

Neighborhood Planning Guide to Zoning



City of Austin
Planning, Environmental and Conservation
Services Department
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The City of Austin

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Neighborhood Plan Combining District (NPCD): Smart Growth Infill and Redevelopment Options

Cottage

Minimum Lot Size: 2,500 sq/ft

Minimum Lot Width: 30 feet

Maximum Building Height: 35 feet

Maximum Building Coverage: 55% of the lot

Maximum Impervious Cover: 65% of the lot

Allowed in districts with the base zoning of **SF-3, SF-5, SF-6** and **MF1** through **MF-6**.

Applied Neighborhood Wide.

Urban Home

Minimum Lot Size: 3,500 sq/ft

Minimum Lot Width: 40 ft

Maximum Building Height: 35 ft

Maximum Building Coverage: 55% of the lot

Maximum Impervious Cover: 65% of the lot

Allowed in districts with the base zoning of **SF-3, SF-5, SF-6** and **MF1** through **MF-6**.

Applied Neighborhood Wide.

Small Lot Amnesty

Minimum Lot Size: 2,500 sq/ft

Maximum Impervious Cover: If the lot is 3,500 sq/ft or less the impervious cover can be increased to 65%.

Applicable to existing legal and grandfathered lots that are a minimum of 2,500 square feet and have a minimum lot width of 25 feet. Lots that are 3,500 square feet or larger may be developed with a maximum impervious cover of 65%. *Applied Neighborhood Wide.*

Secondary Apartment (Garage Apartment or Granny Flat)

Maximum Apartment Area: 850 sq/ft

A detached single family residence located at least 15 ft from the rear of a single-family residence or above a garage. Allowed in districts with the base zoning of **SF-1, SF-2, SF-3, SF-5, SF-6** and **MF1** through **MF-6**. It requires one additional parking space be added to the lot. It is not permitted in combination with a cottage or urban home.

Applied Neighborhood Wide.

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Residential Infill

Maximum Site Size: 5 Acres

Minimum Site Size: 2 Acres

Maximum Building Height: 35 ft

The use a tract of land for a combination of uses in a designated area within a Neighborhood Plan Combining District (NPCD). Between 50% and 80% of the residential uses must be single family houses. Allowed in districts with the base zoning of **SF-3, SF-5, SF-6, LI, and MF1** through **MF-6**. The Civic Uses allowed must be in accordance with those allowed by the base district. A Development plan must be submitted as part of the review process. *Applied to a Specific Location.*

Use: Single Family

Duplex

Townhouse

Condominium

Apartments

Cottage

Urban Home

Secondary Apartment

Consumer Convenience Services

Consumer Repair Services

Food Sales

General Retail Sales—Convenience

Personal Services

Restaurant—General

Restaurant—Limited

Neighborhood Mixed Use Building

Maximum Site Size: 1 Acre

Minimum Lot Size: 5,750 sq/ft

Minimum Lot Width: 50 ft

A building that has both commercial and residential uses. Allowed in base districts with the zoning **LO, GO, LR, GR, CS, CS-1, CH, and LI**. Lighting from the building must be shielded from adjacent properties. Parking in front of the building is limited to on-street parking and at least 50% of the parking must be located at the rear of the building. Residential uses may not occupy more than 50% of the ground floor. *Applied to a Specific Location.*

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Neighborhood Urban Center

Maximum Site Size: 40 Acres

Minimum Site Size: 1 Acre

Mixed use development that includes commercial and residential uses. Requires a development plan at the time the site plan is submitted. Allowed in base districts with the zoning **GR**, **CS**, **CS-1**, and **LI**. *Applied to a Specific Location.*

***Use:** Townhouses

Apartments

Condominiums

Duplex

Group Residential

Lodginghouse Residential

Retirement Housing—Large Site

Retirement Housing—Small Site

Single Family Residential

Administrative & Business Office

Art & Craft Studio—General

Art & Craft Studio—Limited

Automotive Rentals

Automotive Repair Services

Building Maintenance Services

Business or Trade School

Business Support Services

Cocktail Lounge

Commercial Blood Plasma Center

Commercial Off-Street Parking

Communications Services

Consumer Convenience Services

Consumer Repair Services

Drop-off Recycling Collection Facility

Electronic Prototype Assembly

Exterminating Services

Financial Services

Food Sales

General Retail Sales—Convenience

General Retail Sales—General

Hotel-Motel

Indoor Entertainment

Indoor Sports & Recreation

Kennels

Liquor Sales

Medical Offices

Off-site Accessory Parking

Outdoor Sports & Recreation

<p>* Certain Allowed Commercial Uses May Be Subject to Revision at a Later Date.</p>

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- Pawn Shop Services
- Personal Improvement Services
- Personal Services
- Pet Services
- Professional Office
- Research Assembly Services
- Restaurant—Drive In/Fast Food
- Restaurant—General
- Restaurant—Limited
- Service Station
- Software Development
- Theater

Corner Store

Maximum Building Height: 35 ft

Maximum Building Size: the lesser of 55% of the lot or 3,000 sq/ft

Maximum Impervious Cover: 65%

Minimum Lot Area: 5,750 sq/ft

Minimum Lot Width: 50 ft

It must be located at an intersection. It may not be located within 600 feet of another corner store. Lighting from the store must be shielded from adjacent properties. It may have a single apartment. Allowed in districts with the base zoning of **SF-3**, **SF-5**, **SF-6**, and **MF-1** through **MF-6**. *Applied Neighborhood Wide.*

Use: Consumer Convenience Services
Food Sales
General Retail Sales—Convenience
Personal Services
Restaurant—General
Restaurant—Limited

Base Zoning Districts

SF-1 Single Family Residence—Large Lot

Maximum Building Height: 35 feet

Minimum Lot Size: 10,000 sq/ft

Use: Single Family
Cultural Services ^C
Day Care Services—Commercial ^C
Day Care Services—general ^C
Day Care Services—Limited
Family Home
Group Home Class I—General ^C
Group Home Class I—Limited
Local Utility Services ^C
Private Primary Educational Services ^C
Private Secondary Educational Services ^C
Public Primary Educational Services
Public Secondary Educational Services
Lodginghouse Residential
Special Use Historic ^C
Club or Lodge ^C
College and University Facilities ^C
Communication Service Facilities
Community Recreation—Public ^C
Community Recreation—Private ^C
Religious Assembly
Safety Services ^C

SF-2 Single Family Residence—Standard Lot

Maximum Building Height: 35 feet

Minimum Lot Size: 5,750 sq/ft

Use: Single Family
Cultural Services ^C
Day Care Services—Commercial ^C
Day Care Services—general ^C
Day Care Services—Limited
Family Home
Group Home Class I—General ^C
Group Home Class I—Limited
Local Utility Services ^C
Private Primary Educational Services ^C
Private Secondary Educational Services ^C
Public Primary Educational Services

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Public Secondary Educational Services
Lodginghouse Residential
Special Use Historic^C
Club or Lodge^C
College and University Facilities^C
Communication Service Facilities
Community Recreation—Private^C
Community Recreation—Public^C
Religious Assembly
Safety Services^C

SF-3 Single Family Residence

Maximum Building Height: 35 feet

Minimum Single Family Lot Size: 5,750 sq/ft

Minimum Duplex Lot Size: 7,000 sq/ft

Use: Single Family
Single Family House—Small Lot
Duplex
Single Family Attached
Cultural Services^C
Day Care Services—Commercial^C
Day Care Services—general^C
Day Care Services—Limited
Family Home
Group Home Class I—General^C
Group Home Class I—Limited
Local Utility Services^C
Private Primary Educational Services^C
Private Secondary Educational Services^C
Public Primary Educational Services
Public Secondary Educational Services
Retirement Housing—Small
Special Use Historic^C
Club or Lodge^C
College and University Facilities^C
Communication Service Facilities
Community Recreation—Public^C
Community Recreation—Private^C
Residential Treatment^C
Religious Assembly
Safety Services^C

