

Steering Committee Recommended USES												
	New Subarea							New Subarea				
	1	2/2C	2A	2B	3	3A/3B	3C	4/4A	5	6	PD715	CA1
	Steering Committee	Steering Committee	Steering Committee	Steering Committee	Steering Committee	Steering Committee	Steering Committee	Steering Committee	Steering Committee	Steering Committee	Steering Committee	Steering Committee
<b>Agricultural Uses</b>												
Animal production												
Commercial stable												
Crop production										♦	♦	♦
Private stable												
Community Garden	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦
<b>Commercial and Business Service Uses</b>												
Building repair and maintenance shop		R	R	R			♦	♦	♦		♦	♦
Bus/rail transit vehicle								♦	♦		♦	♦
Catering service		R	R	R	R	R		♦	♦		♦	♦
Commercial cleaning or laundry											♦	♦
Commercial engraving and etching facility												
Custom business services		R	R	R	♦	♦	♦	♦	♦		♦	♦
Custom woodworking or furniture repair		R	R	R	♦	♦	♦	♦	♦	♦	♦	♦
Electronics service center		♦	♦	♦	♦	♦	♦	♦	♦		♦	♦
Job or lithograph printing		R	R	R	♦	♦	♦	♦	♦		♦	♦
Labor hall									♦		S	S
Machine or welding shop								♦	♦	♦		
Machinery/heavy equip./truck sales & services								♦	♦			

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Medical or scientific laboratory		R	R	R	◆	◆	◆	◆	◆		◆	◆
Technical school		R	R	R	S	S	◆	◆	◆		◆	◆
Tool or equipment rental								◆	◆		◆	◆
Vehicle or engine repair or maintenance												
<b>Industrial Uses</b>												
Alcohol beverage manufacturing <sup>5</sup>		S	S	S	S	S	*	S	S		S	S
Art/craft production facility <sup>1</sup>	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆		
Industrial (inside) not potentially incompatible												
Industrial (inside) potentially incompatible												
Industrial (inside) light manufacturing								◆	◆			
Industrial (outside) not potentially incompatible												
Industrial (outside) potentially incompatible												
Medical/infectious waste												
Metal salvage facility												
Mining												
Gas drilling and production												
Municipal waste incinerator												

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Organic compost recycling facility												
Outside salvage or reclamation												
Pathological waste incinerator												
Seafood processing facility <sup>3</sup>												
Temporary concrete or asphalt batching plant	+	+	+	+	+	+	+	+	+	+	+	+
<b>Institutional and Community Service Uses</b>												
Adult day care											◆	◆
Cemetery or mausoleum												
Child-care	S	S	S	S	S	S	S	S	S		S	S
Church	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
College, university, or seminary	S	S	S	S	S	S	S				S	S
Community service center	S	S	S	S	S	S	S			S	S	S
Convalescent and nursing homes, hospice		S	S	S	S	S	S				S	S
Convent or monastery		S	S	S	S	S	S				S	S
Foster home											S	S
Halfway house											S	S
Hospital												

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Institution for special education <sup>3</sup>												
Library, art gallery or museum	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Public or private school		◆	◆	◆	◆	◆	◆	S	S	S		
Open-enrollment charter school or private school											S	S
Public school other than an open-enrollment charter school											◆	◆
Group home shelter for indigent or abused persons <sup>3</sup>					*							
<b>Lodging Uses</b>												
Extended stay hotel or motel											S	S
Hotel or motel		◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Boutique hotel <sup>7</sup>	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Bed and Breakfast <sup>8</sup>	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Lodging or boarding house		◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Overnight general purpose shelter											S	S
<b>Miscellaneous Uses</b>												
Attached non-premise sign											S	S
Carnival or circus (temporary)	+	+	+	+	+	+	+	+	+	+	+	+

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Hazardous waste												
Placement of fill material												
Temporary construction or sales office	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦
<b>Office Uses</b>												
Alternative financial establishment											S	S
Financial institution w/o drive-in		♦	♦	♦	♦	♦	♦	♦	♦		♦	♦
Financial institution w drive-in		S	S	S	S			S	S		S	S
Med. clinic or ambulatory surgical center		♦	♦	♦	S	S	S	S	♦		♦	♦
Office	L	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦
<b>Recreation Uses</b>												
Country club with private membership								♦	♦		♦	♦
Private recreation center, club or area	S	♦	♦	♦	♦	♦	♦	♦	♦		♦	♦
Public park or playground, or golf course	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦
<b>Residential uses</b>												
College dormitory, fraternity or sorority											♦	♦

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Duplex	♦	♦	♦	♦		♦	♦				♦	♦
Group residential facility											*	*
Handicapped group dwelling	♦	♦	♦	♦		♦	♦				*	*
Manufactured home park, manuf. home subdivision, or campground												
Multifamily	♦	♦	♦	♦	♦	♦	♦	♦	♦		♦	♦
Residential hotel											♦	♦
Retirement housing	♦	♦	♦	♦	♦	♦	♦	♦	♦		♦	♦
Single family	♦	♦	♦	♦	♦	♦	♦				♦	♦
Accessory Dwelling Unit <sup>10</sup>	♦	♦	♦	♦	♦	♦	♦					
<b>Retail and Personal Services Uses</b>												
Alcoholic beverage establishments											S	S
Ambulance service								♦			♦	♦
Animal shelter or clinic w/o outside run		R	R	R	♦	♦	♦	♦				
Animal shelter or clinic with outside run												
Auto service center					S	S	S	S	♦		♦	♦
Bar, lounge, or tavern	S	S		S	♦		♦	♦	♦			
Business school		♦	♦	♦	♦	♦	♦	♦	♦		♦	♦
Car wash		S	S	S					S			
Commercial amusement (inside)		*	*	*	*	♦	♦	*		*	*	*

