C-1	C-2	I	STANDARDS
Sales and Service																
Monuments & Headstones Sales	x	x	x	x	x	x	x	x	x	x		x	x	P	P	
Moving Company	x	x	x	x	x	x	x	x	x	x		x	x	P	P	
Overnight Delivery & Service Center	x	x	x	x	x	x	x	x	x	x		x	S	P	P	
Paper & Chemical Supply	x	x	x	x	x	x	x	x	x	x		x	x	P	P	
Petroleum Extraction (Oil & Gas Mining)	S	x	x	x	x	x	x	x	x	x		S	S	S	S	1, 23
Plaster Shop	x	x	x	x	x	x	x	x	x	x		x	x	x	P	
Plumbing Shop & Related Services	x	x	x	x	x	x	x	x	x	x		x	S	P	P	
Portable Building Sales	x	x	x	x	x	x	x	x	x	x		x	x	P	P	1, 8
Correctional/Detention Facility (Private)	x	x	x	x	x	x	x	x	x	x		x	x	x	S	1, 8
Correctional/Detention Facility (Public)	x	x	x	x	x	x	x	x	x	x		x	x	x	S	1, 8
Private Utility Service Yard	x	x	x	x	x	x	x	x	x	x		x	x	P	P	
Recycling Center	x	x	x	x	x	x	x	x	x	x		x	x	S	P	1
Recycling Plant	x	x	x	x	x	x	x	x	x	x		x	x	x	P	
Refinery or Plant	x	x	x	x	x	x	x	x	x	x		x	x	x	S	1
Laboratories, Research and Scientific	x	x	x	x	x	x	x	x	x	x		x	x	P	P	
Rock Quarries, Sand, Gravel or Earth Excavation	S	x	x	x	x	x	x	x	x	x		x	x	x	S	1, 6, 24
Roofing & Siding Supply	x	x	x	x	x	x	x	x	x	x		x	x	S	P	1

ZONING ORDINANCE

City of Robinson Use Table																	
"P" Permitted Use, "S" Specific Use Permit Required "X" Prohibited																	
DISTRICTS	RESIDENTIAL										NON-RESIDENTIAL					SUPPLEMENTAL	
USES	AG	RE	SF-1	SF-2	SF-3	2F	PH	MF-1	MF-2	MH		RO	C-1	C-2	I		STANDARDS
Self Service or Mini-Warehouse	x	x	x	x	x	x	x	x	x	x		x	S	P	P		
Shooting Range, Indoor	x	x	x	x	x	x	x	x	x	x		x	x	S	S		31
Tank Farm	x	x	x	x	x	x	x	x	x	x		x	x	x	S		1
Terminal, Transfer Storage and Baggage	x	x	x	x	x	x	x	x	x	x		x	x	x	P		
Tire Retreading	x	x	x	x	x	x	x	x	x	x		x	x	x	P		
Warehouse/ Showroom w/Office	x	x	x	x	x	x	x	x	x	x		x	S	P	P		
Warehouse, Wholesale, Enclosed	x	x	x	x	x	x	x	x	x	x		x	x	P	P		
Warehouse, Wholesale, Outside Storage	x	x	x	x	x	x	x	x	x	x		x	x	S	P		8
Warehouse, Chemical & Toxic Materials Storage	x	x	x	x	x	x	x	x	x	x		x	x	x	S		2, 6, 8
Welding Shop or Company	x	x	x	x	x	x	x	x	x	x		x	x	x	P		
Wholesale Sales, Enclosed	x	x	x	x	x	x	x	x	x	x		x	x	P	P		
Wholesale Distribution Centers	x	x	x	x	x	x	x	x	x	x		x	x	P	P		
Wrecking, Salvage, or Reclamation, Outside	x	x	x	x	x	x	x	x	x	x		x	x	x	S		1, 6, 8,48
Accessory and Temporary Uses																	
Accessory Dwelling Unit	P	P	P	P	S	S	S	S	S	S		x	x	x	x		1
Amusement Center, Commercial, Outdoors, Temporary	x	x	x	x	x	x	x	x	x	x		x	S	S	S		1, 8, 28, 34, 35
Batching Plant, concrete or asphalt,	S	S	S	S	S	S	S	S	S	S		S	S	S	S		1,6

ZONING ORDINANCE

City of Robinson Use Table																
"P" Permitted Use, "S" Specific Use Permit Required "X" Prohibited																
DISTRICTS	RESIDENTIAL										NON-RESIDENTIAL					SUPPLEMENTAL
USES	AG	RE	SF-1	SF-2	SF-3	2F	PH	MF-1	MF-2	MH		RO	C-1	C-2	I	STANDARDS
Temporary														S		
Cargo Containers	x	x	x	x	x	x	x	x	x	x		x	S	S	S	20
Construction Field Office, Temporary	x	x	x	x	x	x	x	x	x	x		P	P	P	P	26
Farmer's Market	x	x	x	x	x	x	x	x	x	x		x	S	S	P	1, 8, 29
General Market	x	x	x	x	x	x	x	x	x	x		x	S	S	S	1, 8, 30
Home Occupation	P	P	P	P	P	P	P	P	P	P		x	x	x	x	
Model Home Sales Office	x	P	P	P	P	P	P	P	P	P		x	x	x	x	27
Street Vending	x	x	x	x	x	x	x	x	x	x		x	P	P	P	27

Section 5.3 Supplemental Standards For Land Uses

The following describe conditions and special regulations for uses listed in the Permitted Use Table. Additional requirements may be added, to these listed herein, by the Planning and Zoning Commission and City Council as deemed necessary to protect the health, safety, and general welfare of the citizens of Robinson. No construction or occupancy shall commence for any permitted use until the conditions herein stated or required by the Planning and Zoning Commission have been met.

1. A site plan will be required in accordance with Sec .5 Special Use Permits.
2. A site plan in accordance with Sec. 11.11 will be required for either "S" or "P" designation.
3. A site plan is not required with SUP.
4. A minimum site area of 1 acre is required unless approved by a Special Use Permit.
5. Gasoline, or other hydrocarbon fuel, service station pump islands may not be located nearer than eighteen feet (18') to the property line adjacent to a public street. An unenclosed canopy for a gasoline filling station may extend beyond the front building line but shall never be closer than ten feet (10') to the property line.
6. May not be located within 300 feet of any property zoned for a residential use or any property which is occupied by a church, public school, day care or nursing home. The measurement of distance shall be measured as a radius from the edge of the property line.
7. Permitted on a temporary basis only.

ZONING ORDINANCE

8. All outdoor lighting, including parking lot lighting, shall be directed away from any property zoned or developed for residential uses.
9. Only animals permitted within the corporate limits by the City Code will be permitted on site.
10. Pens, outdoor kennels, or runs for domestic animals (as defined in Animals Chapter of City Code of Ordinances) must be located 150 feet from any residentially zoned or used property.
11. A copy of the State Certification of licensing or registration as described in Section 42.052 of Chapter 42 - Texas Human Resources Code must be provided to the City.
12. Shall not be used for the storage of wrecked vehicles or the dismantling of vehicles or the storage of vehicle parts.
13. All vehicles being stored for repair shall be screened from all public rights-of-way
14. All equipment shall be stored and displayed on an improved hard surface, as defined in Article 12 – Definitions.
15. Antenna and towers shall be permitted and regulated in accordance with Article 9, Personal Wireless Service Facilities.
16. Any business which uses the operation of motor vehicles on site, such as go cart tracks, shall not be located within 500 feet from any residentially zoned or used property.
17. Bed and Breakfast, hosted, are subject to the following conditions:
 - a. Additional parking of one space per guest bedroom will be required. Parking must be screened from view of adjacent residentially zoned property.
 - b. Food service will be limited to overnight guests of the bed and breakfast establishment and shall be prepared on site, with the exception of receptions, retreats, teas and luncheons that may be catered.
 - c. Receptions, retreats, teas and luncheons in the AG, RE, SF-1, SF-2, SF-3, and PH residential districts are limited to no more than 50 guests.
 - d. The architecture of the structure and the grounds of the bed and breakfast must maintain the character of the neighborhood. If alternations are made, the exterior of the structure and the grounds must remain typical of the neighborhood and give no appearance of the business establishment within.
 - e. A permanent, wired, smoke alarm system meeting all city codes must be installed.
18. Bed and Breakfast, Un-Hosted
 - a. One parking space per bedroom unit shall be required; however, a minimum of two (2) parking spaces are required in any case. Parking must be screened from the view of adjacent residentially zoned properties.
 - b. Food service will be limited to overnight guests of the bed and breakfast establishment and may or may not be prepared on-site.
 - c. The architecture of the structure and the grounds of the bed and breakfast must maintain the character of the neighborhood. If alternations are made, the exterior of the structure

ZONING ORDINANCE

and the grounds must remain typical of the neighborhood and give no appearance of the business establishment within.

