

Permitted Uses Comparison		
	RCC-D	IC-E
<i>Residential Uses</i>		
Agriculture	P	P
Livestock	L(7)	L(7)
Single-family Dwellings	N	N
Accessory Dwelling Units	N	N
Attached Single-family Dwellings	P	N
Dwellings above Businesses	P	N
Live/Work Units	P	N
Duplexes	N	N
Community Homes for the Disabled	P	N
Group Homes	SUP	N
Multi-family Dwellings	L(6)&L(4)	N
Fraternity or Sorority House	N	N
Dormitory	N	N
Manufactured Housing Developments	N	N
	RCC-D	IC-E
<i>Commercial Land Uses</i>		
Home Occupation	P	N
Sale of Products Grown on Site	N	N
Hotels	P	P
Motels	N	P
Bed and Breakfast	P	N
Retail Sales and Service	P	L(18)
Movie Theaters	P	N
Restaurant	P	L(14)
Private Club	P	L(14)
Bar	P	L(14)
Drive-Through Facility	P	L(14)
Professional Services and Offices	P	P
Quick Vehicle Servicing	P	P
Vehicle Repair	P	P
Auto and RV Sales	P	P
Laundry Facilities	P	P
Equestrian Facilities	N	N
Outdoor Recreation	N	N
Indoor Recreation	P	P
Major Event Entertainment	SUP	P
Commercial Parking Lots	P	P
Administrative or Research Facilities	P	P
Broadcasting or Production Studio	P	P
Sexually Oriented Business	N	N

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Industrial Land Uses		
Printing/Publishing	N	L(25)
Craft Alcohol Production	L(12)	
Bakeries	P	L(25)
Manufacture of Non-Odiferous Foods	N	L(25)
Feed Lots	N	N
Food Processing	N	N
Light Manufacturing	L(28)	P
Heavy Manufacturing	N	N
Wholesale Sales	N	P
Wholesale Nurseries	N	P
Distribution Center/Warehouse, General	N	P
Warehouse, Retail	L(13)	SUP
Self-Service Storage	N	P
Construction Materials Sales	N	P
Junk Yards and Auto Wrecking	N	N
Wrecker Services and Impound Lots	N	L(29)
Kennels	N	N
Veterinary Clinics	P	N
Sanitary Landfills, Commercial Incinerators, Transfer Stations	N	N
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Institutional Land Uses		
Basic Utilities	SUP	P
Community Service	P	P
Parks and Open Space	P	P
Churches	P	P
Semi-Public Halls, Clubs, and Lodges	P	P
Business/Trade School	P	P
Adult or Child Day Care	P	L(19)
Kindergarten, Elementary School	N	N
Middle School	P	N
High School	P	N
Colleges	P	P
Conference/Convention Centers	P	SUP
Hospital	P	N
Elderly Housing	P	N
Medical Centers	P	P
Cemeteries	N	N
Mortuaries	P	P
WECS	SUP	SUP
WECS	SUP	SUP

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General Regulations		
Minimum Lot Area (square feet)	none	2,500
Maximum Density	100	
Maximum Lot Coverage	90%	80%
Minimum Landscaped Area	10%	20%
Maximum Building Height	100 feet	100 feet
<p>LIMITATIONS:</p> <p>L(4) = Multi-family is permitted only:</p> <ol style="list-style-type: none"> 1. With a Specific Use Permit; or 2. As part of a Mixed-Use Development; or 3. As part of a Master Plan Development, Existing; or 4. If the development received zoning approval allowing multi-family use within one (1) year prior to the effective date of Ordinance No. 2005-224; or 5. If allowed by a City Council approved neighborhood (small area) plan. <p>L(6) = Permitted only on second (2nd) story and above, when an office, retail, or other permitted commercial use is on the ground floor along any avenue, collector, or arterial street, otherwise office or retail uses are not required.</p> <p>L(7) = Limited to two (2) animals on parcels one (1) to three (3) acres in size. Additional animals may be added at a rate of one (1) per each acre over three (3).</p> <p>L(12) = On-premise consumption or retail sales and shall limit the use to no more than ten thousand (10,000) square feet of gross floor area for production, bottling, packaging, storing, and other manufacturing related activities, and additional square footage shall require a Specific Use Permit.</p> <p>L(13) = Uses are limited to no more than fifty-five thousand (55,000) square feet of gross floor area per lot.</p> <p>L(14) = Uses are limited to no more than ten thousand (10,000) square feet of gross floor area.</p> <p>L(18) = Uses are permitted only in association with Gas Stations and are limited to no more than five thousand (5000) square feet of gross floor area except adjacent to I-35 then uses are limited to ten thousand (10,000) square feet of gross floor area.</p> <p>L(19) = Allowed an accessory use on the primary business(es) within the same structure. The accessory use is limited to those employees or owners of the business or businesses within the same structure.</p> <p>L(25) = If proposed use is within two hundred (200) feet of a residential zone, approval is subject to a Specific Use Permit.</p> <p>L(28) = Use allowed as part of consolidated parking plan.</p> <p>L(29) = Wrecker Services and Impound Lots must comply with the following provisions:</p> <ol style="list-style-type: none"> 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 Stormwater Management (ISWM) Manual, as published by the Northern Central Texas Council of Governments, or similar practices consistent with low impact development (LTD) approaches. 		