

Land Use and Development Standards Chart																																				
PD 317																																				
PD 715 CA1																																				
PD715 CA 1																																				
	1			2/2C			2A			2B			3			3A/3B			3C			4/4A			5			6			PD715			CA 1		
	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee			
Agricultural Uses																																				
Animal production																																				
Commercial stable																																				
Crop production																																				
Private stable																																				
Community Garden			♦			♦			♦			♦			♦			♦			♦			♦			♦			♦			♦			
Commercial and Business Service Uses																																				
Building repair and maintenance shop				R		R	R		R	R		R	♦			♦			♦	♦		♦	♦		♦					♦		♦	♦	♦		
Bus/rail transit vehicle																																				
Catering service				R	2	R	R		R	R		R			R			R																		
Commercial cleaning or laundry																																				
Commercial engraving and etching facility							S																													
Custom business services		3		R	4	R	R		R	R		R	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦				♦		♦	♦	♦	
Custom woodworking or furniture repair				R		R	R		R	R		R	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	1	♦		♦		♦	♦	♦	
Electronics service center				♦			♦		♦			♦			♦			♦			♦			♦			♦				♦		♦	♦	♦	
Job or lithograph printing		1		R	1	R	R		R	R		R			♦		♦		♦		♦		♦		♦		♦		♦		♦		♦	♦	♦	
Labor hall																																	S	S	S	S
Machine or welding shop		1																																		
Machinery/heavy equip./truck sales & services															♦					♦																
Medical or scientific laboratory				R		R	R		R	R		R	♦	1	♦	♦		♦	♦		♦	♦		♦	♦		♦					♦		♦	♦	♦
Technical school				R		R	R		R	R		R	♦		S	♦		S	♦		♦	♦		♦	♦		♦					♦		♦	♦	♦
Tool or equipment rental																																				
Vehicle or engine repair or maintenance					2																															
Industrial Uses																																				
Alcohol beverage manufacturing ⁵						S			S			S			S			S	*		*			S			S			S		S	S	S		
Art/craft production facility ¹	♦		♦			♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦									
Industrial (inside) not potentially incompatible																																				

	PD 317																		PD 715			CA1				
	1		2/2C		2A		2B		3		3A/3B		3C		4/4A		5		6		PD715		CA 1			
	Current code	CO's Steering Committee	Current code	CO's Steering Committee	Current code	CO's Steering Committee	Current code	CO's Steering Committee	Current code	CO's Steering Committee	Current code	CO's Steering Committee	Current code	CO's Steering Committee	Current code	CO's Steering Committee	Current code	CO's Steering Committee	Current code	CO's Steering Committee	Current code	CO's Steering Committee	Current code	CO's Steering Committee		
Industrial (inside) potentially incompatible																	S									
Industrial (inside) light manufacturing				1				1					1			♦	4	♦	♦	1	♦					
Industrial (outside) not potentially incompatible																		♦								
Industrial (outside) potentially incompatible																										
Medical/infectious waste																										
Metal salvage facility				1														S								
Mining																										
Gas drilling and production																					S		S			
Municipal waste incinerator																										
Organic compost recycling facility																										
Outside salvage or reclamation																										
Pathological waste incinerator																										
Seafood processing facility ³										♦																
Temporary concrete or asphalt batching plant	+		+		+	+		+	+	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	
Institutional and Community Service Uses																										
Adult day care																										
Cemetery or mausoleum																	S		S			♦		♦	♦	
Child-care	S		S	♦	S	♦	S	♦	S	♦	S	♦	S	♦	S	♦	S	♦	S			S	♦	S	S	
Church	♦		♦	1	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	
College, university, or seminary	S		S	♦	S	♦	S	♦	S	♦	S	♦	S	♦	S	♦	S	♦	S			♦	S	♦	S	
Community service center	S		S	♦	S	♦	S	♦	S	♦	S	♦	S	♦	S	♦	S	♦	S		♦	S	S	S	S	
Convalescent and nursing homes, hospice	S		S		S	S	S	S	S	♦	S	♦	S	♦	S	♦	S	♦	S			♦	S	♦	S	
Convent or monastery	♦		♦		S	♦	S	♦	S	♦	S	♦	S	♦	S	♦	S	♦	S			♦	S	♦	S	
Foster home			♦		S	♦	S	♦	S	♦	S	♦	S	♦	S	♦	S	♦	S			S	S	S	S	
Halfway house																						S	S	S	S	
Hospital										♦		♦		♦		♦		♦				♦		♦		