- d. A permanent, wired, smoke alarm system meeting all city codes must be installed.
19. The number of cargo containers, the location(s) and the time period the containers are allowed will be determined by the City Council based upon recommendations from the Planning and Zoning Commission. The time period approved may not exceed twelve (12) months, however, the approval may be renewed for additional time periods of up to twelve (12) months each.
20. Daily Outdoor Display is allowed in the front yard during the hours of 7:00 a.m. to 7:00 p.m. During all other hours the items must be moved inside an enclosed building or moved to an area completely screened from public view.
21. Permitted on a temporary basis only, in accordance with the conditions and stipulations set forth in these regulations for the use and any additional condition as established by Planning & Zoning and Council in the issuance of the SUP.
22. A topographical survey delineating pre-excavation conditions and a proposed grading plan shall be submitted.
23. Private covenants, conditions or restrictions may be filed for the property. Please refer to any filed documents, including the plat, for the development of the site.
24. Facilities shall not be constructed with sleeping facilities or allow residential use and must be removed from site upon abandonment, completion, or lack of activity of the project at the Chief Building Official's discretion.
25. Only one model home sales office may be permitted within any subdivision or development at a time. A Certificate of Occupancy must be issued by the Chief Building Official prior to operation of the sales office. A demolition permit must be issued by the Chief Building Official prior to the office being converted to a residence.
26. Shall not exceed fourteen (14) consecutive days; fourteen (14) days within a thirty (30) day period; and thirty (30) days within one year at any one location. Applicant shall provide a Certificate of Liability insurance in the amount of \$1,000,000. The City of Robinson shall be named as "Additional Insured". Additional insured certificate must be received by the City at least thirty (30) days prior to the event date.
27. All vendor facilities shall be located on an improved hard surface. The applicant shall be responsible for drafting a site plan depicting the orderly layout of the sales and parking area. Sale of any type of meat, fish, poultry, eggs, refrigerated dairy products and home canned or packaged items shall be prohibited. Dates of operation shall be provided by the applicant. A Special Event Permit shall be submitted and approved if required by Ordinance. No SUP shall be required for Farmer's Market vending proposed under an approved Event Permit when the applicant is a community organization or a governmental entity (such as: Chamber of Commerce, City, County, etc.) and solely for public events such as: the 4th of July Celebration, etc, located on public property. Each vendor shall be responsible for obtaining a Health Permit at least 3 days prior to the event when selling potentially hazardous food as defined within local or State regulations (cut produce, oil & garlic, etc.) and any operation or sales shall be in accordance with the Texas Food Establishment Rules.
28. All vendor facilities shall be located on an improved hard surface within a covered lease space in accordance with Article 12- Definitions. The applicant shall be responsible for drafting a site plan

ZONING ORDINANCE

depicting the orderly layout of the sales and parking area. Sale of any type of meat, fish, poultry, eggs and refrigerated dairy products shall be prohibited. Signage shall be delineated on the site plan submitted with the SUP, shall be approved by City Council and shall supersede other sign requirements contained within this or other Ordinances. No SUP shall be required for General Market vending proposed under an approved Event Permit when the applicant is a community organization or a governmental entity (such as: Chamber of Commerce, City, County, etc.) and solely for public events such as: the 4th of July Celebration, etc., located on public property. All vendors shall provide a State Sales Tax Id. and shall be responsible for reporting sales tax to the State Comptroller as required by law. A Special Event Permit shall be submitted and approved if required by Ordinance. Each vendor shall be responsible for obtaining a Health Permit at least 3 days prior to the event when selling potentially hazardous food as defined within local or State regulations (cut produce, packaged, prepared or canned food, oil & garlic, etc.) and any operation or sales shall be in accordance with the Texas Food Establishment Rules (TFER).

29. Indoor Shooting Range

- a. No person shall engage in the operation or be employed within an indoor shooting range unless such person has passed a criminal background check administered by the Chief of Police. This shall also be a requirement prior to any transfer or assignment to a new operator, or any time a Certificate of Occupancy is required.
- b. Indoor shooting ranges shall have walls, ceilings, and floors that are impenetrable to the ammunition discharged by firearms being used within it or have internal baffling built so that the ammunition discharged cannot hit the walls or ceiling. Doors and windows which are in front of the firing points must be bolted from the inside and must comply with this subsection as part of the building walls at all times the facility is in use. Gas projectiles and incendiary devices shall not be used in such facilities. Protective stalls shall be built between each firing point used for the discharge of a pistol.
- c. Indoor shooting ranges shall be constructed and insulated in such a manner that prevents sound from the discharge of firearms within the facility to escape outside the premises or disturb the peace of other persons outside the premises. Hearing protectors, which fully cover the shooter's ears, shall be provided by the indoor shooting range, made available for all shooters or other persons in the firing area, and are required to be worn at all times in the firing area.
- d. Nothing in this ordinance shall be construed to exempt any indoor shooting range, its construction, remodeling, or operation from any applicable city, state, or federal law, rule, or regulation.
- e. All indoor shooting range instructors shall be certified by the National Rifle Association or by the State of Texas.
- f. All operators of indoor shooting ranges shall keep and maintain any legally required records regarding the use of the range and the sale of firearms and ammunition by the operator. All such records shall be open for inspection during all hours of operation by the Chief of Police or his/her designee. The Chief of Police or his/her designee shall also have the right to inspect the operation of the indoor shooting range during all hours of operation to verify the safe operation of the facility. Should the Chief of Police determine that a violation exists which may compromise public health or safety, the Chief of Police may at any time, suspend or revoke the SUP ceasing the operation of the indoor shooting range. If the Chief of Police suspends the SUP for minor infractions or violations, such

ZONING ORDINANCE

operation may be continued once the outstanding issues have been remedied to his/her satisfaction. If the Chief of Police revokes the SUP major infractions violations or safety concerns, a new SUP application shall be submitted by the City within 60 days of revocation by the Chief of Police. The previous SUP holder shall be responsible for providing any and all documentation necessary for a complete SUP application submittal and any supporting information addressing the reason(s) for revocation. The SUP application shall be considered a new application under Article 3 this Ordinance allowing the Planning and Zoning Commission and City Council full discretionary review.

- g. It shall be unlawful and an offense for any owner, manager, operator, or employee of an indoor shooting range to permit any person or persons to bring any intoxicating liquor, intoxicating substance, low point beer, controlled dangerous substance or other intoxicating compound or dangerous substance on the premises of any indoor shooting range; to permit the consumption of the same on the premises; or to permit them to be left at any place on the premises. It shall be unlawful and an offense for any person operating a range to permit any intoxicated or chemically impaired person to be or remain on the premises.
 - h. It shall be unlawful and an offense for any person to discharge any firearm within an indoor shooting range in a manner that violates any provision of this article or so that the shot, projectile, bullet, or fragments avoid the backstop and other safety precautions and escape the confines of any indoor shooting range causing bodily injury to a person on the premises. An owner, manager, operator, employee, or agent of an indoor shooting range shall supervise the users of the facility and shall remove and bar from the premises any person who refuses to comply with generally accepted safety practices, within the provisions of this ordinance or comply with the rules and regulations concerning safety imposed by the operator.
 - i. All shooting shall be supervised by an adult at all times.
 - j. Any safety precautions recommended by the Chief of Police shall be complied with.
- 30. Heliports and Helistops located at a designated governmental owned airport regulated by the Federal Aviation Administration and within an Industrial 'I' zoned district shall be considered a "Permitted Use" (P) [by-right' activity]. A Specific Use Permit (SUP) or 'S' shall be required for all other Heliports and Helistops which fall outside of this definition and which are located within the appropriate zoned district.
- 31. A canopy or awning covering an order board or order menu structure for a drive-through restaurant may encroach into the side or rear commercial building setback as established for the particular zoning district of the property. The entire structure, including the support column, must maintain a minimum 5' setback from all property lines. The canopy or awning may not cantilever beyond the 5' setback. The canopy or awning may not exceed 64 sq. ft. and must be constructed with a single support column. Any canopies or awnings greater than 64 sq. ft. or constructed with multiple support columns must adhere to the building setbacks for the primary structure. One canopy or awning is permitted for each order board or menu structure.
- 32. May not be located within 300 feet of any property zoned for a residential use or any property which is occupied by a church, public school, day care or nursing home. Notwithstanding the foregoing, the distance set forth may be encroached into if persons within 300 feet owning the adjacent property zoned for a residential use or any property which is occupied by a church, public school, day care or nursing home agree in writing. In the event that 100% of the adjacent

ZONING ORDINANCE

property owners within 300 feet do not agree in writing then P&Z may recommend and City Council may approve the encroachment by an affirmative three-fourths (3/4) vote if no adverse impact is determined. The measurement of distance shall be measured as a radius from the edge of the property line.

33. Any business which uses the operation of motor vehicles on site, such as go cart tracks, or utilizes a public address (PA) system shall not be located within 500 feet from any residentially zoned or used property. Notwithstanding the foregoing, the distance set forth may be encroached into if persons within 500 feet owning the adjacent residentially zoned or used property agree in writing. In the event that 100% of the adjacent property owners within 500 feet do not agree in writing then P&Z may recommend and City Council may approve the encroachment by an affirmative three-fourths (3/4) vote if no adverse impact is determined. The measurement of distance shall be measured as a radius from the edge of the property line.

34. Family or Group Home

A family or group home may be permitted in accordance with the use table in Sec. 5.2 provided that no more than one vehicle per bedroom may be allowed on the premises of a family or group home for use of the residents of the home.

35. HUD-Code Manufactured Homes and Mobile Homes

A HUD-Code manufactured home may be located only in a HUD-Code Manufactured Home Subdivision or Land Lease Community. A HUD-Code Manufactured Home Subdivision or Land Lease Community is only permitted in an MH zoning district. Such prohibition is prospective and shall not apply to a HUD-Code manufactured home previously legally permitted and used or occupied as a residential dwelling. An existing HUD-Code manufactured home must comply with the skirting and anchoring requirements set forth below.

No mobile home shall hereafter be allowed in the city. This prohibition is prospective only and shall not apply to a previously legally permitted mobile home which has been used or occupied as a residential dwelling. A permit shall be granted for replacement of an existing mobile home with a HUD-Code manufactured home as a replacement if an application for replacement is made prior to or within sixty (60) days after such mobile home is removed from the property upon which it is located as of the date of this Ordinance. If no application is received to replace a mobile home with a HUD-Code manufactured home within the sixty-day period, no HUD-Code manufactured home shall be allowed as a replacement home.

