

Comparison of Uses

	NR-2	EC-C
Residential Uses		
Agriculture	P	P
Livestock	L(7)	L(7)
Single-family Dwellings	P	N
Accessory Dwelling Units	SUP/L(1)	N
Attached Single-family Dwellings	N	N
Dwellings above Businesses	N	N
Live/Work Units	N	N
Duplexes	N	N
Community Homes for the Disabled	P	N
Group Homes	N	N
Multi-family Dwellings	N	N
Fraternity or Sorority House	N	N
Dormitory	N	N
Manufactured Housing Developments	SUP	N
NR-2		
EC-C		
Commercial Land Uses		
Home Occupation	P	N
Sale of Products Grown on Site	N	N
Hotels	N	P
Motels	N	P
Bed and Breakfast	N	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
Medical Office	N	P
Quick Vehicle Servicing	N	P
Vehicle Repair	N	P
Auto and RV Sales	N	P
Laundry Facilities	N	P
Equestrian Facilities	SUP	N

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Outdoor Recreation	P	P
Indoor Recreation	N	P
Major Event Entertainment	N	P
Commercial Parking Lots	N	P
Administrative or Research Facilities	N	P
Broadcasting or Production Studio	N	P
Self-Service Storage	N	P
Sexually Oriented Business	N	N
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Industrial Land Uses		
<i>Craft Alcohol Production</i>	N	P
Printing/Publishing	N	P
Bakeries	N	P
Manufacture of Non-Odiferous Foods	N	P
Feed Lots	N	N
Food Processing	N	N
Light Manufacturing	N	P
Heavy Manufacturing	N	N
Wholesale Sales	N	P
Wholesale Nurseries	N	N
Distribution Center/Warehouse, General	N	N
Warehouse, Retail	N	L(34)
Construction Materials Sales	N	N
Junk Yards and Auto Wrecking	N	N
Wrecker Services and Impound Lots	N	SUP L(29)
Kennels	N	P
Veterinary Clinics	N	P
Sanitary Landfills, Commercial Incinerators, Transfer Stations	N	N
Gas Wells	L(27)	L(27)
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<i>Institutional Land Uses</i>		
Basic Utilities	L(25)	P
Community Service	N	P
Parks and Open Space	P	P
Churches	P	P
Semi-Public Halls, Clubs, and Lodges	SUP	P
Business/Trade School	N	P
Adult or Child Day Care	SUP	P
Kindergarten, Elementary School	SUP	N
Middle School	N	N
High School	N	N
Colleges	N	P
Conference/Convention Centers	N	P
Hospital Services	N	P
Elderly Housing	N	P
Medical Clinic	N	P
Cemeteries	N	N
Mortuaries	N	P
WECS	SUP	SUP
WECS	SUP	SUP
	NR-2	EC-C
<i>General Regulations</i>		
Minimum Lot Area (square feet)	16,000	2,900
Maximum Density	2	
Maximum Lot Coverage	30%	80%
Minimum Landscaped Area	70%	20%
Maximum Building Height	40 feet	100 feet
<i>Limitations</i>		

L(1) – Subject to the following criteria:

1. The proposal must conform with the overall maximum lot coverage and setbacks requirements of the underlying zone.
2. The maximum number of accessory dwelling units shall not exceed one per lot.
3. The maximum gross habitable floor area (GHFA) of the accessory residential structure shall not exceed 50% of the GHFA of the primary residence on the lot, and shall not exceed 1,000 square feet GHFA unless the lot meets the requirements of L(1).5.
4. One additional parking space shall be provided that conforms to the off-street parking provisions of the DDC.
5. The maximum GHFA of the accessory residential structure shall not exceed 50% of the GHFA of the primary residence on the lot, where the lot size is equal to or greater than 10 acres in size. An SUP is not required for such an accessory residential structure where the lot size is equal to or greater than 10 acres.

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

L(25) – If proposed use is within 200 feet of a residential zone, approval is subject to an SUP.

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:

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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 storm water 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(37) – Five acre minimum land area required and no more than 25 kennels per acre allowed, included indoor and outdoor runs. A natural buffer still is required adjacent to any residential use.

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