

## Permitted Use Comparison

	RD-5	IC-G
<b><i>Residential Uses</i></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
	RD-5	IC-G
<b><i>Commercial Land Uses</i></b>		
Home Occupation	P	N
Sale of Products Grown on Site	P	N
Hotels	N	N
Motels	N	N
Bed and Breakfast	L(10)	N
Retail Sales and Service	N	L(18)
Movie Theaters	N	N
Restaurant	N	L(22)
Private Club	N	L(22)
Bar	N	L(22)
Drive-Through Facility	N	L(14)
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	N
Indoor Recreation	N	N
Major Event Entertainment	N	N
Commercial Parking Lots	N	P
Administrative or Research Facilities	SUP	P
Broadcasting or Production Studio	SUP	P
Sexually Oriented Business	N	SUP/L(32)

	RD-5	IC-G
<b><i>Industrial Land Uses</i></b>		
<i>Craft Alcohol Production</i>	N	P
Printing/Publishing	N	L(25)
Bakeries	N	P
Manufacture of Non-Odiferous Foods	N	P
Feed Lots	SUP	N
Food Processing	N	P
Light Manufacturing	N	P
Heavy Manufacturing	N	SUP
Wholesale Sales	N	P
Wholesale Nurseries	P	P
Distribution Center/Warehouse, General	N	P
Warehouse, Retail	N	SUP
Self-Service Storage	N	P
Construction Materials Sales	N	P
Junk Yards and Auto Wrecking	N	SUP
Wrecker Services and Impound Lots	N	L(29)
Kennels	L(14)	N
Veterinary Clinics	P	N
Sanitary Landfills, Commercial Incinerations, Transfer Stations	N	SUP
Gas Wells	L(27)	L(27)

	RD-5	IC-G
<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	N
Kindergarten, Elementary School	P	N
Middle School	N	N
High School	N	N
Colleges	N	N
Conference/Convention Centers	N	N
Hospital	N	N
Elderly Housing	N	N
Medical Centers	N	N
Cemeteries	N	N
Mortuaries	N	N
WECS	L(41)	SUP
WECS	L(42)	SUP
	RD-5	IC-G
<b><i>General Regulations</i></b>		
Minimum Lot Area (square feet)	5 acres	5,000
Maximum Density	0.2	
Maximum Lot Coverage	15%	90%
Minimum Landscaped Area	75%	10%
Maximum Building Height	65 feet	140 feet

**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).

**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(18)** = Uses are permitted only in association with Gas Stations and are limited to no more than five thousand (5,000) 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.

**L(22)** = Uses are permitted only in association with Gas Stations and are limited to no more than twenty-five (25) seats except adjacent to I-35 then the number of seats is limited to fifty (50).

**L(25)** = If proposed use is within two hundred (200) feet of a residential zone, approval is subject to a Specific Use Permit.

**L(27)** = Must comply with the provisions of Subchapter 89, 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(41)** = Lots where the proposed WECS will be located shall have a minimum lot area of two (2) acres. A maximum of one (1) WECS is permitted by right. Multiple WECS are permitted only with approval of a SUP.

**L(42)** = Building-mounted WECS may not extend higher than ten (10) feet above where the WECS is mounted on the building. The height shall be measured from the base of the WECS where it is mounted on the building to the highest point of the arc of the blades' elevation. If the WECS does not use blades, then height is measured from the base of the WECS where it is mounted on the building to the highest point of the WECS.

---