36. HUD-Code Manufactured Home Subdivision or Land Lease Community

A HUD-Code manufactured home is permitted in a HUD-Code Manufactured Home Subdivision or Land Lease Community in accordance with the use table in Sec. 5.2 and are subject to the following standards. A HUD-Code Manufactured Home Subdivision or Land Lease Community may only be located in a MH zoning district or by special permit in an AG zoning district. Such developments also must comply with the City's Subdivision Ordinance.

a. Front and Rear Yard Setbacks

- (1) A HUD-Code manufactured home must observe a minimum front yard setback of 20 feet.
- (2) A HUD-Code manufactured home must observe a minimum rear yard of ten (10) feet, unless adjacent to property zoned AG, SF-1, SF-2 or SF-3, in which case a minimum rear yard of twenty (20) feet setback is required.

ZONING ORDINANCE

b. Perimeter Screening

Screening walls or landscaping must enclose all HUD-Code manufactured home subdivisions and land lease communities at the perimeter of the development, excluding drive approaches. Screening walls must be consistent with Article 8 screening must consist of a minimum of one canopy tree per forty (40) linear feet of boundary, including street frontage, with a continuous row of shrubs screening the space between trees.

c. Dimensions

- (1) HUD-Code manufactured homes placed in a new or expanded manufactured home subdivision or land lease community must be “double-wide” units a minimum of twenty (24) feet in width.
- (2) HUD-Code manufactured homes placed on an existing lot or pad in a manufactured home subdivision or land lease community must be single-wide or double-wide units with no structure more than ten (10) years of age when installed.

d. Transport Equipment

Running gear, tongues, axles and wheels must be removed at the time of installation.

e. Roof

The roof must be predominately double pitched and have a minimum rise of three (3) inches for every twelve (12) inches of vertical run (3:12 roof pitch). The roof must be covered with material that is commonly used on site-built single-family dwellings within the City, including but not limited to wood, asphalt composition shingles, fiberglass or architectural metal panels and excluding corrugated aluminum, corrugated fiberglass or corrugated metal. The roof must have a minimum eave projection and roof overhang of eight inches.

f. Siding

Exterior siding must be of a material that is commonly used on site-built single-family dwellings within the City, that does not have a high-gloss finish. It may include wood, cementitious board, composition, clapboard, conventional vinyl or metal siding, brick, stucco or similar materials, but exclude smooth, ribbed or corrugated metal or plastic panels.

g. Foundation

All units not located in land lease communities must be installed on a permanent foundation in accordance with the Texas Department of Housing and Community Affairs rules.

h. Skirting

The perimeter of the crawl space must be skirted, with openings only for crawl space ventilation, access and equipment operation. Skirting must be constructed of brick, masonry, concrete, stucco or the same material as the siding on the unit. Shrubs must be placed along a minimum of fifty (50) percent of the skirting around each unit.

ZONING ORDINANCE

i. **Storage Building**

A storage building must be provided at each site and must be installed on a concrete foundation prior to issuance of a Certificate of Occupancy. The storage building must be placed in the rear or side yard, constructed of low maintenance materials, and if painted, must match the color of the unit.

37. Multiple-Family Dwelling

A multiple-family dwelling may be permitted in accordance with the use table in Article 5 subject to the following standards:

- a. A minimum side yard setback of fifteen (15) feet must be provided for multiple-family dwellings between any building wall containing openings for windows, light and air and any side lot line except that any such building face or wall not exceeding thirty-five (35) feet in length may provide a minimum side yard setback of ten (10) feet.
- b. Where a building wall contains no openings for windows, light or air, a minimum side yard setback of ten (10) feet must be provided between such wall and the side lot line.
- c. Where a multiple-family dwelling exceeding three stories in height is erected, the side yard must be increased one foot for each two feet the structure exceeds three stories but no side yard need exceed fifty (50) feet as a result of this provision.
- d. Where multiple-family dwellings exceed three stories in height, a rear yard setback equal to one foot for each two feet in height is required, except that such rear yard setback need not exceed fifty (50) feet as a result of this provision, and except further that in the MF-2 district, a rear yard setback exceeding ten (10) feet is not required where the rear wall of a multiple-family residential structure contains no openings or windows for light or air.
- e. In the following zoning districts, the maximum building coverage for multiple-family dwellings must conform to the following schedule. Open off-street parking or loading areas may not be computed as area subject to building coverage standards.

District	Max. Building Coverage, Principal	Max. Building Coverage, Main & Accessory
MF-1	40	50
MF-2	40	50
MF-3	50	60

- f. ***Additional Parking Requirements.*** At least 20 percent of the parking required to be provided shall be designated visitor parking only. A minimum of 50 percent of the required parking spaces of a multiple-family development shall be either an attached enclosed garage or a detached multi-car covered parking structure. Detached covered parking shall function unobtrusively and shall be compatible with the main buildings of the multiple-family development in terms of materials design, style and color. Detached covered parking structures, if used, shall be located near the building served. No detached covered parking structure shall accommodate more than ten parking spaces or be located closer than ten feet to another parking structure. When garages are used within dwellings, one-car garages shall be a minimum of ten feet wide and 20 feet long.

ZONING ORDINANCE

38. Patio Homes and Townhomes

a. Patio Homes

A single family detached dwelling arranged on a lot in such a manner to provide for a side yard and adjacent use easement. One side of the dwelling is actually located on the side property line (zero lot line side).

b. Dimensions

- (1) Minimum Lot Size: 6,000 square feet.
- (2) Minimum Front Yard Setback: twenty-five (25) feet.
- (3) Minimum Side Yard Setback:
- (4) Five (5) feet when adjacent to open space lot;
- (5) Fifteen (15) feet from a side property line when adjacent to a lot with a residential structure on it, or which is zoned residential or adjacent to a street.
- (6) Zero Lot Line: On side where dwelling is to be located. The zero lot line may not be adjacent to a street.
- (7) Minimum Rear Yard Setback: ten (10) feet. Fifteen (15) feet, if two-story.
- (8) Maximum Height: Thirty-five (35) feet.

c. Zero Lot Line Wall

Unless otherwise required by law, no doors or windows shall be located on the wall located on the zero lot line.

d. Roof

A roof overhang with a gutter may extend a maximum of sixteen (16) inches into a neighboring property. The roof must be guttered to discharge water only into the property on which the structure sits and not onto a neighboring property.

e. Maintenance Easement

A maintenance easement of at least three (3) feet must be provided on the neighboring property on the zero lot line side. This easement must be designated on both the preliminary and final plats.

f. Common Areas

If common areas or shared amenities are proposed, a homeowners association or other means of maintaining such areas in the future must be established.

g. Other Sections

Other sections of this Ordinance applicable to SF-3 zoning are applicable to patio homes except as modified herein.

39. Townhome (or Townhouse)

ZONING ORDINANCE

A townhome is a single-family attached dwelling in a row of at least three such units attached to one another, side-by-side, in which each unit has its own front and rear access to the outside. No unit is located above another unit, and each unit is separated by one or more vertical, fire-resistant common walls from any other units.

a. Maximum Number of Units

The maximum number of attached residential dwelling units per structure is 8 dwellings.

b. Dimensions

- (1) Minimum Lot Size: 2,500 square feet per dwelling unit.
- (2) Minimum Front Yard Setback: twenty-five (25) feet.
- (3) Minimum Side Yard Setback: Five (5) feet if adjacent to open space lot and fifteen (15) feet if adjacent to a lot with a residential structure on it or which is zoned residential, or if adjacent to a street.
- (4) Minimum Rear Yard Setback: Ten (10) feet, unless two stories, in which case fifteen (15) feet.
- (5) Maximum Height: thirty-five (35) feet.

c. Common Areas

If common space or shared amenities are proposed, a homeowners' association or other means of maintaining such areas in the future must be established.

d. Other Sections

Other sections of this Ordinance applicable to SF-3 zoning are applicable to townhomes unless modified herein.

40. Day care or Child Care Center / In Home

A family home child care facility is a private residence where the occupant provides custodial care and supervision for less than twenty-four (24) hours per day for a maximum of six (6) children under fourteen (14) years of age who are unrelated to the occupant.

A group day care home child care facility is a structure (including non-residential structures) that provides custodial care and supervision for less than twenty-four (24) hours per day for between seven (7) and twelve (12) children under fourteen (14) years of age.

Neither a family home nor group day care home includes a foster home or foster group home.

A family home or group day care home child care facility may be permitted in accordance with the use table in Sec. 5.2 subject to the following standards:

- a. The residence or structure containing the family home or group day care child care facility must contain a minimum of 150 square feet of gross floor area for each child. This use excludes a foster home and group home.
- b. For a family home childcare facility, a safe off-street loading and unloading location must be provided. Off-street parking in addition to normally required parking for the residence is not required.

ZONING ORDINANCE

- c. For a group day care home child care facility, a paved off-street location, such as a circle drive or another suitable location, must be provided for safe loading and unloading. Maneuvering room must be provided on the property for parking and loading so as to preclude the necessity of backing out into public streets.
- d. The home occupation standards in Sec. 11.7 apply to a family home child care facility and a group day care home that takes place in a residence.
- e. In the I zoning districts, a group day care home child care facility may be allowed only when provided in conjunction with service to employees of the principal use.
- f. All applicable standards of the Texas Department of Family & Protective Services must be complied with, and if child care and/or day care licensure is required, it must be obtained and maintained through the Texas Department of Family & Protective Services.

41. Child Care Facility: Day Care Center

A day care center child care facility is a facility where over 12 children under the age of 14 receive custodial care and supervision for less than 24 hours per day, excluding foster homes and foster group homes.

A day care center child care facility may be permitted in accordance with the use table in Sec. 5.2 subject to the following standards:

4. Location

Each facility must be located in an area that is free from conditions dangerous to the physical and moral well-being of the children.

