

Land Use and Development Standards Chart																												
	PD 317															PD 715		CA1		CA2								
Proposed Subdistricts	1			Subdistrict 2						Subdistrict 3						Subdistrict 4			Subdistrict 5			PD 715	CA1	CA2				
Current Subdistricts	1			2/2C		2A		2B		3		3A/3B		3C		4/4A		5		6			PD715	CA 1		CA 2		
	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	CA 2
<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		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		R		♦		♦		♦		♦		♦		♦		♦
Custom woodworking or furniture repair				R		R	R		R	R		R		R		♦		♦		♦		♦		♦		♦		♦
Electronics service center				♦		♦	♦		♦	♦		♦		♦		♦		♦		♦		♦		♦		♦		♦
Job or lithograph printing		1		R	1	R	R		R	R		R		R				♦		♦		♦		♦		♦		♦
Labor hall																												
Machine or welding shop		1																										
Machinery/heavy equip./truck sales & services																												
Medical or scientific laboratory				R		R	R		R	R		R		R		♦	1	♦		♦		♦		♦		♦		♦
Technical school				R		R	R		R	R		R		R		♦		S		♦		S		♦		♦		♦
Tool or equipment rental																												
Vehicle or engine repair or maintenance					2																							
<b>Industrial Uses</b>																												

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Alcohol beverage manufacturing <sup>5</sup>						S			S						*		*			S			S			S			
Art/craft production facility <sup>1</sup>	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦				
Industrial (inside) not potentially incompatible																													
Industrial (inside) potentially incompatible																			S										
Industrial (inside) light manufacturing					1								1				♦	4	♦	♦	1	♦							
Industrial (outside) not potentially incompatible																													
Industrial (outside) potentially incompatible																													
Medical/infectious waste																				S									
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 <sup>3</sup>																													
Temporary concrete or asphalt batching plant	+		+	+		+	+		+	+		+	+		+	+		+	+		+	+		+	+		+	+	
<b>Institutional and Community Service Uses</b>																													
Adult day care																													
Cemetery or mausoleum																			S		S			S			S		
Child-care	S		S	♦		S	♦		S	♦		S	♦		S	♦		S	♦		S	♦		S	♦		S	♦	
Church	♦		♦	♦	1	♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	2	♦
College, university, or seminary	S		S	♦		S	♦		S	♦		S	♦		S	♦		S	♦		S	♦		S	♦		S	♦	

Proposed Subdistricts Current Subdistricts	PD 317																								PD 715		CA1		CA2		
	1			Subdistrict 2						Subdistrict 3						Subdistrict 4						Subdistrict 5			PD 715	CA1	CA2				
	1			2/2C		2A		2B		3		3A/3B		3C		4/4A		5		6			PD715	CA 1		CA 2					
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Community service center	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	
Convent or monastery	♦			♦		S	♦		S	♦		S	♦		S	♦		S	♦						♦	S	♦		S		
Foster home				♦			♦			♦			♦			♦									S	S	S	S			
Halfway house																								S	S	S	S				
Hospital										♦			♦			♦								♦	S	♦		S			
Institution for special education <sup>3</sup>				♦			♦																								
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 <sup>3</sup>										*	1	*																			
<b>Lodging Uses</b>																															
Extended stay hotel or motel																								S	S	S	S				
Hotel or motel		1		♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦	♦	♦	♦	♦	♦	
Boutique hotel <sup>7</sup>			♦			♦			♦			♦			♦						♦										
Bed and Breakfast <sup>8</sup>			♦			♦			♦			♦			♦						♦										
Lodging or boarding house				♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦	♦	♦	♦	♦	♦	
Overnight general purpose shelter										1														S	S	S	S				
<b>Miscellaneous Uses</b>																															
Attached non-premise sign																							S	S	S	S					
Carnival or circus (temporary)	+	+		+	+	+	+		+	+		+	+		+	+		+	+		+	+		+	+	+	+	+	+		
Hazardous waste																															
Placement of fill material																															

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Temporary construction or sales office	♦		♦	1	♦	♦	♦	♦	♦	♦	♦	♦	1	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	
<b>Office Uses</b>																												
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	D	S
Med. clinic or ambulatory surgical center				♦	♦	♦	♦	♦	♦	♦	S	♦	S	♦	S	♦	S	♦	S	♦	S	♦	S	♦	S	♦	S	♦
Office	L	2	L	♦	14	♦	♦	♦	♦	♦	♦	♦	7	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦
<b>Recreation Uses</b>																												
Country club with private membership																			♦	♦	♦	♦			♦	♦	♦	♦
Private recreation center, club or area	S		S	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦
Public park or playground, or golf course	♦		♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦
<b>Residential uses</b>																												
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	♦		♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦

