

Employment Center Commercial (EC-C) Permitted Uses

RESIDENTIAL:

- P Agriculture
- L(7) Livestock

COMMERCIAL:

- P Hotels, Motels, Retail Sales and Service, Restaurant, Private Club, Bar, Drive-through Facility, Professional Services and Offices, Quick Vehicle Servicing, Vehicle Repair, Auto and RV Sales, Laundry Facilities, Outdoor Recreation, Indoor Recreation, Major Event Entertainment, Commercial Parking Lots, Administrative or Research Facilities, Broadcasting or Production Studio
- L(38) Temporary Uses

INDUSTRIAL:

- P Printing/Publishing, Bakeries, Craft Alcohol Production, Manufacture of Non-Odiferous Foods, Light Manufacturing, Wholesale Sales, Self-Service Storage, Kennels, Veterinary Clinics
- L(27) Gas Wells
- L(29), SUP Wrecker Service and Impound Lots
- L(34) Warehouse, Retail

INSTITUTIONAL:

- P Basic Utilities, Community Service, Parks and Open Space, Churches, Semi-Public Halls, Clubs, and Lodges, Business/Trade School, Adult or Child Day Care, Colleges, Conference/Convention Centers, Hospital, Elderly Housing, Medical Centers, Mortuaries
- SUP WECS (Free-Standing and Building-Mounted)

P = Permitted, L(#) = Permitted with a Limitation, SUP = Specific Use Permit

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(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.