5. Construction Codes

The building is subject to all other applicable laws, ordinances and regulations of the City including, but not limited to, building, electrical, fire and health requirements and is subject to Director of Planning enforcement.

6. Play Area

The play area must be separated and fenced from the vehicle circulation and parking areas.

7. State Standards

The fenced outdoor play area, the indoor play area and all other pertinent standards as required must conform to Texas Department of Family & Protective Services standards, and the applicant must document this conformity to the Director of Planning. In addition, if state licensure is required, such licensure must be obtained and maintained through the Texas Department of Family & Protective Services.

8. Accessory Use

In the I zoning districts, a day care center child care facility may be permitted only when provided in conjunction with service to employees of the principal use.

42. Compost Operation

ZONING ORDINANCE

A compost operation may be permitted in accordance with the use table in Sec. 5.2 subject to the following standards:

- a. Compost operations classified as Exempt, Notification or Registration facilities under Title 30, Part I, Chapter 332, Composting, of the Texas Administrative Code are subject to the requirements in Chapter 332 for Registration facilities.
- b. The owner of a compost operation classified in Chapter 332 as Permit facilities must present and maintain a current Texas Commission on Environment Quality (TCEQ) permit.
- c. Chapter 332, excluding Subchapter D—Operations Requiring a Permit and Subchapter F—Household Hazardous Waste Collection, and the TCEQ current Quality Assurance Program Plan are adopted by reference.

43. Recycling Collection Location or Operation

A recycling operation inside a building, recycling operation outside a building and recycling collection location may be permitted in accordance with the use table in Sec.5.2 subject to the following standards:

- a. The buying and receiving area must be set back a minimum of fifty (50) feet from the public street right-of-way.
- b. A minimum separation of seventy-five (75) feet is required between any processing operation and the property line of any adjacent property zoned for residential purposes.
- c. The internal circulation area within a tract used for a recycling collection location must consist of a non-permeable surface of either asphalt or concrete.

44. Outdoor Shooting Range

An outdoor shooting range may be permitted in accordance with the use table in Sec. 5.2 subject to the following standards:

- a. No armor piercing or incendiary ammunition is allowed.
- b. Ammunition larger than 0.500 caliber is not allowed.
- c. No minimum lot area is required. The range, range site and uninhabited downrange safety area must be under uniform control and ownership, so as to maintain its permanency.
- d. The range area includes the firing line; target line, backstops, side berms and walls; and baffles and other safety barriers. No portion of a range area may be nearer than 100 feet to any public street right-of-way or adjacent property line.
- e. The range may be used only under the supervision of trained personnel.
- f. Appropriate certifications must be obtained from the Texas Department of Public Safety.
- g. Special use permit may be revoked at any time in accordance with Sec. 3.5.
- h. The range must be handicap accessible and provide required handicapped parking and restrooms.
- i. The range operator is responsible for proper disposition of spent casings and projectiles.

ZONING ORDINANCE

- j. The range operator is responsible for ensuring no alcoholic beverages are present on the entire range site.
- k. Violation of any federal, state or local law is grounds for revoking the Special Use Permit.
- l. No portion of range may be located in a floodway.
- m. Projectiles must be contained within the berm or enclosure within the range site.
- n. A fence designed in accordance with the standards in Sec.8.5 must surround the range site. Such fence must be of suitable height and material to exclude persons or livestock from unauthorized entry. Warning signs must be provided along the perimeter of the fence. These signs must be placed at the applicant's expense and must specify a firing range is present and operational during daylight hours.

45. Fuel Sales

A fuel sales establishment may be permitted in accordance with the use table in Sec. 5.2 provided that pump islands must be set back a minimum of twelve (12) feet from the front property line. The outer edge of the canopy must be set back a minimum of ten (10) feet from the front property line. On corner lots, both street exposures must be treated as front yards.

46. Major Vehicle Repair

A major vehicle repair facility may be permitted in accordance with the use table in Sec.5.2 subject to the following standards:

- a. Vehicle repair must be conducted within a building. However, the building may not necessarily be completely enclosed at all times, as bay doors may need to be left open to provide ventilation.
- b. All buildings must be set back a minimum of twenty (20) feet from:
 - (1) Residentially zoned or developed property; and
 - (2) Public property such as a school or park.
- c. Vehicle parts, wrecked vehicles, commodities, materials and equipment may be stored behind a building in the rear area if screened from public view from any street, residentially developed or zoned property, or adjacent or opposite public property such as a school or park. Such storage may not occupy more than 10 percent of the lot or tract. A solid wooden or masonry fence (other than cementitious fiberboard), a minimum of one foot higher than the stored items, must screen such storage area.
- d. There is no size limit for vehicles being repaired.

47. Minor Vehicle Servicing

A minor vehicle servicing establishment may be permitted in accordance with the use table in Sec. 5.2 subject to the following standards:

- a. Vehicle servicing must be conducted completely within an enclosed building.
- b. Vehicles being serviced may not exceed one and one-half tons.
- c. All buildings must be set back a minimum of twenty-five (25) feet from:

ZONING ORDINANCE

- (1) The public street right-of-way;
 - (2) Residentially zoned or developed property; and
 - (3) Public property such as a school or park.
- d. No outside storage is permitted.
- e. No parking of damaged motor vehicles is permitted, except on a temporary basis not to exceed seventy-two (72) hours.

48. Wrecking or Salvage Yard

A wrecking or salvage yard may be permitted in accordance with the use table in Sec. 5.2 provided that the buying and receiving area is set back a minimum of fifty (50) feet from the public street right-of-way.

49. Excavations, Lakes, Ponds, or Reservoirs

Other than a mining or natural resource extraction business operating under a special use permit or operating in a zoning district where permitted by right, any excavation of materials for removal from the property in excess of 125,000 cubic yards or covering more than ten percent (10%) of the property requires a special use permit, regardless of whether the landowner or developer characterizes the excavation as being for development instead of mining or natural resource extraction.

12.3.1 PERMITTED USES DEFINITIONS

Adult Entertainment Enterprise – A movie arcade, adult bookstore, adult cabaret, adult encounter parlor, adult lounge, adult drive-in theater, adult retail store, or any combination thereof, a principal business of which is the offering of a service or the selling, renting or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to its customers, and which is distinguished by or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas, or whose employees or customers appear less than completely and opaquely covered. The term “adult entertainment enterprise” shall not be construed to include:

- A. Any business operated by or employing licensed psychologists, licensed physical therapists, registered massage therapists, registered nurses, or licensed athletic trainers engaged in practicing such licensed professions;
- B. Any business operated by or employing licensed physicians or licensed chiropractors engaged in practicing the healing arts;
- C. Any retail establishment whose principal business is the offering of wearing apparel for sale to customers and which does not exhibit merchandise on live models; or
- D. Any activity conducted or sponsored by any Texas Independent School District, licensed or accredited private school, or public or private college or university.

Airport Landing Field, Private - A privately owned place where an aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair and various accommodations for passengers.

Airport Landing Field, Public - A publicly owned place where an aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair and various accommodations for passengers.

All-Terrain Vehicle (ATV) - A small, open motor vehicle having a seat and three or more wheels fitted with large, low pressure tires. It is designed chiefly for recreational use over roadless, rugged terrain.

Amusement (Video) Arcade - Any building, room, place or establishment of any nature or kind and by whatever name called, the primary use of which is the operation of coin-operated machines that dispense, or is used or is capable of being used to dispense or afford, amusement, skill, or pleasure or is operated for any purpose, other than for dispensing only, music, or service. For the purpose of this definition, “primary use” means 51% or more of the gross floor area of the portion of the structure being used (not to include any area of a structure being used as storage). The term “Amusement (Video) Arcade”:

- A. Includes a marble machine, marble table machine, marble shooting machine, miniature racetrack machine, miniature football machine, miniature golf machine, miniature bowling machine, billiard or pool game, or machines or devices that dispense merchandise or commodities or play music in connection with or in addition to dispensing skill or pleasure; and
- B. Does not include an amusement machine designed exclusively for a child, billiard tables that are not coin-operated machines, and devices designed to train persons in aphaeretic skills of golf, tennis, baseball, archery or other similar sports.

Amusement Center, Commercial (Outdoor) - An outdoor area or structure, open to the public which provides entertainment or amusement, including but not limited to batting cages, driving range, miniature golf, go-kart tracks, drive-in theaters, water slides and carnivals.

ZONING ORDINANCE

Amusement Center, Commercial, Indoor - An amusement or entertainment enterprise wholly enclosed and operated within a building. This includes, but is not limited to, bowling alleys, skating rinks, health clubs, racquetball clubs, bingo parlors, indoor tennis courts, gymnasiums, swimming pools and nautilus facilities.

Animal Grooming - An establishment that offers to the general public the service of animal grooming for domestic pets. No boarding or medical care is provided.

Animal Processing - An establishment that offers to the general public the service of processing and packaging of red meats, fowl and or fish provided the facility complies with all state, federal and local health regulations. All processing is conducted indoors with no emission of noxious odors or noise. This definition does not include the slaughtering or boarding of live animals.

Apartment House - See Dwelling, Multi-Family

Athletic Stadium or Field (Private) - A private field(s) and structure used for sporting events with associated spectator seating, either permanent or temporary.

Athletic Stadium or Field (Public) - A public field(s) and structure used for sporting events with associated spectator seating, either permanent or temporary.

Auto Leasing or Renting - Storage, leasing or renting of automobiles, motorcycles, and light load vehicles.

Auto Parking Lot or Garage - An area or structure designed for the parking of motor vehicles.

Auto Parts, Sales (Enclosed) - The use of any building or other premise for the primary inside display and sale of new or used parts for automobiles, panel trucks or vans, trailers, or recreation vehicles.

