

## Permitted Uses Table

	RD-5	EC-C
<b>Residential Uses</b>		
Agriculture	P	P
Livestock	L(7)	L(7)
Single-family Dwellings	P	N
Accessory Dwelling Units	P	N
Attached Single-family Dwellings	N	N
Dwellings above Businesses	N	N
Live/Work Units	P	N
Duplexes	N	N
Community Homes for the Disabled	P	N
Group Homes	SUP	N
Multi-family Dwellings	N	N
Fraternity or Sorority House	N	N
Dormitory	N	N
Manufactured Housing Developments	P	N
<b>Commercial Land Uses</b>		
Home Occupation	P	N
Sale of Products Grown on Site	P	N
Hotels	N	P
Motels	N	P
Bed and Breakfast	L(10)	N
Retail Sales and Service	N	P
Movie Theaters	N	N
Restaurant	N	P
Private Club	N	P
Bar	N	P
Drive-Through Facility	N	P
Professional Services and Offices	N	P
Quick Vehicle Servicing	N	P
Vehicle Repair	N	P
Auto and RV Sales	N	P
Laundry Facilities	N	P
Equestrian Facilities	P	N
Outdoor Recreation	P	P
Indoor Recreation	N	P
Major Event Entertainment	N	P
Commercial Parking Lots	N	P
Administrative or Research Facilities	SUP	P
Broadcasting or Production Studio	SUP	P
Sexually Oriented Business	N	N

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<b><i>Industrial Land Uses</i></b>		
Craft Alcohol Production	N	P
Printing/Publishing	N	P
Bakeries	N	P
Manufacture of Non-Odiferous Foods	N	P
Feed Lots	SUP	N
Food Processing	N	N
Light Manufacturing	N	P
Heavy Manufacturing	N	N
Wholesale Sales	N	P
Wholesale Nurseries	P	N
Distribution Center/Warehouse, General	N	N
Warehouse, Retail	N	L(34)
Self-Service Storage	N	P
Construction Materials Sales	N	N
Junk Yards and Auto Wrecking	N	N
Wrecker Services and Impound Lots	N	SUP L(29)
Kennels	L(14)	P
Veterinary Clinics	P	P
Stations	N	N
Gas Wells	L(27)	L(27)
<b><i>Institutional Land Uses</i></b>		
Basic Utilities	P	P
Community Service	N	P
Parks and Open Space	P	P
Churches	P	P
Semi-Public Halls, Clubs, and Lodges	N	P
Business/Trade School	N	P
Adult or Child Day Care	P	P
Kindergarten, Elementary School	P	N
Middle School	N	N
High School	N	N
Colleges	N	P
Conference/Convention Centers	N	P
Hospital	N	P
Elderly Housing	N	P
Medical Centers	N	P
Cemeteries	N	N
Mortuaries	N	P
WECS	L(41)	SUP
WECS	L(42)	SUP

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<b>General Regulations</b>		
Minimum Lot Area (square feet)	5 acres	2,900
Maximum Density	0.2	
Maximum Lot Coverage	15%	80%
Minimum Landscaped Area	75%	20%
Maximum Building Height	65 feet	100 feet

**LIMITATIONS:**

L(7) – Limited to two animals on parcels one to three acres in size. Additional animals may be added at a rate of one per each acre over three acres.

L(8) – Travelers' accommodations, are permitted, provided that:

1. The business-owner or manager shall be required to reside on the property occupied by the accommodation, or adjacent property.

2. That each accommodation unit shall have one (1) off-street parking space, and the owners shall have two (2) parking spaces. All spaces shall be in conformance with the requirements of the Off-Street Parking section of this Chapter.

3. That only one (1) ground or wall sign, constructed of a non-plastic material, non-interior illuminated of four (4) sq. ft. maximum size be allowed. Any exterior illumination of signage shall be installed such that it does not directly illuminate any residential structures adjacent or nearby the travelers' accommodation.

4. That the number of accommodation units allowed shall be proportional to the permitted density of the zone.

Each traveler's accommodation unit shall be counted as 0.6 units for the purpose of calculating the permitted number of traveler's accommodations.

5. All traveler's accommodations shall be within two hundred (200) feet of a collector or arterial. Street designations shall be as determined by the City Comprehensive Plan. Distances shall be measured via public street or alley access to the site from the arterial.

6. Excluding the business-owner's unit and the area of the structure it will occupy, there must be at least four hundred (400) sq. ft. of gross interior floor space remaining per unit.

7. Traveler's accommodations are limited to no more than eight (8) guest units.

L(10) – All restrictions of L(8), but limited to no more than five (5) guest units.

L(14) – Uses are limited to no more than ten thousand (10,000) square feet of gross floor area.

L(27) = Must comply with the provisions of Subchapter 22, Gas Well Drilling and Production.

L(29) = Wrecker Services and Impound Lots must comply with the following provisions:

1. The subject lot shall comply with the provisions of the Texas Administrative Code, regarding Vehicle Storage Facilities.

2. Lot Screening: All stored vehicles shall be opaquely screened from all rights-of-way and residential uses and zoning districts.

3. Parking and vehicle storage areas associated with wrecker services and impound lots activities are not allowed within undeveloped floodplain, water-related habitat, and riparian buffer environmentally sensitive areas (ESA).

4. Best management practices addressing stormwater quality must be implemented and maintained on site.

Management practices must attain the pollutant removal capabilities recommended for parking areas in the Integrated Storm Water Management (ISWM) Manual, as published by the North Central Texas Council of Governments, or similar practices consistent with low impact development (LID) approaches.

L(34) = Permitted with no more than one hundred fifty thousand (150,000) gross square feet and eight (8) truck docks. All docks or loading bays shall be to the rear or side of the structure and not viewable from the street. The buffering standards for outdoor storage shall apply, both to any outdoor storage activity and to the loading docks.

L(38) – Must meet the requirements of Section 35.12.9.