

Employment Center Industrial Permitted Uses

RESIDENTIAL:

- P Agriculture
- L(7) Livestock

COMMERCIAL:

- P Hotels, Bed and Breakfast, Restaurant, Private Club, Bar, Drive-through Facility, Professional Services and Offices, Medical Offices, Quick Vehicle Servicing, Vehicle Repair, Auto and RV Sales, Laundry Facilities, Indoor Recreation, Major Event Entertainment, Commercial Parking Lots, Administrative or Research Facilities, Broadcasting or Production Studio
- L(18) Retail Sales and Service
- L(38) Temporary Uses

INDUSTRIAL:

- P Craft Alcohol Production, Printing/Publishing, Bakeries, Manufacture of Non-Odiferous Foods, Light Manufacturing, Wholesale Sales, Self-Service Storage, Construction Materials Sales, Kennels, Veterinary Clinics
- L(32) Wholesale Nurseries
- L(34) Distribution Center/Warehouse, General; Warehouse, Retail
- SUP L(29) Wrecker Services and Impound Lots
- L(27) Gas Wells

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, Mortuaries
- SUP Conference/Convention Centers, WECS (Free-standing Monopole Support Structure), WECS (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(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(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(32) = Not allowed to locate adjacent to an arterial and within one thousand (1,000) feet as measured from the nearest property line of a sexually oriented business to the nearest property line of any other sexually oriented business, adult or child daycare, any elderly housing facility, hospital, any residential use, public open space.

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.