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SF-4A Single Family Residence—Small Lot

Maximum Building Height: 35 feet

Minimum Lot Size: 3,600 sq/ft

Use: Single Family
Cultural Services^C
Day Care Services—Commercial^C
Day Care Services—General^C
Day Care Services—Limited
Family Home
Group Home Class I—General^C
Group Home Class I—Limited
Local Utility Services^C
Private Primary Educational Services^C
Private Secondary Educational Services^C
Public Primary Educational Services
Public Secondary Educational Services
Special Use Historic^C
Club or Lodge^C
College and University Facilities^C
Communication Service Facilities
Community Recreation—Private^C
Community Recreation—Public^C
Religious Assembly
Safety Services^C

SF-4B Single Family Residence—Condominium

Maximum Building Height: 2 stories

Minimum Lot Size: 3,600 sq/ft

Minimum Site Area: 1 acre

Maximum Site Area: 5 acres

Use: Same use permitted as SF-4A, except with the addition of condominiums

SF-5 Urban Family Residence

Maximum Building Height: 35 feet²

Minimum Lot Size: 5,750 sq/ft

Use: Single Family
Single Family Attached
Two Family^C
Duplex
Townhouses
Condominiums
Cultural Services^C
Day Care Services—Commercial^C
Day Care Services—General^C

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Day Care Services—Limited
Family Home
Group Home Class I—General^C
Group Home Class I—Limited
Local Utility Services^C
Private Primary Educational Services^C
Private Secondary Educational Services^C
Public Primary Educational Services
Public Secondary Educational Services
Retirement Housing—Small Site
Retirement Housing—Large Site^C
Special Use Historic^C
Club or Lodge^C
College and University Facilities^C
Communication Service Facilities
Community Recreation—Private^C
Community Recreation—Public^C
Religious Assembly
Safety Services^C

SF-6 Townhouse & Condominium Residence

Maximum Building Height: 35 feet²

Minimum Lot Size: 5,750 sq/ft

Minimum Condominium Site Area: 14,000 sq/ft

Use: Single Family
Duplex
Two Family Dwellings²
Single Family Attached
Townhouses
Condominiums
Cultural Services^C
Day Care Services—Commercial^C
Day Care Services—General^C
Day Care Services—Limited
Family Home
Group Home Class I—General^C
Group Home Class I—Limited
Local Utility Services^C
Private Primary Educational Services
Public Primary Educational Services
Private Secondary Educational Services^C
Public Secondary Educational Services
Retirement Housing—Small Site
Retirement Housing—Large Site^C
Special Use Historic^C

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Club or Lodge ^C
College and University Facilities ^C
Communication Service Facilities
Community Recreation—Private ^C
Community Recreation—Public ^C
Religious Assembly
Safety Services ^C

MF-1 Multi-Family Residence—Limited Density

Maximum Building Height: 40 feet ²

Minimum Lot Size: 8,000 sq/ft

Use: Single Family

Duplex
Two Family Dwellings
Townhouses
Apartments with a density of up to 17 units per acre
Cultural Services ^C
Day Care Services—Commercial ^C
Day Care Services—General ^C
Day Care Services—Limited
Family Home
Group Home Class I—General ^C
Group Home Class I—Limited
Local Utility Services ^C
Private Primary Educational Services ^C
Private Secondary Educational Services ^C
Public Primary Educational Services
Public Secondary Educational Services
Lodginghouse Residential
Retirement Housing—Small Site
Retirement Housing—Large Site ^C
College and University Facilities ^C
Communication Service Facilities
Community Recreation—Private ^C
Community Recreation—Public ^C
Congregate Living
Religious Assembly
Residential Treatment ^C
Safety Services ^C

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MF-2 Multi-Family Residence—Low Density

Maximum Building Height: 40 feet ²

Minimum Lot Size: 8,000 sq/ft

Use: Single Family
Duplex
Two Family Dwellings
Townhouses
Apartments up to 23 units per acre
Cultural Services ^C
Day Care Services—Commercial ^C
Day Care Services—General ^C
Day Care Services—Limited
Family Home
Group Home Class I—General ^C
Group Home Class I—Limited
Group Home Class II ^C
Local Utility Services ^C
Private Primary Educational Services ^C
Private Secondary Educational Services ^C
Public Primary Educational Services
Public Secondary Educational Services
Lodginghouse Residential
Retirement Housing—Small Site
Retirement Housing—Large Site ^C
College and University Facilities ^C
Communication Service Facilities
Community Recreation—Private ^C
Community Recreation—Public ^C
Congregate Living ^C
Religious Assembly
Residential Treatment ^C
Safety Services ^C

MF-3 Multi-Family Residence—Medium Density

Maximum Building Height: 40 feet ²

Minimum Lot Size: 8,000 sq/ft

Use: Single Family
Duplex
Two Family Dwellings
Townhouses
Apartments up to 36 units per acre
Cultural Services ^C
Day Care Services—Commercial ^C
Day Care Services—General ^C

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Day Care Services—Limited
Family Home
Group Home Class I—General^C
Group Home Class I—Limited
Group Home Class II^C
Local Utility Services^C
Private Primary Educational Services^C
Private Secondary Educational Services^C
Public Primary Educational Services
Public Secondary Educational Services
Group Residential^C
Lodginghouse Residential
Retirement Housing—Small Site
Retirement Housing—Large Site^C
College and University Facilities^C
Communication Service Facilities
Community Recreation—Private^C
Community Recreation—Public^C
Congregate Living^C
Convalescent Services^C
Religious Assembly
Residential Treatment^C
Safety Services^C

MF-4 Multi-Family Residence—Moderate-High Density

Maximum Building Height: 60 feet²

Minimum Lot Size: 8,000 sq/ft

Use: Single Family
Duplex
Two Family Dwellings
Townhouses
Apartments up to 54 units per acre
Allowable Floor Area Ratio: 0.75 to 1
Cultural Services^C
Day Care Services—Commercial^C
Day Care Services—General^C
Day Care Services—Limited
Family Home
Group Home Class I—General^C
Group Home Class I—Limited
Group Home Class II^C
Hospital Services—Limited^C
Local Utility Services^C
Private Primary Educational Services^C
Private Secondary Educational Services^C

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Public Primary Educational Services
Public Secondary Educational Services
Group Residential^c
Lodginghouse Residential
Retirement Housing—Small Site
Retirement Housing—Large Site^c
College and University Facilities^c
Communication Service Facilities
Community Recreation—Private^c
Community Recreation—Public^c
Congregate Living
Convalescent Services^c
Religious Assembly
Residential Treatment^c
Safety Services^c

MF-5 Multi-Family Residence—High Density

Maximum Building Height: 60 feet²

Minimum Lot Size: 8,000 sq/ft

Use: Single Family
Duplex
Two Family Dwelling
Townhouses
Apartments up to 54 units per acre
Allowable Floor Area Ratio: 1 to 1
Cultural Services^c
Day Care Services—Commercial^c
Day Care Services—General^c
Day Care Services—Limited
Family Home
Group Home Class I—General^c
Group Home Class I—Limited
Group Home Class II^c
Hospital Services—Limited^c
Local Utility Services^c
Private Primary Educational Services^c
Private Secondary Educational Services^c
Public Primary Educational Services
Public Secondary Educational Services
Group Residential^c
Lodginghouse Residential
Retirement Housing—Small Site
Retirement Housing—Large Site^c
College and University Facilities^c
Communication Service Facilities

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Community Recreation—Private^C
Community Recreation—Public^C
Congregate Living
Convalescent Services^C
Religious Assembly
Residential Treatment^C
Safety Services^C