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Accessory Dwelling Unit <sup>10</sup>			♦			♦			♦			♦			♦																		
<b>Retail and Personal Services Uses</b>																																	
Alcoholic beverage establishments					1																				S		S	S		S			
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			R	♦		S	♦	1	S	♦		S	♦		S	♦	1	S	♦	1	♦		♦	
Bar, lounge, or tavern			S	S		S	S		S		S	S	♦		♦	♦		♦		♦		♦		♦		♦		♦		♦			
Business school				♦		♦	♦		♦	♦		♦	♦		♦	♦		♦		♦		♦		♦		♦		♦		♦			
Car wash				R		S	R		S	R		S	♦											S									
Commercial amusement (inside)				*	1	*	*		*	*		*	*		*	♦	1	♦	♦		♦		♦		*	2	*		*	*	*	*	
Commercial amusement (outside)																									♦		♦		♦		♦		
Commercial parking lot or garage				R	5	R	R		R	R		R	♦		♦	♦	2	♦	♦		♦		♦		♦	2	♦	♦	♦	2	♦		
Drive-in theater																																	
Dry cleaning or laundry store	L			♦		♦	♦		♦	♦		♦	♦		♦	♦		♦		♦		♦		♦		♦		♦		♦		♦	
Furniture store				♦		♦	♦		♦	♦		♦	♦		♦	♦		♦		♦		♦		♦		♦		♦		♦		♦	
General merchandise or food store 3,500 square feet or less	L			R	4	R	R		R	R		R	♦		♦	♦	1	♦	♦		♦		♦		♦	4	♦	♦	♦		♦		♦
General merchandise or food store greater than 3,500 square feet				R	1	R	R		R	R		R	♦		♦	♦		♦		♦		♦		♦		♦		♦		♦		♦	
Home improvement center or building materials sales yard																																	
Household equipment repair				♦		♦	♦		♦	♦		♦	♦		♦	♦		♦		♦		♦		♦		♦		♦		♦		♦	
Liquor store						S			S			S	♦		S	♦	2	S	♦		S		S		♦	2	S	♦	S		S		S
Microbrewery, microdistillery, and winery <sup>9</sup>						S			S	S		S			S			S					S										

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Mortuary, funeral home or commercial wedding chapel										♦						♦			♦						♦				
Motor vehicle fueling station				R		S	R		S	R		S	♦		S	♦	1	S	♦		S				♦		S		
Nursery, garden shop or Outside sales			S	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦		
Personal service uses	L			♦	1	♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦		
Restaurant w/o drive-in				R	6	R	R		R	R		R	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦		
Restaurant with drive-in				D		D	D		D	D		D	D		D	D		D	D		D	D		S	S	S	S		
Surface parking					3	R			R			R		♦		2	♦		♦		♦		1	♦		♦		♦	
Swap or buy shop																								S	S	S	S		
Taxidermist																								♦	♦		♦		
Temporary retail use				♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦		
Theater				R		R	R		R	R		R	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦		
Vehicle display, sales and service																								♦	1		♦		
<b>Transportation Uses</b>																													
Airport or landing field																													
Commercial bus station and terminal																								D	D	D	D		
Heliport																								S	S	S	S		
Helistop																								S	S	S	S		
Private street or alley																								S		S			
Railroad passenger station																									♦	♦	♦	♦	
Railroad yard, roundhouse, or shops																									♦	♦	♦	♦	
Short takeoff or landing port																								S	S	S	S		
Transit passenger shelter	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦		
Transit passenger station or transfer center													S		S	S		S						♦	♦	♦	♦		
<b>Utility and Public Service Uses</b>																													
Commercial radio or TV transmitting station						R			R			R	♦		♦	♦		♦	♦		♦	♦		♦	♦		♦		
Electrical Generation plant																									♦	♦	♦	♦	
Electrical Substation	S		S	S		S	S		S	S		S	S		S		♦	S		♦	S								

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Local Utilities	*		*	*		*	*		*	*		*	*		*	*		*	*		*	*		*	*		*	
Police or Fire Station	S		S	R		R	R		R	R		R	R		R	R		R	R		R	R		R	R		R	
Post office	S		S	R		R	R		R	R		R	R		R	R		R	R		R	R		R	R		R	
Radio/TV/microwave tower																												
Refuse transfer station																												
Sanitary landfill																												
Sewage treatment plant																									S	S	S	S
Tower/antenna for cellular communication										S*	S*	S*	S*	S*	S*				1					*	*	*	*	
Utility or government				*		*	*		*							*	*	*	*					*	*	*	*	
Utility or government installation other than listed	S		S	S		S	S		S	S		◆	◆	◆	◆	S	S	S	S				S	S	*	*	*	*
Water treatment plant																								S	S	S	S	
<b>Wholesale, Distribution, and Storage Uses</b>																												
Auto auction																S		S										
Building mover's temporary storage yard																												
Contractor's maintenance yard																◆		◆										
Freight terminal																								D	D	D	D	
Livestock auction pens or sheds																												
Manufactured building sales lot																												
Mini-warehouse				R		R		R		◆		◆		◆		◆		◆		◆		◆		◆			◆	
Office showroom/warehouse		1	R	R	14	R	R		R	R		R	R		R	◆	4	◆	◆	4	◆	◆	◆	◆	◆	◆	◆	◆
Outside storage(with visual screening)																◆		◆	◆	◆			S	S	S	S		
Outside storage(without visual screening)																												
Petroleum product storage & wholesale																		S	S									
Recycling center <sup>6</sup>																S	1	S										
Recycling buy-back center																								R	R	R	R	

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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		1		♦	2	♦	♦		♦		♦		♦		♦		♦	
<b>Accessory Uses</b>																													
Accessory community center (private)	♦		♦	♦		♦	♦		♦	♦	♦		♦		♦		♦		♦		♦		♦		♦		♦		
Accessory game court (private)	♦		♦	♦		♦	♦		♦	♦	♦		♦		♦		♦		♦		♦		♦		♦		♦		
Accessory helistop																													
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	♦		♦	♦		♦	♦	♦		♦		♦		♦		♦		♦		♦		♦		♦		
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		
Live unit																													



	PD 317															PD 715	CA1	CA2													
Proposed Subdistricts	1			Subdistrict 2						Subdistrict 3						Subdistrict 4			Subdistrict 5			PD 715	CA1	CA2							
Current Subdistricts	1			2/2C		2A		2B		3		3A/3B		3C		4/4A			5			6			PD715	CA 1		CA 2			
	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	CA 2
Legend																															
♦ = Allowed by right																															
S = Specific use Permit																															
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																															
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: <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> 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.																															
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																															