	PD 317																		PD 715			CA1					
	1		2/2C		2A		2B		3		3A/3B		3C		4/4A		5		6		PD715		CA 1				
	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee
Institution for special education ³			♦			♦			♦																		
Library, art gallery or museum		♦		♦		♦		♦	♦		♦	♦		♦		♦		♦		♦	♦		♦	♦		♦	♦
Public or private school			♦		♦	♦		♦	♦		♦	♦		♦	S	S	S	S	♦	1	S						
Open-enrollment charter school or private school																						S	S	S	S		
Public school other than an open-enrollment charter school																						♦	♦	♦	♦		
Group home shelter for indigent or abused persons ³										*	1	*															
Lodging Uses																											
Extended stay hotel or motel																						S	S	S	S		
Hotel or motel		1		♦		♦	♦		♦	♦		♦	1	♦	♦		♦	♦		♦	♦	♦		♦	♦		♦
Boutique hotel ⁷			♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦
Bed and Breakfast ⁸			♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦		♦
Lodging or boarding house				♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦
Overnight general purpose shelter										1												S	S	S	S		
Miscellaneous Uses																											
Attached non-premise sign																						S	S	S	S		
Carnival or circus (temporary)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Hazardous waste																											
Placement of fill material																											
Temporary construction or sales office	♦		♦	♦	1	♦	♦		♦	♦		♦	♦	1	♦	♦		♦	♦		♦	♦		♦	♦		♦
Office Uses																											
Alternative financial establishment																						S	S	S	S		
Financial institution w/o drive-in				♦		♦	♦		♦	♦		♦	♦	1	♦	♦		♦	♦		♦	♦		♦	♦		♦
Financial institution w drive-in				D		S	D		S	D		S	D		S	D		S	D		S	D		S	D		S
Med. clinic or ambulatory surgical center				♦		♦	♦		♦	♦		♦	♦		S	♦		S	♦		S	♦		S	♦		♦

	PD 317																								PD 715			CA1								
	1			2/2C			2A			2B			3			3A/3B			3C			4/4A			5			6			PD715			CA 1		
	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee			
Office	L	2	L	◆	14	◆	◆	◆	◆	◆	◆	◆	3	◆	◆	7	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆			
Recreation Uses																																				
Country club with private membership																																				
Private recreation center, club or area	S		S	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆		
Public park or playground, or golf course	◆		◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆		
Residential uses																																				
College dormitory, fraternity or sorority																																				
Duplex	◆		◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	
Group residential facility																																				
Handicapped group dwelling	◆		◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	
Manufactured home park, manuf. home subdivision, or campground																																				
Multifamily	◆	17	◆	◆	18	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	2	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	
Residential hotel																																				
Retirement housing			◆		◆		◆		◆		◆		◆		◆		◆		◆		◆		◆		◆		◆		◆		◆		◆		◆	
Single family	◆		◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Accessory Dwelling Unit ¹⁰			◆		◆		◆		◆		◆		◆		◆		◆		◆		◆		◆		◆		◆		◆		◆		◆		◆	
Retail and Personal Services Uses																																				
Alcoholic beverage establishments					1																															
Ambulance service																																				
Animal shelter or clinic w/o outside run				R		R	R		R	R		R	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Animal shelter or clinic with outside run																																				
Auto service center				R	6		R		R			◆	S	◆	1	S	◆	S	◆	S	◆	1	S	◆	1	◆										
Bar, lounge, or tavern			S	S		S	S		S	S		◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Business school				◆		◆	◆		◆	◆		◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Car wash				R		S	R		S	R		S	◆																							
Commercial amusement (inside)				*		*	*		*	*		*	◆	1	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆

	PD 317																								PD 715				CA1	
	1		2/2C		2A		2B		3		3A/3B		3C		4/4A		5		6		PD715		CA 1							
	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee			
Heliport																														
Helistop																														
Private street or alley																														
Railroad passenger station																														
Railroad yard, roundhouse, or shops																														
Short takeoff or landing port																														
Transit passenger shelter																														
Transit passenger station or transfer center																														
Utility and Public Service Uses																														
Commercial radio or TV transmitting station																														
Electrical Generation plant																														
Electrical Substation																														
Local Utilities																														
Police or Fire Station																														
Post office																														
Radio/TV/microwave tower																														
Refuse transfer station																														
Sanitary landfill																														
Sewage treatment plant																														
Tower/antenna for cellular communication																														
Utility or government service																														
Utility or government installation other than listed																														
Water treatment plant																														
Wholesale, Distribution, and Storage Uses																														
Auto auction																														
Building mover's temporary storage yard																														
Contractor's maintenance yard																														
Freight terminal																														
Livestock auction pens or sheds																														