MF-6 Multi-Family Residence—Highest Density

Maximum Building Height: 90 feet²

Minimum Lot Size: 8,000 sq/ft

Use: Single Family Residential
Duplex Residential
Two Family Residential
Townhouses
Apartments
Unlimited Density
Cultural Services^C
Day Care Services—Commercial^C
Day Care Services—General^C
Day Care Services—Limited
Family Home
Group Home Class I—General^C
Group Home Class I—Limited
Group Home Class II^C
Hospital Services—Limited^C
Local Utility Services^C
Private Primary Educational Services^C
Private Secondary Educational Services^C
Public Primary Educational Services
Public Secondary Educational Services
Group Residential^C
Lodginghouse Residential
Retirement Housing—Small Site
Retirement Housing—Large Site^C
College and University Facilities^C
Communication Service Facilities
Community Recreation—Private^C
Community Recreation—Public^C
Congregate Living
Convalescent Services^C
Religious Assembly
Residential Treatment^C
Safety Services^C

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MH Mobile Home Residence

Maximum Building Height: 35 feet ²

MH Park Minimum Site Area: 90,000 sq/ft

MH Subdivision Minimum Site Area: 5,750 sq/ft

Use: Mobile Homes
Cultural Services ^C
Day Care Services—Commercial ^C
Day Care Services—General ^C
Day Care Services—Limited
Family Home
Group Home Class I—General
Group Home Class I—Limited
Group Home Class II ^C
Local Utility Services ^C
Private Primary Educational Services ^C
Private Secondary Educational Services ^C
Public Primary Educational Services
Public Secondary Educational Services
Special Use Historic ^C
Club or Lodge ^C
College and University Facilities ^C
Communication Service Facilities
Community Recreation—Private ^C
Community Recreation—Public
Congregate Living
Religious Assembly
Safety Services ^C

NO Neighborhood Office

Maximum Building Height: 2 stories or 35 feet ²

Small professional offices compatible with existing neighborhoods.

Use: Day Care Services—Commercial
Day Care Services—General
Day Care Services—Limited
Family Home
Group Home Class I—General
Group Home Class I—Limited
Group Home Class II ^C
Local Utility Services
Private Primary Educational Services
Private Secondary Educational Services ^C
Public Primary Educational Services
Public Secondary Educational Services

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Lodginghouse Residential
Administrative and Business Offices
Professional Offices
Software Development
Special Use Historic^C
College and University Facilities^C
Communication Service Facilities
Community Recreation—Private^C
Community Recreation—Public
Congregate Living
Counseling Services
Religious Assembly
Residential Treatment^C
Safety Services

LO Limited Office

Maximum Building Height: 40 feet²

Minimum Lot: 5,750 sq/ft

Office use predominantly serving neighborhood or community needs; such as professional, semiprofessional, medical offices.

Use: Cultural Services
Day Care Services—Commercial
Day Care Services—General
Day Care Services—Limited
Family Home
Group Home Class I—General
Group Home Class I—Limited
Group Home Class II^C
Hospital Services—Limited^C
Local Utility Services
Private Primary Educational Services
Private Secondary Educational Services^C
Public Primary Educational Services
Public Secondary Educational Services
Lodginghouse Residential
Administrative and Business Offices
Arts and Craft Studio—Limited
Communication Services
Medical Offices not exceeding 5,000 sq/ft of gross floor space
Medical Offices exceeding 5,000 sq/ft of gross floor space
Professional Offices
Software Development
Special Use Historic^C
Club or Lodge^C
College and University Facilities^C

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Communication Service Facilities
Community Recreation—Private^C
Community Recreation—Public
Congregate Living^C
Convalescent Services
Counseling Services
Religious Assembly
Residential Treatment^C
Safety Services

GO General Office

Maximum Building Height: 60 feet²

Minimum Lot Size: 5,750 sq/ft

Offices and selected commercial uses predominantly serving community or city wide needs; such as medical or professional offices.

Use: Cultural Services

Day Care Services—Commercial
Day Care Services—General
Day Care Services—Limited
Family Home
Group Home Class I—General
Group Home Class I—Limited
Group Home Class II
Guidance Services
Hospital Services—General^C
Hospital Services—Limited
Local Utility Services
Private Primary Educational Services
Private Secondary Educational Services
Public Primary Educational Services
Public Secondary Educational Services
Lodginghouse Residential
Administrative and Business Offices
Art and Craft Studio—Limited
Business or Trade School
Business Support Services
Communication Services
Medical Offices not exceeding 5,000 sq/ft of gross floor space
Medical Offices exceeding 5,000 sq/ft of gross floor space
Off-site Accessory Parking
Personal Services
Professional Office
Restaurant—Limited^C
Software Development
Special Use Historic^C

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- Club or Lodge ^C
- College and University Facilities
- Communication Service Facilities
- Community Recreation—Private ^C
- Community Recreation—Public
- Congregate Living
- Convalescent Services
- Counseling Services
- Religious Assembly
- Residential Treatment ^C
- Safety Services

CR Commercial Recreation

Maximum Building Height: 40 feet ²

Minimum Lot Size: 20,000 sq/ft

Intended to provide for commercial services and recreational needs of tourists and visitors to major recreational areas.

Use: Cultural Services

- Day Care Services—Commercial ^C
- Hospital Services—Limited ^C
- Local Utility Services
- Private Primary Educational Services ^C
- Private Secondary Educational Services ^C
- Public Primary Educational Services ^C
- Public Secondary Educational Services ^C
- Lodginghouse Residential
- Art and Craft Studio—General ^C
- Art and Craft Studio—Limited ^C
- Campground ^C
- Consumer Convenience Services ^C
- General Retail Sales—General ^C
- Hotel-Motel ^C
- Indoor Sports and Recreation ^C
- Marina
- Outdoor Entertainment ^C
- Outdoor Sports and Recreation
- Recreational Equipment Maintenance and Storage
- Recreational Equipment Sales
- Restaurant—Drive-In/Fast Food ^C
- Restaurant—General
- Service Station
- Special Use Historic ^C
- Theater
- Club or Lodge
- College and University Facilities ^C

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Communication Service Facilities ^C
Community Recreation—Private
Community Recreation—Public
Counseling Services
Religious Assembly ^C

LR Neighborhood Commercial

Maximum Building Height: 40 feet 2

Minimum Lot Size: 5,750 sq.ft.

Shopping facilities that provide limited business service and office facilities to the residents of the neighborhood; such as consumer repair services, food sales, pet services.

Use: Cultural Services

Day Care Services—Commercial

Day Care Services—General

Day Care Services—Limited

Family Home

Group Home Class I—General

Group Home Class I—Limited

Group Home Class II ^C

Guidance Services

Hospital Services—Limited ^C

Local Utility Services

Private Primary Educational Services

Private Secondary Educational Services

Public Primary Educational Services

Public Secondary Educational Services

Lodginghouse Residential

Administrative Business Office

Art and Craft Studio—Limited

Consumer Convenience Services

Consumer Repair Services

Financial Services

Food Sales

General Retail Sales—Convenience

Medical Offices not exceeding 5,000 sq/ft of gross floor space

Medical Offices exceeding 5,000 sq/ft of gross floor space ^C

Off-Site Accessory Parking

Personal Services

Pet Services

Plant Nursery ^C

Professional Office

Restaurant—Drive-In/Fast Food ^C

Restaurant—Limited

Service Station

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- Software Development
- Special Use Historic^C
- Club or Lodge^C
- College and University Facilities
- Communication Service Facilities
- Community Recreation—Private^C
- Community Recreation—Public^C
- Congregate Living^C
- Counseling Services
- Religious Assembly
- Residential Treatment^C
- Safety Services

GR Community Commercial

Maximum Building Height: 60 feet 2

Minimum Lot Size: 5,750 sq/ft

Offices or commercial uses serving neighborhoods and community needs, including unified and individually developed shopping centers or commercial sites; such as service stations, restaurants.

