Chapter 5 - ZONING USE REGULATIONS

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SECTION 5.04. - COMMERCIAL USES

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Sec. 5.04.010. - Commercial Uses Allowed by District.

The following use table presents the commercial uses that are allowed in each zoning district, in accordance with all standards and regulations of this Code. Certain uses are allowed with limitations detailed in Section 5.04.020. The 'Notes' column of the use table contains direction on the specific limitation of the particular use.

Table 5.04.010: Commercial Uses

<table>
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<tr>
<th>Specific Use</th>
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<th>RL</th>
<th>RS</th>
<th>TF</th>
<th>TH</th>
<th>MF1</th>
<th>MF2</th>
<th>MH</th>
<th>CN</th>
<th>C1</th>
<th>C3</th>
<th>OF</th>
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<th>Notes</th>
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<td>Office/Showroom</td>
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<td>AB</td>
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</table>

Sec. 5.04.020. - Commercial Use Limitations.

All commercial uses shall meet any applicable provisions of the City Code of Ordinances, in addition to the following limitations. Outdoor display and storage requirements, if applicable, shall be met in accordance with Section 5.09.

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AA. Office/Showroom.

Added language is underlined
Deleted language is strikethrough
Editor’s Note: The letter under the Notes column represents the additional standards applicable to the specific use and are found in the limitations section following each table
An Office/Showroom is permitted in accordance with Table 5.04.010 and subject to the following standards and limitations:

1. Warehousing facilities shall be incidental to the primary use and shall not exceed 50 percent (50%) of the total floor area.

2. Outdoor storage may be permitted in accordance with Section 5.09 of this Code.

**AB. Towing Services and Impound Lots.**

A Towing Services and Impound Lot use may be permitted in accordance with Table 5.04.010 and subject to the following standards and limitations:

1. All motorized vehicles, to include operable or repairable motor vehicles that have been towed, repossessed, or otherwise in the care and custody of the operator of the lot, shall be on an approved paved surface.

2. Any other outdoor storage may be permitted in accordance with Section 5.09 of this Code.

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**SECTION 5.06. - INDUSTRIAL USES**

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**Sec. 5.06.010. - Industrial Uses Allowed by District.**

The following Use Table presents the industrial uses that are allowed in each Zoning District, in accordance with all standards and regulations of this Code.

**Table 5.06.010: Industrial Uses**

| Specific Use                              | AG | RE | RL | RS | TF | TH | MF1 | MF2 | MH | CN | C1 | C3 | OF | BP | IN | PF | MUDT | MU | Notes |
|-------------------------------------------|----|----|----|----|----|----|-----|-----|----|----|----|----|----|----|----|-----|-----|-----|-----|-----|
| Contractor Services, Limited             | −  | −  | −  | −  | −  | −  | −   | −   | −  | −  | −  | −  | −  | −  | S  | −  | −   | −   | −   | P   | L   | B   |
| Contractor Services, General              | −  | −  | −  | −  | −  | −  | −   | −   | −  | −  | −  | −  | −  | −  | −  | S  | −  | −   | −   | −   | P   | −   | C   |
| Office/Warehouse                          | −  | −  | −  | −  | −  | −  | −   | −   | −  | −  | −  | −  | −  | −  | −  | L  | −  | −   | P   | P   | −   | −   | D   |

Added language is underlined
Deleted language is strikethrough

*Editor’s Note: The letter under the Notes column represents the additional standards applicable to the specific use and are found in the limitations section following each table*
### Sec. 5.06.020. - Industrial Use Limitations.

All industrial uses shall meet any applicable provisions of the City Code of Ordinances. Outdoor display and storage requirements, if applicable, shall be met in accordance with Section 5.09.

**A. Reserved.**

**B. Contractor Services, Limited.**

Contractor Services, Limited is permitted in accordance with Table 5.06.010 and subject to the following standards and limitations:

1. Parking spaces shall be provided for fleet vehicles in addition to the minimum number of parking spaces required per Chapter 9 of this Code.

2. Parking of fleet vehicles shall comply with the Outdoor Storage, Limited requirements of Section 5.09 of this Code.

3. When the outdoor storage area is gated, a minimum of two vehicle stacking spaces from the key code box shall be provided. Vehicle stacking spaces shall comply with Section 9.04.020 of this Code.

**C. Contractor Services, General.**

Contractor Services, General is permitted in accordance with Table 5.06.010 and subject to the following standards and limitations:

1. Outdoor storage shall be incidental to the primary use and may be permitted in accordance with Section 5.09 of this Code.

2. Outdoor storage may be increased to 50% of the total site area provided the outdoor storage area is not located adjacent to a public street, residential zoned property, an existing single-family home in the ETJ that is platted or planned for residential use on the Future Land Use Map, or a public park.
3. When outdoor storage is proposed to be located adjacent to a public street, residential zoned property, an existing single-family home in the ETJ that is platted or planned for residential use on the Future Land Use Map, or a public park, articulation shall be provided for the screening wall or fence by one of the following:

   a. Masonry columns or similar column effect as approved by the Director, using different materials than the wall, spaced no more than 125 feet apart; or

   b. Variations in depth achieved either through offsets of at least five feet deep, plant material groupings, breaks in walls, or other variations as approved by the Director, occurring every 80 feet

4. Fleet vehicles shall be parked in the same area as the designated outdoor storage to be screened from the public.

5. When the outdoor storage area is gated, a minimum of two vehicle stacking spaces from the key code box shall be provided. Vehicle stacking spaces shall comply with Section 9.04.020 of this Code.

D. Office/Warehouse.

   Office/Warehouse is permitted in accordance with Table 5.06.010 and subject to the following standards and limitations:

   1. The primary entrance shall be located in the office portion of the building.

   2. The warehouse portion may not exceed more than 50% of the front building façade.

E. Storage Yard.

   Storage Yard is permitted in accordance with Table 5.06.010 and subject to the following standards and limitations:

   1. All equipment, material and any other outdoor storage shall be located on an approved paved surface.

   2. All equipment, material and any other outdoor storage shall comply with the setback requirements of the district, and the landscape standards of Section 8.04 of this Code.
a. For purposes of this subsection, street yard trees shall be provided between the screen wall and the street lot line.

3. When outdoor storage is proposed to be located adjacent to a public street, residential zoned property, an existing single-family home in the ETJ that is platted or planned for residential use on the Future Land Use Map, or a public park, articulation shall be provided for the screening wall or fence by one of the following:

   a. Masonry columns or similar column effect as approved by the Director, using different materials than the wall, spaced no more than 125 feet apart; or

   b. Variations in depth achieved either through offsets of at least five feet deep, plant material groupings, breaks in walls, or other variations as approved by the Director, occurring every 80 feet

4. When outdoor storage areas are gated, a minimum of two vehicle stacking spaces from the key code box shall be provided. Vehicle stacking spaces shall comply with Section 9.04.020 of this Code.

5. Outdoor storage shall comply with the requirements of Section 5.09 of this Code.