	PD 317																		PD 715						CA1												
	1			2/2C			2A			2B			3			3A/3B			3C			4/4A			5			6			PD715		CA 1				
	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee				
Manufactured building sales lot																																					
Mini-warehouse				R			R			R																											
Office showroom/warehouse		1	R	R	14	R	R		R	R		R						1				4															
Outside storage(with visual screening)																																					
Outside storage(without visual screening)																																					
Petroleum product storage & wholesale																						S			S												
Recycling center ⁶																						S		S													
Recycling buy-back center																																					
Recycling collection center																																					
Recycling drop-off container				*		*	*		*	*		*	*		*	*		*	*		*																
Recycling drop-off for special occasion collection				*		*	*		*	*		*	*		*	*		*	*		*																
Sand, gravel or earth sales and storage																																					
Trade center																																					
Vehicle storage lot																																					
Warehouse				R	1	R	R		R	R		R																									
Accessory Uses																																					
Accessory community center (private)																																					
Accessory game court (private)																																					
Accessory helistop																						S		S		S		S		S		S		S		S	
Accessory medical/infectious waste incinerator																						*		*		*		*		*		*		*		*	
Accessory outside display of merchandise																																					
Accessory outside sales																																					
Accessory outside storage																																					
Accessory pathological waste incinerator																																					
Amateur communication tower	S		S																																		

	PD 317																		PD 715			CA1																					
	1			2/2C			2A			2B			3			3A/3B			3C			4/4A			5			6			PD715			CA 1									
	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee										
Day home																																				◆		◆	◆		◆		
General waste incinerator																			*		*	*		*	*		*											◆		◆	◆		◆
Home occupation	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	
Occasional sales(garage sales)	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	
Private stable																																											
Swimming pool (private)	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	◆		◆	
Pedestrian sky bridges	S		S	S		S	S		S	S		S	S		S	S		S	S		S	S		S	S		S	S		S	S		S	S		S	S		S	S		S	
Live unit			◆			◆			◆			◆			◆			◆			◆			◆			◆			◆			◆			◆			◆			◆	
Legend																																											
◆ = Allowed by right																																											
S = Specific use Permit																																											
R = Residential Adjacency Review ²																																											
D = Development Impact Review																																											
L = Limited use only																																											
* = See code/ordinance for details																																											
+ = By special auth of the bldg official																																											
1. Art/craft production facility — a facility for the handcrafted production of art/craft objects on a small scale involving processes such as kiln firing, glass blowing, welding, or woodworking. These facilities must not include: • Floor area more than 5,000 square feet • Delivery/pickup of materials more than two times a week • Production operations between 7:00 pm and 7:00 am Parking requirements will be the same as warehouse.																																											
2. Sites are considered to have residential adjacency if they are located adjacent or across a street/alley from lots within Sub-district 1. Land uses permitted with residential adjacency review on these sites must provide solid screening on the sides of the property that have residential adjacency and comply with all residential adjacency requirements specified in Chapter 51A.																																											
3. This land use is specially defined for the Cedars PD #317 in the original ordinance or through subsequent amendments.																																											
4. Non-conforming land uses are protected by ordinance from termination for 10 years from the date of adoption of the ordinance, by the end of which period they are required to come into conformance. Owners of non-conforming properties will retain the right to appeal to the Board of Adjustment to demonstrate that the time period provided is insufficient to recover their investments.																																											
5. Alcoholic beverage manufacturing — permitted only in a legacy building in Subdistrict 3C. Floor area devoted to manufacturing, blending, fermentation, processing, and packaging of alcoholic beverages may not exceed 10,000 square feet. All spent grains stored outside must be in sealed containers. Food service and meeting and event spaces are permitted with this use.																																											
6. Recycling center is allowed by SUP in 4A.																																											
7. Boutique hotel means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry. Parking: 0.75 space is required for each unit. No required off street loading.																																											

	PD 317												PD 715			CA1											
	1			2/2C		2A		2B		3		3A/3B		3C		4/4A		5		6		PD715		CA 1			
	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee	Current code	CO's	Steering Committee
8. Bed and Breakfast means a lodging use that provides over-night accommodations; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas. Parking: 0.75 space is required for each unit. No required off street loading.																											
9. Microbrewery, microdistillery, and winery defined as																											
10. ADU as defined in 51A -; with the exceptions: allowed by right in all residential units and not requiring the																											