Use: Cultural Services

- Day Care Services—Commercial
- Day Care Services—General
- Day Care Services—Limited
- Family Home
- Group Home Class I—General
- Group Home Class I—Limited
- Group Home Class II
- Guidance Services
- Hospital Services—General^C
- Hospital Services—Limited
- Local Utility Services
- Private Primary Educational Services
- Private Secondary Educational Services
- Public Primary Educational Services
- Public Secondary Educational Services
- Lodginghouse Residential
- Administrative and Business Offices
- Art and Craft Studio—Limited
- Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing of any type
- Business or Trade School
- Business Support Services
- Commercial Off-Street Parking

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Communications Services
Consumer Convenience Services
Consumer Repair Services
Drop-Off Recycling Collection Facility
Exterminating Services
Financial Services
Food Sales
Funeral Services
General Retail Sales—Convenience
General Retail Sales—General
Hotel-Motel
Indoor Entertainment
Indoor Sports and Recreation
Medical Offices not exceeding 5,000 sq/ft of gross floor space
Medical Offices exceeding 5,000 sq/ft of gross floor space
Off-Site Accessory Parking
Outdoor Entertainment ^C
Outdoor Sports and Recreation
Pawn Shop Services
Personal Improvement Services
Personal Services
Pet Services
Plant Nursery ^C
Professional Office
Research Services
Restaurant—Drive-In/Fast Food
Restaurant—General
Restaurant—Limited
Service Station
Software Development
Special use Historic ^C
Theater
Club or Lodge ^C
College and University Facilities
Communication Service Facilities
Community Recreation—Private
Community Recreation—Public
Congregate Living
Counseling Services
Religious Assembly
Residential Treatment
Safety Services

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W/LO Warehouse Limited Office

Maximum Building Height: 1 story or 25 feet ²

Minimum Lot Size: 1 acre

Intended predominantly for office and warehousing activities for building trades and similar businesses not necessarily requiring high visibility and having low or moderate trip generation.

Use: Art and Craft Studio—General
Art and Craft Studio—Industrial ^C
Art and Craft Studio—Limited
Building Maintenance Services
Business or Trade School ^C
Business Support Services
Club or Lodge ^C
College and University Facilities ^C
Communication Service Facilities
Communications Services
Community Recreation—Private ^C
Community Recreation—Public ^C
Convalescent Services
Convenience Storage ^C
Counseling Services
Cultural Services
Custom Manufacturing
Day Care Services—Commercial
Day Care Services—General
Day Care Services—Limited
Electronic Prototype Assembly
Equipment Repair Services ^C
Exterminating Services ^C
Limited Warehousing and Distribution
Local Utility Services
Lodginhouse Residential
Private Primary Educational Facilities
Public Primary Educational Facilities
Private Secondary Educational Facilities ^C
Public Secondary Educational Facilities ^C
Religious Assembly
Safety Services

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CS Commercial Services

Maximum Building Height: 60 feet (2)

Minimum Lot Size: 5,750 sq/ft

Commercial or industrial activities which typically have operating characteristics or traffic service requirements generally incompatible with residential environments, such as equipment sales, custom manufacturing, vehicle storage, or construction services.

Uses: Administrative and Business Offices

- Agricultural Sales and Services
- Art and Craft Studio—General
- Art and Craft Studio—Limited
- Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing of any type
- Building Maintenance Services
- Business or Trade School
- Business Support Services
- Campground
- Club or Lodge ^C
- College and University Facilities
- Commercial Blood Plasma Center
- Commercial Off-Street Parking
- Communication Service Facilities
- Communications Services
- Community Recreation—Public
- Community Recreation—Private
- Congregate Living
- Construction Sales and Services
- Consumer Convenience Services
- Consumer Repair Services
- Convenience Storage
- Counseling Services
- Cultural Services
- Custom Manufacturing
- Day Care Services—Commercial
- Day Care Services—General
- Day Care Services—Limited
- Drop-Off Recycling Collection Facilities
- Electronic Prototype Assembly
- Employee Recreation
- Equipment Repair Services
- Equipment Sales

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Exterminating Services
Family Home
Financial Services
Food Sales
Funeral Services
General Retail Sales—Convenience
General Retail Sales—General
Group Home Class I—General
Group Home Class I—Limited
Group Home Class II
Guidance Services
Hospital Services—Limited
Hotel-Motel
Hospital Services—General^C
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Limited Warehousing and Distribution
Local Utility Services
Maintenance and Service Facilities
Medical Offices exceeding 5,000 sq/ft of gross floor area
Medical Offices not exceeding 5,000 sq/ft of gross floor area
Monument Retail Sales
Off-Site Accessory Parking
Outdoor Entertainment^C
Outdoor Sports and Recreation
Pawn Shop Services
Personal Improvement Services
Personal Services
Pet Services
Plant Nursery
Private Primary Educational Facilities
Public Primary Educational Facilities
Private Secondary Educational Facilities
Public Secondary Educational Facilities
Professional Office
Religious Assembly
Research Services
Residential Treatment
Restaurant—Drive-In/Fast food
Restaurant—Limited
Restaurant—General
Safety Services
Service Station

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- Software Development
- Theater
- Transitional Housing ^C
- Transportation Terminal ^C
- Vehicle Storage
- Veterinary Services

CS-1 Commercial-Liquor Sales

Maximum Building Height: 60 feet ²

Minimum Lot Size: 5,750 sq/ft

Liquor sales is added to the permitted uses of the **CS** District above; cocktail lounges are included as conditional uses.

CH Commercial Highway

Maximum Building Height: 120 feet ²

Minimum Lot Size: 20,000 sq/ft

Uses intended predominately for major mixed use developments of a service nature which typically have operating characteristics requiring location at the intersection of State maintained highway, excluding scenic arterial.

Use: Condominiums

- Apartments
- Administrative and Business Offices
- Agricultural Sales and Services
- Art and Craft Studio—General
- Art and Craft Studio—Limited
- Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing of any type
- Building Maintenance Services
- Business or Trade School
- Business Support Services
- Campground
- Club or Lodge ^C
- Cocktail Lounge ^C
- College and University Facilities
- Commercial Blood Plasma Center
- Commercial Off-Street Parking
- Communication Service Facilities
- Communications Services
- Community Recreation—Public
- Community Recreation—Private
- Congregate Living
- Construction Sales and Services

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Consumer Convenience Services
Consumer Repair Services
Convenience Storage
Counseling Services
Cultural Services
Custom Manufacturing
Day Care Services—Commercial
Day Care Services—General
Day Care Services—Limited
Drop-Off Recycling Collection Facilities
Electronic Prototype Assembly
Employee Recreation
Equipment Repair Services
Equipment Sales
Exterminating Services
Family Home
Financial Services
Food Sales
Funeral Services
General Retail Sales—Convenience
General Retail Sales—General
Group Home Class I—General
Group Home Class I—Limited
Group Home Class II
Group Residential
Guidance Services
Hospital Services—Limited
Hotel-Motel
Hospital Services—General^c
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Limited Warehousing and Distribution
Liquor Sales
Local Utility Services
Maintenance and Service Facilities
Medical Offices exceeding 5,000 sq/ft of gross floor area
Medical Offices not exceeding 5,000 sq/ft of gross floor area
Monument Retail Sales
Off-Site Accessory Parking
Outdoor Entertainment^c
Outdoor Sports and Recreation
Pawn Shop Services
Personal Improvement Services

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- Personal Services
- Pet Services
- Plant Nursery
- Private Primary Educational Facilities
- Public Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Secondary Educational Facilities
- Professional Office
- Religious Assembly
- Research Services
- Residential Treatment
- Restaurant—Drive-In
- Restaurant—Fast Food
- Restaurant—Limited
- Restaurant—General
- Safety Services
- Service Station
- Software Development
- Theater
- Transitional Housing ^C
- Transportation Terminal ^C
- Vehicle Storage
- Veterinary Services

LJ Limited Industrial Services

Maximum Building Height: 60 feet ²

Minimum Lot Size: 5,750 sq/ft

Commercial services, basic and limited manufacturing, warehousing and distribution.