Auto Parts, Sales (Outside) - The use of any land area for the outside display and sale of new or used parts for automobiles, panel trucks or vans, trailers, or recreational vehicles, but not including wrecking yards and junkyards.

Auto, Boat, Trailer, RV and/or Truck Storage - The storage or impoundment, on a lot or tract, of operable automobiles, boats, trailers, recreational vehicles and/or trucks.

Automobile Repair, Major - General repair or reconditioning of engines, air-conditioning systems and transmissions for motor vehicles; wrecker service; collision services, including body, frame or fender straightening or repair; customizing; painting; vehicle steam cleaning; undercoating and rust-proofing.

Automobile Repair, Minor - Minor repair or replacement of parts, tires, tubes, and batteries; diagnostic services; minor motor services such as grease, oil, spark plug, and filter changing; tune-ups; emergency road service; replacement of starters, alternators, hoses, brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air-conditioning systems, and other similar minor services for motor vehicles except heavy load vehicles, but not including any operation named under "Automobile Repair, Major" or any other similar use.

Automobile Sales, New - The primary sale of new automobiles in a structure or an open lot with secondary sales of used automobiles.

Automobile Sales, Used - Retail sales or offering for sale of used automobiles or light load vehicles.

Automobile Sales, Vintage - The display and sales of automobiles in an enclosed building which are characterized by excellence, age or by an enduring classic value.

ZONING ORDINANCE

Automobile Service Station - Any building, land area or other premises, or portion thereof, used or intended to be used for the retail dispensing or sales of automobile fuels, lubricants, and automobile accessories, including those operations listed under Minor Automobile Repair. Vehicles which are inoperative or are being repaired may not remain parked outside an Automobile Service Station for a period greater than seven days.

Bakery And Confectionery Works, Commercial - A manufacturing facility for the production and distribution of baked goods and confectioneries.

Bank, Savings And Loan, or Credit Union - An establishment for the custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds; to include automated teller machines and check-cashing and loan service agencies.

Batching Plant, Concrete or Asphalt (Permanent) - A permanent manufacturing facility for the production of concrete or asphalt.

Batching Plant, Concrete or Asphalt Plant (Temporary) - A temporary manufacturing facility for the production of concrete or asphalt during construction of a project, and to be removed when the project is completed.

Beauty, Barber or Other Personal Care Shop - An establishment that provides personal services including haircuts, perms, color treatments, manicures, pedicures and other personal care services.

Bed and Breakfast, Hosted – A dwelling occupied as a permanent residence by an owner or renter which serves breakfast and in which sleeping accommodations in not more than seven (7) rooms are provided or offered for transient guests for compensation.

Bed And Breakfast Facility, Hosted – An owner occupied establishment that is used for transient lodging with no more than 7 guestrooms rented for compensation and located in the principal building. The length of stay is limited to not more than 14 consecutive days. Meal service is prepared and served on-site and is limited to breakfast for overnight paying guests, only, at no additional compensation. Cooking and cooking facilities are prohibited in guestrooms.

Bed and Breakfast Facility, Un-Hosted (Commercial) - A dwelling unit that is used for transient lodging with no more than seven bedrooms, located in the principal building and rented for compensation. The length of stay is limited to not more than 28 consecutive days. Meal service may be offered on or off site and is for overnight paying guests only at no additional compensation. Cooking and cooking facilities are prohibited in guestrooms, but are permitted in an area dedicated to kitchen uses.

Bed and Breakfast Facility, Un-Hosted (Residential) - A dwelling unit that is used for transient lodging with no more than two bedrooms, located in the principal building and rented for compensation. The length of stay is limited to not more than 28 consecutive days. Meal service may be offered on or off site and is for overnight paying guests only at no additional compensation. Cooking and cooking facilities are prohibited in guestrooms, but are permitted in an area dedicated to kitchen uses.

Boat Sales and Repair, Used - A marine retail sales and service use in which used boats are sold and repaired.

Boat Sales and Repair, New – A marine retail sales and service use in which new boats are sold and repaired.

Bottling Works – A facility for the bottling of products for off-site retail sales.

Brew-Pub (Micro-Brewery) - An establishment that will engage in the following: 1.) Manufacture, brew, bottle, can, package and label malt liquor, ale, and beer, and; 2.) Sell or offer without charge, on the

ZONING ORDINANCE

premise of the Brew Pub, to ultimate consumers for consumption on or off those premises, malt liquor, ale or beer produced by the establishment, in or from a lawful container, to the extent the sales or offers are allowed under the establishment's other permits or licenses

Brick/Stone Company Sales – An area of land and/or structure used for the storage of bulk brick, stone or other masonry products offered for sale.

Building Materials and Hardware Sales, Enclosed – A facility for the sale of materials, tools, and hardware customarily used in the construction of buildings and other structures, including facilities for storage inside a building.

Building Materials and Hardware Sales, Outside Storage - A facility for the sale of materials, tools, and hardware customarily used in the construction of buildings and other structures, including facilities for storage outside a building and sale of ready-mix concrete from small batching plants, but subject to the following exceptions and/or provisions:

Building Materials and Lumber Storage Yards & Sales – Facilities for the sale and storage of building and lumber materials.

Car Wash, Full-Service – An area of land and/or structure with machine or hand operated facilities used principally for cleaning, washing, polishing or waxing of passenger and recreational vehicles or other light duty motor vehicles wherein all work is provided by employees of a car wash facility.

Car Wash, Self-Service – An area of land and/or structure with machine or hand operated facilities used principally for cleaning, washing, polishing or waxing of passenger and recreational vehicles or other light duty motor vehicles wherein the customer provides all the services.

Caretaker/Guard Residence - A residence located on a premises with a main non-residential use and occupied only by a caretaker or guard employed on the premises.

Cemetery - Property used for the interring of the dead.

Church - A building for regular assembly for religious worship which is used primarily and designed for such purpose and those accessory activities which are customarily associated therewith, and the place of residence for ministers, priests, nuns or rabbis on the premises (tax exempt as defined by State law). For the purposes of this ordinance, this definition does not apply to bible study and other similar activities which occur in a person's primary residence.

Civic Center - A building or complex of buildings that house municipal offices and services, and which may include cultural, recreational, athletic, convention or entertainment facilities owned and/or operated by a governmental agency.

Clinic/Office, Medical - A facility primarily utilized by a health professional or unit for providing public health services including emergency services and related facilities such as laboratories, clinics and administrative offices operated in connection therewith. Typical uses would be dentist, doctor or chiropractic professional offices and clinics.

Club, Private with Alcoholic Beverages - An establishment providing social and dining facilities, as well as alcoholic beverage service to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of, that portion of Title 3, Chapter 32, of the Texas Alcoholic Beverage Code, as the same may be hereafter amended, as it pertains to the operation of private clubs.

College, University – An academic institution of higher learning accredited or recognized by the State and offering a program or series of programs of academic study leading to a recognized degree or advanced degree. Including junior and senior colleges, universities, conservatories and seminaries.

ZONING ORDINANCE

Commercial Plant, General - Establishments other than personal service shops for the treatment and/or processing of products as a service on a for profit basis including, but not limited to, newspaper printing, laundry plant, or cleaning and dyeing plants.

Community Care Facility - A place where not more than six (6) persons with physical or mental disabilities are provided room and board, as well as supervised care and rehabilitation by not more than two (2) persons. However, this use may not be located closer than 1/2 mile from another community care facility.

Community Center - A building or complex of buildings that house cultural, recreational, athletic, or entertainment facilities owned and/or operated by a governmental agency or private non-profit agency.

Consignment/Used Merchandise Store, Indoor – Retail sales of used wearing apparel, furniture or other merchandise. No outdoor sales, display, staging, sorting, storage or drop-off of clothing is permitted.

Consignment/Used Merchandise Store, Outdoor Activity – Retail sales of used wearing apparel, furniture or other merchandise where outdoor sales, display, staging, sorting, storage or drop-off of clothing is permitted.

Construction Equipment, Rental and/or Sales – A facility, which allows for construction related equipment sales inside the structure as the primary use and also allows for the outside display of small construction equipment on site.

Construction Field Office, Temporary - A permitted, temporary building or structure, of either permanent or temporary construction, used as an office in connection with an active development or construction project for supporting temporary supervisory or administrative functions related to development, construction within the active development or construction project. A Construction Field Office shall not be used as a residence and shall not be constructed with sleeping facilities. RVs, motor homes or mobile homes are not permitted or defined as a Construction Field Office. Active is defined as having a PIA or Building Permit issued for the site. Upon abandonment, completion, or lack of activity of the project, such field offices shall be removed at the Chief Building Official's discretion.

Construction Yard (Temporary) - A storage yard or assembly yard for building materials and equipment directly related to a specific construction project and subject to removal at completion of construction.

Contractor's Shop or Storage Yard - A building, part of a building, or land area for the construction or storage of materials, equipment, tools, products, and vehicles.

Convalescent, Rest or Nursing Home - A health facility used for or customarily occupied by persons recovering from illness or suffering from infirmities of age, and furnished meals or continuing nursing care for compensation.

Convenience Store, w/out Gas Pumps – Any premises offering for sale prepackaged food products, household items and other convenience goods commonly associated with the same. Gasoline and/or other petroleum products are not permitted.

Convenience Store, with Gas Pumps – Any premises where gasoline and/or other petroleum products are sold as a principal use and in connection with the principal use, a convenience store sells prepackaged food products, household items and other goods commonly associated with the same.

Correctional/Detention Facility (Public): A public facility operated by County, State or Federal government, or by a commercial entity under contract to one of these governments utilized for the incarceration of individuals convicted of crimes where these individuals are housed until such time as they

ZONING ORDINANCE

have completed their sentences. Such facilities include minimum and maximum-security prisons for adults as well as juvenile detention centers for minors.