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Commercial amusement (outside)											♦	♦
Commercial parking lot or garage		R	R	R	♦	♦	♦	♦	♦	♦	♦	♦
Drive-in theater												
Dry cleaning or laundry store		♦	♦	♦	♦	♦	♦	♦	♦		♦	♦
Furniture store		♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦
General merchandise or food store 3,500 square feet or less		R	R	R	♦	♦	♦	♦	♦		♦	♦
General merchandise or food store greater than 3,500 square feet		R	R	R	♦	♦	♦	♦	♦		♦	♦
Home improvement center or building materials sales yard								♦	♦			
Household equipment repair		♦	♦	♦	♦	♦	♦	♦	♦		♦	♦
Liquor store		S	S	S	S	S	S	S	S		S	S
Microbrewery, microdistillery, and winery <sup>9</sup>		S	S	S	S	S	S	S	S			
Mortuary, funeral home or commercial wedding chapel									♦		♦	♦
Motor vehicle fueling station		S	S	S	S	S	S	S	S		S	S
Nursery, garden shop or	S	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦

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Outside sales											♦	♦
Personal service uses		♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦
Restaurant w/o drive-in		R	R	R	♦	♦	♦	♦	♦	♦	♦	♦
Restaurant with drive-in		D	D	D	D			D	D		S	S
Surface parking		R	R	R	♦	♦	♦	♦	♦	♦	♦	♦
Swap or buy shop											S	S
Taxidermist									♦		♦	♦
Temporary retail use		♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦
Theater		R	R	R	♦	♦	♦	♦	♦	♦	♦	♦
Vehicle display, sales and service									♦		♦	♦
<b>Transportation Uses</b>												
Airport or landing field												
Commercial bus station and terminal											D	D
Heliport						♦	♦	♦	♦		S	S
Helistop								S	S		S	S
Private street or alley												
Railroad passenger station					S		S				♦	♦
Railroad yard, roundhouse, or shops											♦	♦
Short takeoff or landing port											S	S
Transit passenger shelter	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦
Transit passenger station or transfer center						S	S				♦	♦
<b>Utility and Public Service Uses</b>												



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Commercial radio or TV transmitting station		R	R	R	◆	◆	◆	◆	◆		◆	◆
Electrical Generation plant											◆	◆
Electrical Substation	S	S	S	S	S	S	S	S	S			
Local Utilities	*	*	*	*	*	*	*	*	*	*	*	*
Police or Fire Station	S	R	R	R	◆	◆	◆	◆	◆	◆	◆	◆
Post office	S	R	R	R	◆	◆	◆	◆	◆	◆	◆	◆
Radio/TV/microwave tower								◆	◆		◆	◆
Refuse transfer station												
Sanitary landfill												
Sewage treatment plant											S	S
Tower/antenna for cellular communication					S*	S*	S*				*	*
Utility or government service		*	*	*				*	*		*	*
Utility or government installation other than listed	S	S	S	S	S	◆	◆	S	S	S	*	*
Water treatment plant											S	S
<b>Wholesale, Distribution, and Storage Uses</b>												
Auto auction												
Building mover's temporary storage yard												
Contractor's maintenance yard												
Freight terminal											D	D
Livestock auction pens or sheds												

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Manufactured building sales lot												
Mini-warehouse									◆			
Office showroom/warehouse	R	R	R	R	◆	◆	◆	◆	◆	◆	◆	◆
Outside storage(with visual screening)								◆	◆		S	S
Outside storage(without visual screening)												
Petroleum product storage & wholesale									S			
Recycling center <sup>6</sup>								S				
Recycling buy-back center											R	R
Recycling collection center								◆	◆		R	R
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	R	R		◆	◆	◆	◆		◆	◆
<b>Accessory Uses</b>												
Accessory community center (private)	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆		

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Accessory game court (private)	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆		
Accessory helistop						◆	◆	S	S		S	S
Accessory medical/infectious waste incinerator					*	*	*	*	*		S	S
Accessory outside display of merchandise					◆	◆	◆	◆	◆	◆	◆	◆
Accessory outside sales								◆	◆	◆	◆	◆
Accessory outside storage						◆	◆	◆	◆	◆	◆	◆
Accessory pathological waste incinerator						*		*	*	*	◆	◆
Amateur communication tower	S	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
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
Live unit		◆	◆	◆	◆	◆	◆	◆	◆			
Legend												
◆ = Allowed by right												
S = Specific use Permit												

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R = Residential Adjacency Review <sup>2</sup>												
D = Development Impact Review												
L = Limited use only												
* = See code/ordinance for details												
+ = By special auth of the bldg official												
<p>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:</p> <ul style="list-style-type: none"> <li>• Floor area more than 5,000 square feet</li> <li>• Delivery/pickup of materials more than two times a week</li> <li>• Production operations between 7:00 pm and 7:00 am</li> </ul> <p>Parking requirements will be the same as warehouse.</p>												
<p>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.</p>												
3. This land use is specially defined for the Cedars PD #317 in the original ordinance or through subsequent amendments.												
<p>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.</p> <p>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.</p>												

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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.												
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												