Uses: Administrative and Business Offices

- Agricultural Sales and Services
- Art and Craft Studio—General
- Art and Craft Studio—Limited
- Art and Craft Studio—Industrial
- Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing of Any Type
- Basic Industry
- Building Maintenance Services
- Business or Trade School
- Business Support Services
- Campground
- Club or Lodge ^C

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College and University Facilities
Commercial Off-Street Parking
Communication Service Facilities
Communications Services
Community Recreation—Private
Community Recreation—Public
Congregate Living
Construction Sales and Services
Consumer Convenience Services
Consumer Repair Services
Convenience Storage
Counseling Services
Cultural Services
Custom Manufacturing
Day Care Services—Commercial
Day Care Services—General
Day Care Services—Limited
Drop-Off Recycling Collection Facilities
Electronic Prototype Assembly
Employee Recreation—Non-Profit
Equipment Repair Services
Equipment Sales
Exterminating Services
Financial Services
Food Sales
Funeral Services
General Retail Sales—Convenience
General Retail Sales—General
General Warehousing and Distribution
Group Home Class I—Limited
Group Home Class I—General
Hotel-Motel
Indoor Entertainment
Indoor Sports and Recreation
Kennels
Laundry Services
Light Manufacturing
Limited Warehousing and Distribution
Liquor Sales^C
Local Utility Services
Maintenance and Service Facilities
Medical Offices exceeding 5,000 sq/ft of gross floor area
Medical Offices not exceeding 5,000 sq/ft of gross floor area
Monument Retail Sales
Off-Site Accessory Parking

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Outdoor Entertainment ^C
Outdoor Sports and Recreation
Personal Improvement Services
Personal Services
Plant Nursery
Professional Office
Railroad Facilities
Recycling Center
Scrap and Salvage ^C
Religious Assembly
Research Services
Residential Treatment
Resource Extraction
Restaurant—Drive-In/Fast Food
Restaurant—Limited
Restaurant—General
Safety Services
Service Station
Software Development
Telecommunications Tower
Theater
Transitional Housing ^C
Transportation Terminal ^C
Vehicle Storage
Veterinary Services

P Public District

Height: Varies ³

Land owned or leased by federal, state, county, or city government.

PUD Planned Unit Development

Maximum Building Height: Varies ³

Planned Unit Development allows for cluster development and alternate design standards.

Minimum Site Areas: Inside City - 10 acres recommended.
Outside City - 250 acres required.

NOTES

1. Two Family residential allows two separate structures on a single lot.
2. Height may be limited to when adjacent to more restrictive districts.
3. Height not specified. See Austin City Code Vol. II

C. Conditional Use

Description of Allowed Civic Uses

Civic uses include the performance of utility, educational, recreational, cultural, medical, protective, and governmental functions, and other uses that are strongly vested with public or social importance.

1. **ADMINISTRATIVE SERVICES** use is the use of a site for provision of offices or administrative, clerical, or public contact services, together with incidental storage and maintenance of necessary vehicles. This use includes federal, state, county, and city offices.
2. **AVIATION FACILITIES** use is the use of a site for provision of landing fields, aircraft parking and service facilities, and related facilities for operation, service, fueling, repair, storage, charter, sales, or rental of aircraft, including activities directly associated with the operation and maintenance of airport facilities.
3. **CAMP** use is the use of a site for provision of indoor or outdoor activities for children, including sports, arts and crafts, entertainment, recreation, educational activities, swimming, fishing, horseback riding, and incidental food service. If incidental to the camp use, camp facilities may be used to provide meeting, recreation, or social facilities for a private association or group.
4. **CEMETERY** is the use of land that is dedicated for cemetery purposes for the burial of the dead, including columbariums, crematoriums, mausoleums, and mortuaries.
5. **CLUB OR LODGE** use is the use of a site for provision of meeting, recreational, or social facilities by a private or nonprofit association, primarily for use by members and guests. This use includes private social clubs and fraternal organizations.
6. **COLLEGE AND UNIVERSITY FACILITIES** use is the use of a site as an educational institution of higher learning that offers a course of study designed to culminate in the issuance of a degree in accordance with the Texas Education Code.
7. **COMMUNICATION SERVICE FACILITIES** use is the use of a site for the transmission, transfer, or distribution of telephone service and related activities.
8. **COMMUNITY EVENTS** use is a use described in Local Government Code Chapter 334 as permitted for an "approved venue project", except for a hotel, zoological park, museum, or aquarium. The use includes the sale of alcoholic beverages.
9. **COMMUNITY RECREATION (PRIVATE)** use is the use of a site for the provision of an indoor or outdoor recreational facility for use by residents or guests of a residential development, planned unit development, church, private primary or secondary educational facility, club or lodge, or non-profit organization.

10. **COMMUNITY RECREATION (PUBLIC)** use is the use of a site for the provision of an indoor or outdoor recreational facility for use by the general public, but not for economic gain.
11. **CONGREGATE LIVING** use is the use of a site for the provision of 24 hour supervision and assisted living for more than 15 residents not needing regular medical attention. This use includes personal care homes for the physically impaired, mentally retarded, developmentally disabled, or persons 60 years of age or older, basic child care homes, maternity homes, and emergency shelters for victims of crime, abuse, or neglect.
12. **CONVALESCENT SERVICES** use is the use of a site for the provision of bed care and in-patient services for persons requiring regular medical attention. This use excludes the provision of surgical or emergency medical services and the provision of care for alcoholism, drug addiction, mental disease, or communicable disease.
13. **CONVENTION CENTER** use is the use of a site for the provision of space or facilities owned or managed by the City for conventions, meetings, exhibitions, shows, gatherings, presentations, or celebrations, including related incidental facilities for office and administrative use, food and beverage preparation and service, and on-site and off-site parking facilities.
14. **COUNSELING SERVICES** use is the use of a site for the provision of daytime counseling to neglected or abused children, 15 years of age or younger, or their managing conservators, who are referred by a governmental entity or other counseling service providers.
15. **CULTURAL SERVICES** use is the use of a site for a library, museum, or similar facility.
16. **DAY CARE SERVICES (COMMERCIAL)** use is the use of a site for the provision of daytime care for more than 20 persons. This use includes nursery schools, preschools, day care centers for children or adults, and similar uses, and excludes public and private primary or secondary educational facilities.
17. **DAY CARE SERVICES (GENERAL)** use is the use of a site for the provision of daytime care for more than 6 but not more than 20 persons. This use includes nursery schools, pre-schools, day care centers for children or adults, and similar uses, and excludes public and private primary or secondary educational facilities.
18. **DAY CARE SERVICES (LIMITED)** use is the use of a site for the provision of daytime care for six persons or less. This use includes nursery schools, preschools, day care centers for children or adults, and similar uses, and excludes public and private primary or secondary educational facilities.

19. **DETENTION FACILITIES** use is the use of a site for the provision by a public agency of housing and care for legally confined individuals.
20. **EMPLOYEE RECREATION** use is the use of a site for the provision of an indoor or outdoor recreational facility for use by employees of a business engaged in basic industry, commercial services, manufacturing, administrative activities, or research and development services, that is located on property reserved by the business for future expansion.
21. **FAMILY HOME** use is the use of a site for the provision of a family-based facility providing 24 hour care in a protected living arrangement with not more than two supervisory personnel and not more than six residents who are suffering from orthopedic, visual, speech, or hearing impairments, Alzheimer's disease, pre-senile dementia, cerebral palsy, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, autism, or emotional illness.
22. **GROUP HOME, CLASS I (GENERAL)** use is the use of a site for the provision of a family-based facility providing 24 hour care in a protected living arrangement for more than 6 but not more than 15 residents and not more than 3 supervisory personnel. This use includes foster homes, homes for the physically and mentally impaired, homes for the developmentally disabled, congregate living facilities for persons 60 years of age or older, maternity homes, emergency shelters for victims of crime, abuse, or neglect, and residential rehabilitation facilities for alcohol and chemical dependence.
23. **GROUP HOME, CLASS I (LIMITED)** use is the use of a site for the provision of a family-based facility providing 24 hour care in a protected living arrangement for not more than 6 residents and 2 supervisory personnel. This use includes foster homes, congregate living facilities for persons 60 years of age or older, maternity homes, and homes for persons with physical or mental impairments not listed in the description of family home use. Persons with physical or mental impairments are persons whose impairments substantially limit one or more of the persons' major life activities, who have a record of the impairment, or who are regarded as having the impairment, as defined in the Americans with Disabilities Act.
24. **GROUP HOME, CLASS II** use is the use of a site for the provision of a family-based facility providing 24 hour care in a protected living arrangement for not more than 15 residents and not more than 3 supervisory personnel. This use includes homes for juvenile delinquents, halfway houses providing residence instead of institutional sentencing, and halfway houses providing residence to those needing correctional and mental institutionalization.
25. **GUIDANCE SERVICES** use is the use of a site for the provision of daytime counseling, guidance, recuperative, or similar services to persons requiring

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rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction, or similar condition.