Correctional/Detention Facility (Private): A private facility operated by a commercial entity that's primary business venture is to provide for the incarceration of individuals convicted of crimes where these individuals are housed until such time as they have completed their sentences. Such facilities include minimum and maximum-security prisons for adults as well as juvenile detention centers for minors.

Dance Hall - An establishment open to the general public for entertainment, in particular, dancing.

Day Care or Child Care Center, In Home – A private residence where care, protection, and supervision are provided on a regular schedule, at least twice a week to no more than six (6) children, including children of the adult provider.

Day Care/ Child Care Center - A commercial institution or place designed for the care of four (4) or more unrelated children during the hours of 6:00 a.m. to 10:00 p.m.

Distribution Center - A site or building used primarily for the temporary storage and/or distribution of goods, merchandise, supplies. This definition does not include Overnight Delivery [for distribution which is classified elsewhere in this ordinance].

Dry Cleaning Plant or Commercial Laundry - An industrial facility where fabrics are cleaned with substantially non-aqueous organic solvents on a commercial or wholesale basis.

Dry Cleaning, Pick Up/Drop Off – A retail establishment providing a drop-off and pick-up point for customers to leave wearing apparel or other material in need of laundry and dry cleaning, and pick-up of items when laundered and/or dry cleaned.

Dry Cleaning, Small Shop - A custom cleaning shop or pick-up station not exceeding six thousand (6,000) square feet of floor area, including but not limited to dry cleaning plants having no more than one thousand, five hundred (1,500) square feet of floor area for dry cleaning equipment.

Dwelling, Multi-Family - Attached dwelling units designed to be occupied by three or more families living independently of one another, exclusive of hotels or motels.

Dwelling, Duplex - A detached dwelling designed with a common vertical wall between units and to be occupied by two families living independently of each other.

Dwelling, Garage Apartment – An accessory dwelling unit for one family erected in conjunction with a garage. See Accessory Dwelling.

Dwelling, Historically Significant - Any dwelling that is not less than 50 years old and that meets the criteria for historically significant structures as established by the Texas State Historic Preservation Office.

Dwelling, Single Family Zero Lot Line - Same as Patio Home.

Dwelling, Single Family, Attached – "Zero lot line" developments of Patio Homes or Townhomes allowing two or more dwelling units within a structure. (See Patio Home and Townhome)

Dwelling, Single or Multi-Family Above First Floor Level - Single or multi-family dwelling units that are located above a first-floor level commercial or retail business, with each dwelling unit occupied by one family.

Dwelling, Single-Family, Detached - A detached dwelling designed to be occupied by not more than one family.

ZONING ORDINANCE

Equipment Sales, Medical - Establishments primarily engaged in the sale of medical equipment including incidental storage, maintenance and servicing of such equipment.

Fairgrounds - An area where outdoor fairs, circuses or exhibitions are held.

Family – One or more persons related by blood, marriage or adoption, or not more than four persons not related by blood, marriage, or adoption, occupying a dwelling unit as an individual housekeeping organization.

Farm, Ranch, Garden Or Orchard - An area used for growing usual farm products, vegetables, fruits, trees, and grain and for the raising thereon of the usual farm poultry and farm animals such as horses, cattle, and sheep and including the necessary accessory uses for raising, treating, and storing products raised on the premises, but not including the commercial feeding of offal or garbage to swine or other animals and not including any type of agriculture or husbandry specifically prohibited by ordinance or law.

Feed Lot – A lot, yard, corral, buildings or other area in which livestock are confined, primarily for the purposes of feeding and growth prior to slaughter and which is specifically designed as a confinement area where the concentration of animals is such that a vegetative cover cannot be maintained with the enclosure. The term does not include areas which are used for raising crops or other vegetation or upon which livestock are allowed to graze.

Farmer's Market - The retail sale of farm produce by individual vendors, for the primary purpose of selling fruits, vegetables, herbs, spices, edible seeds, nuts, live plants, flowers, and honey. The sale of any type of meat, fish or poultry, eggs, refrigerated dairy products, canned foods, packaged items and prepared foods such as salsa, pickles, cookies, etc., shall not be included in this definition.

Feed Store - An establishment for the selling of corn, grain and other food stuffs for animals and livestock, and including implements and goods related to agricultural processes, but not including farm machinery.

Fuel/Natural Resource Dispensing Station - A service facility providing for the dispensing of fuel or other natural resource(s) to the general public. The facility may be attended or unattended and may offer for sale conventional and/or alternative fuels, such as gasoline, bio-fuel, propane, CNG, ethanol, etc. May also include commercial water sales in areas approved by the City of Robinson.

Fraternal Organization Lodge, or Civic Club - An organized group having a restricted membership and specific purpose related to the welfare of the members such as Elks, Masons, Knights of Columbus, or a labor union.

Gasoline Service or Filling Station - (See Automobile Service Station)

General Market- An outdoor, or partially indoor, covered premise where the main use is the sale of new and used household goods, fruits, vegetables, herbs, spices, edible seeds, nuts, live plants, flowers, honey, personal effects, tools, art work, small household appliances, and similar merchandise, objects, or equipment, in small quantities, in broken stalls, lots or parcels, not in bulk, for the use or consumption by the immediate purchaser. The sale of any type of meat, fish or poultry, eggs and refrigerated dairy products shall not be included in this definition, nor shall any other merchandise or equipment not permitted to be sold by right within a Light Commercial zoning district. The sale or offering of live animals is also prohibited under this definition. The term general market shall not be deemed to include wholesale sales establishments, personal service establishments or rental service establishments, but shall be deemed to include food service establishments, retail service establishments, and auction establishments.

ZONING ORDINANCE

Golf Course/Country Club, Private - An area of twenty (20) acres or more improved with trees, greens, fairways, hazards, and which may include a clubhouse, dining room, tennis courts and similar recreational or service uses available only to members and their guests.

Golf Course/County Club, Public – An area of twenty (20) acres or more improved with trees, greens, fairways, hazards, and which may include a clubhouse, dining room, tennis courts and similar recreational or service uses which is privately owned but open to the public for a fee and operated as a commercial venture.

Halfway House - A home for not more than six persons who have demonstrated a tendency toward alcoholism, drug abuse, antisocial or criminal conduct, together with not more than two persons providing supervision and other services to such persons, all of which live together as a single housekeeping unit.

Health Club (Weight/Aerobic Center) – A facility where members or nonmembers use equipment or space for the purpose of physical exercise.

Heliport - An area of land or water or a structural surface which is used, or intended for use, for the landing and taking off of helicopters, and any appurtenant areas which are used, or intended for use for heliport buildings and other heliport facilities.

Helistop – A landing pad for occasional landing and taking off of helicopters where no regularly scheduled stops occur. No temporary or permanent storage, refueling, maintenance or repairs shall take place on-site. Helicopters may only be located on the landing pad for start-up, shut-down, passenger loading or unloading and restocking of supplies. Generally, helicopters shall not be located on the landing pad for more than 45 minutes at a time.

Home Occupation - An occupation, which is secondary to the primary use of a dwelling as a residence, conducted on residential premises solely by an occupant of the residence

Hospital - An institution providing health services primarily for human inpatient medical or surgical care for the sick or injured and including related facilities such as laboratories, outpatient departments, training facilities, central services facilities, and staff offices which are an integral part of the facilities.

Hospital for Insane/Narcotic Related Illnesses – A facility that provides residence and/or outpatient care, with supervisory personnel, to persons regardless of legal relationship, who have demonstrated a tendency towards mental illness, alcoholism or drug abuse.

Industrial Manufacturing/Fabrication/Assembly, Enclosed, Light – Industrial and manufacturing plants including the processing or assembling of parts for production of finished equipment where the process of manufacturing or treatment of materials is such that no dust, odor, gas, smoke or noise is emitted with no outside storage.

Industrial Manufacturing/Fabrication/Assembly, Outside Storage, Light – Industrial and manufacturing plants including the processing or assembling of parts for production of finished equipment where the process of manufacturing or treatment of materials is such that no dust, odor, gas, smoke or noise is emitted and not more than 20% of the lot or tract is used for the open storage of products, materials or equipment.

Industrial Manufacturing/Fabrication/Assembly, Enclosed, Heavy – Any industrial use whose operation, in the opinion of the Fire Chief, involves a much higher than average risk to public health and safety. There shall be no outside storage.

Industrial Manufacturing/Fabrication/Assembly, Outside Storage, Heavy – Any industrial use whose operation, in the opinion of the Fire Chief, involves a much higher than average risk to public health and safety. Outside storage is permitted.

ZONING ORDINANCE

Kennels (Indoor Pens) - An establishment with indoor pens in which more than four (4) dogs or domesticated animals more than one year old are housed, groomed, bred, boarded, trained or sold for commercial purposes.

Kennels (Outdoor Pens) - An establishment with outdoor pens in which more than four (4) dogs or domesticated animals more than one year old are housed, groomed, bred, boarded, trained or sold for commercial purposes.

Key/Locksmith Shop – A shop that specializes in making, selling and repairing keys, locks and associated material.

Kiosk - A small, free-standing, one-story structure having a maximum floor area of 350 square feet and used for commercial purposes, such as automatic teller machines or the posting of temporary information and/or posters, notices and announcements. If a kiosk is to be occupied, it shall have a minimum floor area of 25 square feet.

Laboratory, Medical - A facility used in the research or testing of items related to the physical well-being of a human being or animal, but not including manufacturing.

Landfill (commercial) – A commercial use for the disposal of garbage, rubbish, etc., by burying it under a shallow layer of ground.

Laundromat, Self-Serve - A facility where patrons wash, dry or dry clean clothing and other fabrics in machines operated by the patron.

