

	NRMU	IC-E
Residential Uses		
Agriculture	P	P
Livestock	L(7)	L(7)
Single-family Dwellings	N	N
Accessory Dwelling Units	N	N
Attached Single-family Dwellings	L(40)	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	SUP/L(4)	N
Fraternity or Sorority House	SUP	N
Dormitory	SUP	N
Manufactured Housing Developments	N	N
	NRMU	IC-E
Commercial Land Uses		
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	L(17)	L(18)
Movie Theaters	N	N
Restaurant	L(11)	L(14)
Private Club	L(11)	L(14)
Bar	L(11)	L(14)
Drive-Through Facility	SUP	L(14)
Professional Services and Offices	L(17)	P
Quick Vehicle Servicing	SUP	P
Vehicle Repair	N	P
Auto and RV Sales	N	P
Laundry Facilities	P	P
Equestrian Facilities	N	N
Outdoor Recreation	SUP	N
Indoor Recreation	N	P
Major Event Entertainment	N	P
Commercial Parking Lots	N	P
Administrative or Research Facilities	L(14)	P
Broadcasting or Production Studio	L(14)	P
Sexually Oriented Business	N	N

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Industrial Land Uses		
Craft Alcohol Production	SUP	P
Printing/Publishing	N	L(25)
Bakeries	L(21)	L(25)
Manufacture of Non-Odiferous Foods	N	L(25)
Feed Lots	N	N
Food Processing	N	N
Light Manufacturing	N	P
Heavy Manufacturing	N	N
Wholesale Sales	N	P
Wholesale Nurseries	N	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	N
Wrecker Services and Impound Lots	N	L(29)
Kennels	N	N
Veterinary Clinics	N	N
Sanitary Landfills, Commercial Incinerations, Transfer Stations	N	N
Gas Wells	L(27)	L(27)
	NRMU	IC-E
Institutional Land Uses		
Basic Utilities	L(25)	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	L(14)	P
Adult or Child Day Care	P	L(19)
Kindergarten, Elementary School	P	N
Middle School	P	N
High School	SUP	N
Colleges	N	P
Conference/Convention Centers	N	SUP
Hospital	N	N
Elderly Housing	P	N
Medical Centers	P	P
Cemeteries	N	N
Mortuaries	N	P
WECS	SUP	SUP
WECS	SUP	SUP

	NRMU	IC-E
General Regulations		
Minimum Lot Area (square feet)	2,500	2,500
Maximum Density	30	
Maximum Lot Coverage	80%	80%
Minimum Landscaped Area	20%	20%
Maximum Building Height	65 feet	100 feet

LIMITATIONS:

L(4) – Multi-Family is permitted only:

With a Specific Use Permit (SUP),

As part of a Mixed-Use Development; or

As part of a Master Plan Development, Existing; or

If the development received zoning approval allowing multi-family use with one (1) year prior to the effective date of Ordinance No. 2005-224; or,

If allowed by a City Council approved neighborhood (small area) plan.

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(11) – Limited to sit down only, and no drive up service permitted. Limited to no more than one hundred (100) seats and no more than four thousand (4,000) square feet of restaurant area.

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

L(17) – Uses that exceed twenty-five thousand (25,000) square feet of gross floor area per use require approval of a SUP.

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(19) = Allowed as an accessory use to 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.

L(21) – Baking and Bottling areas not to exceed two thousand five-hundred (2,500) square feet. Sales on premise of products produced required in the same zone.

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:

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 (40) = Limited to a maximum 12 units per acre.