26. HOSPITAL SERVICES (GENERAL) use is the use of a site for the provision of medical, psychiatric, or surgical services on an in-patient basis, and includes ancillary facilities for out-patient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, and visitors.

27. HOSPITAL SERVICES (LIMITED) use is the use of a site for the provision of medical, psychiatric, or surgical services on an out-patient basis, and includes emergency treatment, diagnostic services, training, administration, and services to out-patients, employees, and visitors.

28. LOCAL UTILITY SERVICES use is the use of a site for the provision of services that are necessary to support the development in the area and involve only minor structures including lines and poles.

29. MAINTENANCE AND SERVICE FACILITIES use is the use of a site for the provision of maintenance, repair, vehicular or equipment servicing, material storage, or similar activities, and includes equipment service centers and similar uses having characteristics of commercial services, contracting, or industrial activities.

30. MAJOR UTILITY FACILITIES use is the use of a site for the provision of generating plants, electrical switching facilities or primary substations, refuse collection or disposal facilities, water or wastewater treatment plants, or similar facilities.

31. MILITARY INSTALLATIONS use is the use of a site for the provision of military facilities by the federal or state government.

32. PARKS AND RECREATION SERVICES (GENERAL) use is the use of a site for the provision of parks, playgrounds, recreation facilities, or open spaces available to the general public and under the management or control of a public agency.

33. PARK AND RECREATION SERVICES (SPECIAL) use is the use of a site for the sale of beer or wine in a building that is located in a park or recreation facility under the management or control of a public agency.

34. POSTAL FACILITIES use is the use of a site for the provision of postal services and includes post offices, bulk mail processing, and sorting centers operated by the United States Postal Service.

35. PRIVATE PRIMARY EDUCATIONAL FACILITIES use is the use of a site for a private or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of the state.

36. PRIVATE SECONDARY EDUCATIONAL FACILITIES use is the use of a site for a private or parochial school offering instruction at the junior and senior high school levels in the branches of learning and study required to be taught in the public schools of the state.
37. PUBLIC PRIMARY EDUCATIONAL FACILITIES use is the use of a site for a public school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of the state.
38. PUBLIC SECONDARY EDUCATIONAL FACILITIES use is the use of a site for a public school offering instruction at the junior and senior high school levels in the branches of learning and study required to be taught in the public schools of the state.
39. QUALIFIED COMMUNITY GARDEN use is a garden that complies with the requirements of Section 11-4-4 (*Qualified Community Gardens*) of the City Code.
40. RAILROAD FACILITIES use is the use of a site for provision of railroad yards, equipment servicing facilities, or terminal facilities.
41. RELIGIOUS ASSEMBLY use is regular organized religious worship or religious education in a permanent or temporary building. The use excludes private primary or secondary educational facilities, community recreational facilities, day care facilities, and parking facilities. A property tax exemption is prima facie evidence of religious assembly use.
42. RESIDENTIAL TREATMENT use is 24 hour supervision, counseling, or treatment for more than 15 residents not needing regular medical attention. This use includes alcohol and chemical dependency rehabilitation facilities, facilities to which persons convicted of alcohol or drug-related offenses are ordered to remain under custodial supervision as a condition of probation or parole, and residential care facilities and halfway houses for the emotionally ill.

Description of Allowed Commercial Uses

Commercial uses include the sale, rental, servicing, and distribution of goods, and the provision of services, other than those classified as industrial or civic uses.

1. ADMINISTRATIVE AND BUSINESS OFFICES use is the use of a site for the provision of executive, management, or administrative services. This use includes:

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- a) administrative offices and services, including real estate, insurance, property management, investment, personnel, travel, secretarial, telephone answering, and photocopy and reproduction; and
 - b) business offices for public utilities, organizations, associations, and other use classifications if the service rendered is customarily associated with administrative office services.
2. AGRICULTURAL SALES AND SERVICES use is the use of a site for the on-site sale of feed, grain, fertilizers, pesticides and similar goods, or the provision of agricultural services with incidental storage of goods off-site. This use includes hay, feed, and grain stores and tree service firms.
 3. ART AND CRAFT STUDIO (GENERAL) use is the use of a site for the production of art work by an individual and the incidental sale of the art produced, limited to the use of hand tools, domestic mechanical equipment not exceeding two horsepower, or a single kiln not exceeding eight kilowatts.
 4. ART AND CRAFT STUDIO (INDUSTRIAL) use is the use of a site for the production of art work and the incidental sale of the art produced.
 5. ART AND CRAFT STUDIO (LIMITED) use is the use of a site for the production of art work by an individual and an assistant and the incidental sale of the art produced.
 6. AUTOMOTIVE RENTALS use is the use of a site for the rental of automobiles, noncommercial trucks, trailers, or recreational vehicles, including incidental parking and servicing of vehicles. This use includes auto rental agencies, trailer rental agencies, and taxicab parking and dispatching.
 7. AUTOMOTIVE REPAIR SERVICES use is the use of a site for the repair of automobiles, noncommercial trucks, motorcycles, motor-homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. This use includes muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities, but excludes dismantling or salvage.
 8. AUTOMOTIVE SALES use is the use of a site for sale or rental of automobiles, noncommercial trucks, motorcycles, motor-homes, recreational vehicles, or boats, including incidental storage, maintenance, and servicing. This use includes new and used car dealerships, motorcycle dealerships, and boat, trailer, and recreational vehicle dealerships.
 9. AUTOMOTIVE WASHING use is the use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment.

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10. **BUILDING MAINTENANCE SERVICES** use is the use of a site for provision of maintenance and custodial services to firms rather than individuals. This use includes janitorial service, landscape maintenance, and window cleaning services.
11. **BUSINESS OR TRADE SCHOOL** use is the use of a site for provision of education or training in business, commerce, language, or other similar activity or occupational pursuit that is not otherwise described as a home occupation, college, university, or public or private educational facility.
12. **BUSINESS SUPPORT SERVICES** use is the use of a site for sale, rental, or repair of equipment or supplies used by office, professional, or service establishments, but excludes automotive, construction, and farm equipment. This use includes office equipment and supply firms, small business machine repair shops, and hotel equipment and supply firms.
13. **CAMPGROUND** use is the use of a site for provision of camping or parking areas and incidental services for travelers in recreational vehicles or tents. This use includes recreation vehicle parks.
14. **CARRIAGE STABLE** use is the use of a site for housing of horses used solely to pull carriages, but excludes uses permitted in the description of stable.
15. **COCKTAIL LOUNGE** use is the use of a site for retail sale of alcoholic beverages for consumption on the premises, including taverns, bars, and similar uses, other than a restaurant use as that term is described in this section.
16. **COMMERCIAL BLOOD PLASMA CENTER** use is the use of a site as a facility for the donation or sale by individual donors of blood plasma and other blood products, with the exception of whole blood. A "blood bank" as defined by Texas Health and Safety Code Section 162.001 is not a commercial blood plasma center.
17. **COMMERCIAL OFF-STREET PARKING** use is the use of a site for the parking of motor vehicles on a temporary basis within a privately owned off-street parking facility. This use includes commercial parking lots and garages and excludes parking as an accessory use.
18. **COMMUNICATIONS SERVICES** use is the use of a site for the provision of broadcasting or information relay services through electronic and telephonic mechanisms, but excludes major utility facilities. This use includes television, film, or sound recording studios, telecommunication service centers, and telegraph service offices.
19. **CONSTRUCTION SALES AND SERVICES** use is a use involving construction activities, the incidental storage of materials on sites other than construction sites, and the on-site sale of materials used in the construction of buildings or other

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structures, other than retail sale of paint, fixtures and hardware. This use includes building materials stores, tool and equipment rental or sales, and building contractor businesses, but excludes automobile sales, automobile rentals, automobile washing, automotive repair services, commercial off-street parking, equipment repair services, equipment sales, service stations, and vehicle storage.