Library, Public – Buildings and structures open for the general public, for which a fee may or may not be charged for the use of book collections.

Machine Sales And Storage, Heavy - A building or open area, other than a right-of-way or public parking area used for the display, sale, rental or storage of heavy machinery, either machines in general or a group of machines which function together as a unit.

Manufactured Home (HUD Code) Display, Sales and Services - The offering for sale, storage, or display of trailers or manufactured homes (HUD Code) on a parcel of land but excluding the use of such facilities as dwellings either on a temporary or permanent basis.

Manufactured Home (HUD Code Manufactured Home) - A dwelling designed to be transported on its own chassis on the highway in one or more sections by a prime mover and which is constructed with a base section so as to be independently self-supporting and not requiring a permanent foundation for year-round living.

Manufactured Housing Park (HUD Code) - A parcel of land not less than five (5) acres nor greater than twenty-five (25) acres which has been designed, improved, or intended to be used or rented for occupancy by one or more mobile homes or trailer houses in designated spaces.

Manufactured Housing Subdivision (HUD Code)- A parcel of land which has been designed, platted, improved, and is intended for the placement of individually owned mobile home units on platted lots which can be purchased outright by the owners of the mobile home units.

Manufacturing - (See "Industrial" Categories)

Massage Establishment - Any place of business in which massage therapy is practiced by a massage therapist, as defined and licensed by State law. "Massage Therapy", as a health care service, means the manipulation of soft tissue for therapeutic purposes. The term includes, but is not limited to, effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration, friction, nerve strokes,

ZONING ORDINANCE

and Swedish gymnastics, either by hand or with mechanical or electrical apparatus for the purpose of body massage. Massage therapy may include the use of oil, salt glows, heat lamps, hot and cold packs, tub, shower or cabinet baths. Equivalent terms for "massage therapy" are massage and therapeutic massage. Massage and "therapeutic" do not include diagnosis, the treatment of illness or disease, or any service or procedure for which a license to practice medicine, chiropractic, physical therapy, or podiatry is required by law.

Mausoleum - Property used for the interring of the dead and where bodies are interred above ground in stacked vaults.

Medical Offices, Professional - A room or group of rooms used for the provision of executive, management, or administrative services for medically related activities.

Model Home Sales Office – An office located in a dwelling unit within a residential subdivision under construction. Only one office shall be used for on-site sales only during the construction of the residential development at a time.

Monument and Headstone Sales – A retail establishment offering for sale stone monuments produced off-premises.

Mortuary or Funeral Parlor - A place for the storage of human bodies prior to their burial or cremation, or a building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.

Motel or Hotel - A building or group of buildings designed for and occupied as a temporary dwelling place of individuals and providing four or more room units where customary hotel services such as linen, maid service, telephone, and upkeep of furniture is provided.

Motorcycle Sales and Service, New - The display, sale and servicing, including repair work, of motorcycles.

Municipally-Owned Facilities and Uses - Any area, land, building, structure, and/or facility owned, used, leased, or operated by the City of Robinson, Texas.

Nursery, Retail w/Outside Storage - An establishment, including a building, part of a building or open space, for the growth, display and/or sale of large plants, shrubs, and trees, and other materials used in indoor or outdoor planting.

Office Center - A building or complex of buildings used primarily for conducting the affairs of a business, profession, service, industry or government, or like activity that may include ancillary services for office workers such as a coffee shop, newspaper or candy stand.

Office, Professional General - A room or group of rooms used for the provision of executive, management, or administrative services. Typical uses include administrative offices, and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, and business offices of public utilities, organizations and associations, but excluding medical offices.

Office-Showroom/Warehouse - An establishment with a minimum of seventy-five percent (75%) of its total floor area devoted to storage and warehousing, but not accessible to the general public. The remaining area may include retail and wholesale sales areas, sales offices, and display areas for products sold and distributed from the storage and warehousing areas.

Paint Shop - A commercial establishment where painting services are performed.

ZONING ORDINANCE

Park and Ride - The temporary storage of automobiles on a daily basis for persons traveling together to and from work either through carpools, van-pools, bus-pools or mass transit.

Park or Playground, Public - A recreation facility, recreation center, or park owned or operated by a public agency such as a City or School District and available to the general public.

Park or Recreation Facility, Private - A recreation facility operated for the exclusive use of private residents or neighborhood groups and their guests, and not the general public.

Pawn Shop - An establishment where money is loaned on the security of personal property pledged in the keeping of the owners (pawnbroker). Retail sales also take place of primarily used items.

Pet Shop - A retail establishment offering small animals, fish or birds for sale as pets and where all such creatures are housed within the building.

Petroleum Extraction (Oil & Gas Mining) - The process of extracting petroleum from the earth.

Portable Building Sales - An establishment which displays and sells structures capable of being carried and transported to another location, but not including mobile homes.

Printing or Reprographic Shop - A small establishment which reproduces, in printed form, individual orders from a business profession, service, industry or government organization and occupies less than 4,000 square feet. A printing company shall be any printing business which operates in a space of 4,000 square feet.

Produce Stand – A partially enclosed or open-aired structure used for the retail sales and display of fresh fruits, vegetables, flowers, herbs or plants. May also involve the accessory sales of other foodstuffs such as: jams, jellies, pickles, sauces or baked goods. May also include wood or other seasonal items for sale.

Produce Sales (Inside) – The retail sales of fresh fruits, vegetables, flowers, plants, herbs, or other foodstuffs such as: jams, jellies, pickles, sauce and baked goods located within a building (which meets the architectural and building standards for construction).

Public or Municipally Owned Facility or Uses- Any building (except a building used primarily for general office purposes) which is owned, leased, primarily used and/or primarily occupied by the State of Texas, the United States, the City of Robinson, or any subdivision or agency of the State of Texas, the United States or the City of Robinson, or by any public or quasi-public utility.

Racetrack, Horse – A measured course where horses are entered in competition against one another or against time, including tracks used only in the training of animals.

Raceway, Motor – A measured course where automobiles compete against one another or against time.

Radio/Television Broadcasting, Without Tower- A building or portion of a building used as a place for radio or television broadcasting.

Railroad Track and Right-Of-Way - The right-of-way and track used by a railroad, but not including railroad stations, sidings, team tracks, loading facilities, dockyards, or maintenance areas.

Recreation Center, Private - A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.

Recreation Vehicle Park - A parcel of land reserved for the location of recreational vehicles and travel trailers for recreational, transient lodging including buildings and sites set aside for related recreational purposes.

ZONING ORDINANCE

Recreation Vehicle Sales, New - The primary sale of new recreation vehicles in a structure or on open lot with secondary sales of used recreation vehicles.

Recreation Vehicle Sales and/or Service, Used - Retail sales and/or repair or service of used recreation vehicles.

Recycling Center - A facility that is not a wrecking yard and in which recoverable resources, such as newspapers, glassware, and metal cans are collected, stored, flattened, crushed, or bundled, essentially by hand within a completely enclosed building.

Recycling Collection Center - An incidental use that serves as a drop-off point for temporary storage of recoverable resources. No processing of such items would be allowed. This facility would generally be located in a shopping center parking lot or in other public/quasi-public areas such as in churches and schools.

Recycling Plant - A facility that is not a junkyard and in which recoverable resources, such as newspapers, magazines, books, and other paper products; glass; metal cans; and other products, are recycled, reprocessed, and treated to return such products to a condition in which they may again be used for production.

Restaurant (Drive-In Type) -An eating establishment where primarily food or drink is served to customers in motor vehicles or where facilities are provided on the premises which encourage the serving and consumption of food in automobiles on or near the restaurant premises.

Restaurant, Cafe or Cafeteria - An eating establishment where customers are primarily served at tables or self-served and food is consumed on the premises, which may include a drive-through window.

Restaurant, Incidental to Primary Use – An eating establishment primarily for the incidental use of the primary use.

Retail or Service, Incidental - The rendering of retailing or services incidental to the primary use. In the Office District, such uses include a barber or beauty shop, smoke shop, candy counter, restaurant, pharmacy or other incidental activity secondary to the primary office occupancy.

Retail Sales, General - This major group includes retail stores which sell a number of lines of merchandise including but not limited to dry goods, apparel and accessories, furniture and home furnishings, antiques, small wares, small appliances, hardware, and general grocery sales. The stores included in this group are known as department stores, variety stores, general merchandise stores, general stores, etc. and which may include services incidental to the sale of such goods.

Retirement Home – A residential complex containing multi-family dwellings designed for and principally occupied by senior citizens. Such facilities may include a congregate meals program in a common dining area, but exclude institutional care such as medical or nursing care, and are distinguished from convalescent, rest or nursing homes as elsewhere defined.

Rock Quarries, Sand, Gravel or Earth Extraction – The process of extracting sand, gravel and stone from the earth.

Sanitarium - An institution providing health facilities for inpatient medical treatment or treatment and recuperation making use of natural therapeutic agents.

School, Home – Educational activities consisting of a defined curriculum with the purpose of satisfying the state educational requirements and said educational activities being conducted in the home of a student living in the home. Said educational activities shall be considered a part of the housekeeping activities of a family.

ZONING ORDINANCE

School, Home Day - Educational activities consisting of a defined curriculum with the purpose of satisfying the state educational requirements and said educational activities being conducted in the home but not necessarily in the home of the student living therein. There shall be no more than six (6) unrelated students not living in the home in which the educational activities are being conducted. The total number of students living in the home in which the activities are being conducted shall not exceed twelve (12) at any given time.

School, Institutional, Rehabilitation Training – A facility that provides rehabilitation and training operated or sponsored by chartered educational, religious or philanthropic organizations, but excluding uses such as trade schools, which are operated primarily on a commercial basis.