20. CONSUMER CONVENIENCE SERVICES use is the use of a site for the provision of convenient and limited services to individuals in access-controlled facilities that make twenty-four hour operation possible. This use includes the renting of private postal and safety deposit boxes to individuals and automated banking machines.
21. CONSUMER REPAIR SERVICES use is the use of a site for the provision of repair services to individuals or households rather than firms. This use includes appliance repair shops, watch or jewelry repair shops, and musical instrument repair shops, and excludes automotive repair services, equipment repair services, and service stations.
22. CONVENIENCE STORAGE use is storage services primarily for personal effects and household goods within enclosed storage areas having individual access. This use includes mini-warehouses, and excludes workshops, hobby shops, manufacturing, and commercial activity.
23. DROP-OFF RECYCLING COLLECTION FACILITY use is a facility used for the collection and transfer, but not the actual processing, of recyclable materials. Recyclable materials include glass, paper, plastic, cans, or other source-separated, nonputrescible materials, and excludes motor oil, chemicals, household appliances, tires, automobiles, automobile parts, and putrescible materials.
24. ELECTRONIC PROTOTYPE ASSEMBLY use is the use of a site for the assembly of prototype electrical and electronic components for computers, computer peripherals, scientific or medical measuring or analyzing instruments, radio, telephone, and similar equipment. This use excludes the production of goods for sale to customers, and chip, wafer, or semiconductor prototype assembly.
25. EQUIPMENT REPAIR SERVICES use is the use of a site for the repair of trucks of one ton or greater capacity, tractors, construction equipment, agricultural implements, or similar heavy equipment. This use includes truck repair garages, tractor and farm implement repair services, and machine shops, but excludes dismantling and salvage activity.
26. EQUIPMENT SALES use is the use of a site for the sale or rental of trucks of one ton or greater capacity, tractors, construction equipment, agricultural implements, mobile homes, or similar heavy equipment, including incidental storage, maintenance, and servicing. This use includes truck dealerships, construction equipment dealerships, and mobile home sales establishments.

27. **EXTERMINATING SERVICES** use is the use of a site for the eradication or control of rodents, insects, or other pests with incidental storage on sites other than where the service is rendered.
28. **FINANCIAL SERVICES** use is the use of a site for the provision of financial and banking services. This use includes banks, savings and loan institutions, stock and bond brokers, loan and lending activities, and similar services.
29. **FOOD SALES** use is the use of a site for the retail sale of food or household products for home consumption. This use includes grocery stores, delicatessens, meat markets, retail bakeries, and candy shops.
30. **FUNERAL SERVICES** use is the use of a site for the preparation human dead for burial or arranging or managing funerals. This use includes funeral homes and mortuaries.
31. **GENERAL RETAIL SALES (CONVENIENCE)** use is the use of a site for the sale or rental of commonly used goods and merchandise for personal or household use, but excludes uses classified more specifically in this section. This use includes the provision of household cleaning and maintenance products, drugs, cards, stationery, notions, books, tobacco products, cosmetics, specialty items, apparel, jewelry, fabrics, cameras, photography services, household electronic equipment, records, sporting equipment, kitchen utensils, small home appliances, art supplies and framing, arts and antiques, paint, interior decorating services, office supplies, and bicycles.
32. **GENERAL RETAIL SALES (GENERAL)** use is the use of a site for the sale or rental of commonly used goods for personal or household use, but excludes uses classified more specifically in this section. This use includes department stores, furniture stores, and establishments providing home furnishings, appliances, wallpaper, floor-covering, or automotive parts and accessories (excluding service and installation).
33. **HOTEL-MOTEL** use is the use of a site for the provision of rooms for temporary lodging. This use includes hotels, motels, and transient boarding houses.
34. **INDOOR ENTERTAINMENT** use is a predominantly spectator use conducted within an enclosed building. This use includes meeting halls and dance halls.
35. **INDOOR SPORTS AND RECREATION** use is a recreational use conducted within an enclosed building. This use includes bowling alleys, billiard parlors, ice and roller skating rinks, penny arcades, electronic video arcades, and indoor racquetball courts.

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36. **KENNELS** use is the use of a site for the boarding and care of dogs, cats, or similar small animals. This use includes boarding kennels, pet motels, and dog training centers.
37. **LAUNDRY SERVICES** use is the use of a site for the provision of laundering, dry cleaning, or dyeing services other than those classified as personal services. This use includes bulk laundry and cleaning plants, diaper services, and linen supply services.
38. **LIQUOR SALES** use is the use of a site for the retail sale of alcoholic beverages for off-premises consumption. This use includes liquor stores and bottle shops.
39. **MARINA** use is:
- a) the wet or dry storage or docking of seaworthy watercraft, including ramps and hoists for boats, for profit; or
 - b) the provision of docks, wharves, piers, floats, or similar structures for the anchoring, mooring, housing, or storing of more than three watercraft.
40. **MEDICAL OFFICES** use is the use of a site for the consultation, diagnosis, therapeutic, preventative, or corrective personal treatment by doctors, dentists, medical or dental laboratories, or similar practitioners of medical and healing arts for humans, licensed for practice by the state.
41. **MONUMENT RETAIL SALES** use is the use of a site primarily for the retail sale of monuments for placement on graves. This use includes the sale, storage, and delivery of headstones, footstones, markers, statues, obelisks, cornerstones, and ledgers.
42. **OFF-SITE ACCESSORY PARKING** use is the use of a site for the provision of parking spaces, together with driveways, aisles, turning and maneuvering areas, clearances, and similar features, located on a different site from the principal use.
43. **OUTDOOR ENTERTAINMENT** use is a predominantly spectator use conducted in open, partially enclosed, or screened facilities. This use includes sports arenas, racing facilities, and amusement parks.
44. **OUTDOOR SPORTS AND RECREATION** use is a recreational use conducted in open, partially enclosed, or screened facilities. This use includes driving ranges, miniature golf courses, golf courses, swimming pools, tennis courts, and outdoor racquetball courts.

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45. PAWN SHOP SERVICES use is the use of a site for the lending of money on the security of property pledged in the keeping of the pawnbroker, and the incidental sale of the property.
46. PERSONAL IMPROVEMENT SERVICES use is the use of a site for the provision of informational, instructional, personal improvement, and similar services of a nonprofessional nature. This use includes photography studios, driving schools, health or physical fitness studios, reducing salons, dance studios, and handicraft or hobby instruction.
47. PERSONAL SERVICES use is the use of a site for the provision of periodically needed services of a personal nature. This use includes beauty or barber shops, seamstress or tailor services, shoe repair shops, and dry cleaning pick-up station services.
48. PET SERVICES use is the use of a site for the retail sale of small animals customarily used as household pets, or the provision of veterinary, grooming, or boarding services, totally within a building. This use includes pet stores, small animal clinics, and pet grooming shops, but excludes uses for livestock and large animals.
49. PLANT NURSERY use is the use of a site for sale of plants or related goods or services. This use includes garden centers and tree service firms.
50. PROFESSIONAL OFFICE use is the use of a site for the provision of professional or consulting services in the fields of law, architecture, design, engineering, accounting, or similar professions.
51. RECREATIONAL EQUIPMENT MAINTENANCE AND STORAGE use is the use of a site for the maintenance, service, or storage of sports equipment, watercraft, watercraft motors, trailers, motorcycles, or motor-homes.
52. RECREATIONAL EQUIPMENT SALES use is the use of a site for the sale or rental of sports equipment, watercraft, watercraft motors, trailers, motorcycles, or motor-homes, and includes incidental storage, maintenance, and servicing.
53. RESEARCH ASSEMBLY SERVICES use is the use of a site for the assembly of products related to research services and used by the owners of the research establishment or affiliated entities in the delivery of services performed by the owner or affiliated entities. This use excludes the mass production of products for general sale to customers.
54. RESEARCH SERVICES use is research of an industrial or scientific nature. This use includes electronics research laboratories, space research or development firms, and pharmaceutical research labs, and excludes product testing.

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55. RESEARCH TESTING SERVICES use is research activity that may be permitted only with the approval of the Council within a planned development area district.
56. RESEARCH WAREHOUSING SERVICES use is the use of a site for enclosed or screened storage of materials or equipment related to research services, and excludes bulk warehousing or permanent storage of hazardous or toxic substances, except as authorized by a planned development area district ordinance.
57. RESTAURANT (DRIVE-IN, FAST FOOD) use is the use of a site for the preparation and retail sale of food and beverages, excluding alcoholic beverages, in a ready-to-consume state. This use includes the sale of:
- a) ready-to-eat foods, frozen deserts, or beverages in edible or disposable containers;
 - b) foods that customers carry to the restaurant's seating facilities, to motor vehicles, or off-premises; and
 - c) foods through a drive-through window.
58. RESTAURANT (GENERAL) use is the use of a site for the preparation and retail sale of food and beverages for on-premises consumption, including the on-premise sale and consumption of alcoholic beverages as an accessory use. This use includes diners, dinner-houses, and restaurants not otherwise defined as restaurant (limited) or restaurant (drive-in, fast food), and excludes a business offering only hors d'oeuvres or desserts.
59. RESTAURANT (LIMITED) use is the use of a site for the preparation and retail sale of food and beverages. This use includes soda fountains and ice cream parlors, and excludes fast-food and drive-in restaurants, and excludes the sale of alcoholic beverages for on-premise consumption.
60. SCRAP AND SALVAGE SERVICES use is the use of a site for the storage, sale, dismantling or other processing of used or waste materials that are not intended for re-use in their original forms. This use includes automotive wrecking yards, junk yards, and paper salvage yards.
61. SERVICE STATION use is the use of a site for the provision of fuel, lubricants, parts and accessories, or incidental services to motor vehicles.
62. SOFTWARE DEVELOPMENT use is the use of a site for development or testing of computer software packages including magnetic disks, tapes, and associated operating manuals. This use excludes printing, distribution, and software manufacturing.

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63. SPECIAL USE HISTORIC is a use that complies with the requirements of Section 25-2-807 (Special Use In Historic Districts).
64. STABLE use is the use of a site for boarding, breeding or raising of horses not owned by the occupants of the premises, or the rental of horses for riding. This use includes boarding stables or public stables.
65. THEATER use is the use of a site for presentation of plays, motion pictures, or other dramatic performances within a building.
66. VEHICLE STORAGE use is the use of a site for long term storage for vehicles. This use includes storage of vehicles towed from private parking areas and impound yards, but excludes dismantling or salvage.
67. VETERINARY SERVICES use is the use of a site for provision of veterinary services and hospitals for animals. This use includes pet clinics, dog and cat hospitals, and veterinary hospitals for livestock and large animals.

Description of Allowed Industrial Uses

Industrial uses include the on-site extraction or production of goods by non-agricultural methods, and the storage and distribution of products.

1. BASIC INDUSTRY use is the use of a site for:
 - a) the basic processing and manufacturing of materials or products predominately from extracted or raw materials;
 - b) storage or manufacturing processes that involve flammable or explosive materials; or
 - c) storage or manufacturing processes that involve hazardous or commonly recognized offensive conditions, including poultry processing.
2. CUSTOM MANUFACTURING use is the use of a site for on-site production of goods by the use of hand tools, domestic mechanical equipment not exceeding two horsepower, or a single kiln not exceeding 8 kilowatts, and the incidental sale of those goods. This use includes ceramic studios, candle-making shops, and custom jewelry manufacturing.
3. GENERAL WAREHOUSING AND DISTRIBUTION use is open-air storage, distribution, or handling of materials or equipment. This use includes monument or stone yards, grain elevators, and open storage yards.
4. LIGHT MANUFACTURING use is the use of a site for manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of the products, and

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incidental storage, sales, and distribution of the products. This use excludes basic industrial processing.

5. LIMITED WAREHOUSING AND DISTRIBUTION use is the use of a site for provision of wholesaling, storage, or warehousing services within an enclosed structure. This use includes wholesale distributors, storage warehouses, and moving or storage firms.
6. RECYCLING CENTER use is the use of a site for collection, transfer, or processing of recyclable materials. Recyclable materials include glass, paper, plastic, cans, or other source-separated, nonputrescible materials. This use excludes bulk or single-feed reverse vending machines.
7. RESOURCE EXTRACTION use is the use of a site for on-site extraction of surface or sub-surface mineral products or natural resources. This use includes quarries, borrow pits, sand or gravel operations, oil or gas extraction, and mining operations
8. STOCKYARDS use is the use of a site for temporary keeping of livestock for slaughter, market, or shipping. This use includes stockyards, animal sales, and auction yards.

Description of Allowed Residential Uses

Residential uses include the occupancy of living accommodations on a non-transient basis. Residential uses exclude institutional living arrangements providing 24-hour skilled nursing or medical care and those providing forced residence, including mental hospitals and prisons

1. BED AND BREAKFAST RESIDENTIAL use is the use of a residential structure to provide rooms for temporary lodging for overnight guests on a paying basis.
2. CONDOMINIUM RESIDENTIAL use is the use of a site for attached or detached condominiums, as defined in the Texas Property Code.
3. DUPLEX RESIDENTIAL use is the use of a site for two dwelling units within a single building, other than a mobile home.
4. GROUP RESIDENTIAL use is the use of a site for occupancy by a group of more than six persons who are not a family, on a weekly or longer basis. This use includes fraternity and sorority houses, dormitories, residence halls, and boarding houses.
5. MOBILE HOME RESIDENTIAL use is the use of a site for occupancy of mobile homes on a weekly or longer basis. This use includes mobile home parks and mobile home subdivisions.

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6. MULTIFAMILY RESIDENTIAL use is the use of a site for three or more dwelling units, within one or more buildings, and includes condominium residential use.
7. RETIREMENT HOUSING (LARGE SITE) use is the use of a site for more than 12 dwelling units designed and marketed specifically for the elderly, the physically handicapped, or both.
8. RETIREMENT HOUSING (SMALL SITE) use is the use of a site for 3 to 12 dwelling units designed and marketed specifically for the elderly, the physically handicapped, or both.
9. SINGLE-FAMILY ATTACHED RESIDENTIAL use is the use of a site for two dwelling units, each located on a separate lot, that are constructed with common or abutting walls or connected by a carport, garage, or other structural element.
10. SINGLE-FAMILY RESIDENTIAL use is the use of a site for only one dwelling unit, other than a mobile home.
11. SMALL LOT SINGLE-FAMILY RESIDENTIAL use is the use of a small lot in an SF-4A district for only one detached dwelling unit, other than a mobile home.
12. TOWNHOUSE RESIDENTIAL use is the use of a site for townhouses.
13. TWO-FAMILY RESIDENTIAL use is the use of a lot for two dwelling units, each in a separate building, other than a mobile home.