School, Nursery – An establishment providing for the care, supervision and protection of children.

School, Parochial or Private - A school under the sponsorship of a private agency or corporation or religious agency providing elementary or secondary curriculum, but not including private trade or commercial schools.

School, Private Boarding – Any building or group of buildings with dormitories, dining rooms and other accessory uses for the boarding of students, the use of which meets state requirements for primary, secondary, or higher education and which does not secure the major part of its funding from any governmental agency.

School, Public, Primary or Secondary - A school under the sponsorship of an Independent School District having a curriculum generally equivalent to public elementary or secondary schools.

Schools, Business or Trade - Establishments, other than public or parochial schools, private primary or secondary schools, or colleges, offering training or instruction in a trade and/or an occupation.

Self Service or Mini-Warehouse – A building or group of buildings in a controlled access and fenced area consisting of various sized industrial, compartmentalized and controlled access self-contained units that are leased or owned for the storage of business and household goods or contractor supplies.

Servant's Quarters - An accessory dwelling in a residential district for the sole use and occupancy of a member of the immediate family or a person or persons employed on the premises by the occupant on a full-time basis as domestic help, such as a maid, yard- man, chauffeur, cook or gardener, but not involving the rental of such facilities or the use of separate utility connections.

Service and Repair Shops General – Establishments primarily engaged in the provision of repair and services to individuals and households, rather than businesses, but excluding automotive equipment repair use types. Typical uses include appliance repair, shoe repair, watch and jewelry repair and repair of musical instruments, seamstress and tailor shops.

Shooting Range, Indoor – A completely enclosed firing range with targets for the supervised discharge of rifles or handguns for practice.

Shopping Center - A group of primarily retail and service commercial establishments planned, constructed and managed as a total entity with customer and employee parking provided on-site, provision for goods delivery separated from customer access, provision of aesthetically appropriate design and protection from the elements.

Small Engine & Appliance Repair - A service facility which provides for the servicing and repair of small engines, lawnmowers and other lawn related equipment, generators and household appliances, such as washers, dryers, dishwashers.

ZONING ORDINANCE

Stable, Commercial - A stable used for the rental of stall space or for the sale or rental of horses or mules.

Stable, Private - An area used solely for the owner's private purposes for the sale or keeping of horses, mules or ponies, and not kept for remuneration, hire or sale.

Street Vending, Temporary - The sale of merchandise from a temporary facility located on public right-of-way, or private property, within a front or side yard area at disassociated periods of time. Street vending shall include any merchandise which is displayed to be sold in an open, or partially open, facility and is not designated as a seasonal item or is associated with any outside display of merchandise offered for sale by the primary use of the lot or tract on which it is located. This definition shall also include any street vendors regarding food preparation and sales to the general public. Special events sponsored by public and non-profit agencies are exempt from this definition (but will be required to register or permit with the Health Officer). Permanent Street Vending or street vending outside of this definition is strictly prohibited.

The term for the permit shall be for a period of fourteen consecutive days within a twelve-month period and must include the written consent of the property owner. A site plan or other information may be required by the Chief Building Official upon the review of the temporary permit providing evidence of compliance with parking, access and maneuvering and other site or use related requirements prior to the permit.

Studios, Professional - A building or portion of a building used as a place of work by professionals including but not limited to dancers, photographers, musicians or artists.

Tank Farm - An open-air facility containing a number of above-ground, large containers for the bulk storage, in liquid or gas form, of petroleum, butane, propane or other gas products.

Tattoo Parlor/Body Piercing Studio - An establishment whose principle business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following: (1) placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin; (2) creation of an opening in the body of a person for the purpose of inserting jewelry or their decoration.

Tattoo Parlor, Cosmetic - An establishment where trained personnel apply micro-injections of pigment to the dermal layer of skin such that facial cosmetics are applied on a permanent basis. This does not include a tattoo parlor.

Taxidermist Shop - A service and retail establishment for a taxidermist to practice on-site. The service shall include the art of preparing, stuffing, and mounting the skins of animals, and offering the products for sale to the general public.

Terminal, Bus - Any premises for the transient housing or parking of motor-driven busses and the loading and unloading of passengers.

Terminal, Freight or Truck - An area and building where cargo is stored and where trucks, including tractors and trailer units, load and unload cargo on a regular basis. May include facilities for the temporary storage of loads prior to shipment.

Terminal, Railroad - Any premises for the transient housing of trains and the loading and unloading of passengers.

Terminal, Transfer Storage and Baggage - A facility for the storage of baggage and other items in transit.

ZONING ORDINANCE

Theater, Indoor - A building or part of a building devoted to the showing of motion pictures, or for dramatic, musical or live performances.

Theater, Outdoor - An open lot with its appurtenant facilities devoted primarily to the showing of motion pictures or theatrical productions on a paid admission basis, which may include patrons seated in automobiles during the theater performance.

Tire Retreading and Capping - The process by which tires are treated with a new tread.

Trailer Rental - The display and offering for rent of trailers designed to be towed by light load vehicles.

Transportation and Utility Structures and Facilities - Permanent facilities and structures operated by companies engaged in providing transportation and utility services including but not limited to railroad track rights-of-way, sewage pumping stations, telephone exchanges, transit station turnarounds, water reservoirs and water pumping stations.

Truck and Bus Rental Leasing - The rental of new or used panel trucks, vans, trailers, recreational vehicles or motor-driven buses in operable condition and where no repair work is done.

Truck and Bus Repair and Overhaul- An establishment providing major and minor repair services to heavy load vehicles.

Truck Parking Lot - Area for parking heavy load vehicles.

Truck Sales, Heavy Trucks - The display, sale or rental of new or used heavy load vehicles in operable condition.

Truck Stop - Any building, land, area, or premise, or portion thereof used for the retail dispensing or sales of fuels, lubricants and accessories commonly utilized by heavy load vehicles, but not including those uses listed under Major Automobile Repair, as applying to heavy load vehicles.

Towing Company Office with Towed Vehicle Storage Yard – An office used for an individual, association, corporation, or other legal, licensed entity that controls, operates, or directs the operation of one or more tow trucks over a public roadway. A tow truck is defined within the Towing Administrative Rules of the Texas Department of Licensing and Regulation. This definition shall include an area designated for the storage of towed vehicles.

Towing Company Office without Towed Vehicle Storage Yard – This definition shall be the same as above but shall exclude the allowance for an area designated for the storage of towed vehicles. Company vehicles, including wreckers and tow trucks shall be permitted.

Utilities, Public and Private – A closely regulated enterprise with a franchise for providing to the public a utility service deemed necessary for the public health, safety, and welfare. Such public services include but are not limited to water pump stations, water storage tanks, sewage treatment plants, gas regulatory stations and electrical substations.

Veterinarian Clinic, with Outside Pens - An establishment, including outside pens, where animals and pets are admitted for examination and medical treatment.

Veterinarian Clinic, without Pens - An establishment, not including outside pens, where animals and pets are admitted for examination and medical treatment.

Warehouse, Chemical & Toxic Materials Storage – The storage of certain types and volumes of materials (as both primary and supplemental warehousing to support the primary) which would constitute a public health and safety concern as determined by local, State and Federal Fire, Building and Health Codes.

ZONING ORDINANCE

Warehouse/ Showroom with Office – A building used primarily for the storage of goods and materials with showroom and office space as secondary uses.

Warehouse, Wholesale, Enclosed - A building used primarily for the storage of goods and materials in a fully enclosed building or area.

Warehouse, Wholesale, w/Outside Storage - A building used primarily for the storage of goods and materials with outside storage facilities.

Wine Tasting Facility (Winery) - An establishment that manufactures, bottles, labels, and packages wine to dispense free for consumption on the winery premises or for sale to ultimate consumers for 1.) consumption on the Winery premises, and 2.) unbroken package off-premise consumption.

Wireless Antenna Facilities - See Article 9, Personal Wireless Facilities Regulations.

Wrecking Yard (Junkyard) - Any lot upon which two or more motor vehicles of any kind, which are incapable of being operated due to condition or lack of license, have been placed for the purpose of obtaining parts for recycling or resale.

Wrecking, Salvage, Reclamation Yard - The reclamation and storage of used products or materials.

12.3.2 WIRELESS ANTENNA FACILITIES DEFINITIONS.....

Amateur Radio Antenna: A radio communication antenna used by a person holding an amateur station license from the Federal Communications Commission.

Antenna: A device used in communications, which transmits or receives radio signals.

Antenna, Building Attached: Antenna attached to an existing structure in either of two general forms: (1) roof-mounted, in which antennas are placed on the roofs of buildings, or (2) building-mounted, in which antennas are placed on the sides of buildings. These antennas can also be mounted on structures such as water tanks, billboards, church steeples, electrical transmission towers, etc.

Antenna Facility: Any structure, monopole, tower, or lattice tower used to support antennas.

Co-location: The act of locating wireless communications equipment for more than one use on a single antenna facility.

Equipment Storage Building: An unmanned, single story equipment building used to house radio transmitters and related equipment.

Monopole: A self-supporting antenna facility composed of a single spire used to support communications equipment or other visible items.

Satellite Receive-Only Antenna: An antenna that enables the receipt of television signals transmitted directly from satellites to be viewed on a television monitor. Such antennas are commonly known as a satellite dish, television receive-only antenna, dish antenna, parabolic antenna, or satellite earth station antenna.

Stealth Facility: An antenna facility that is virtually transparent or invisible to the surrounding neighborhood. Stealth facilities may include totally enclosed antennas, wireless facilities that replicate or duplicate the construction of common structures such as flagpoles, and camouflaged wireless facilities that are constructed to blend into the surrounding environment.

Tower, Lattice: A self-supporting tower having three or four support legs with cross-bracing and the capacity to hold a number and a variety of antennas.